



City of Wimberley

221 Stillwater, Wimberley, Texas 78676

REGULAR PLANNING AND ZONING COMMISSION MEETING
WIMBERLEY CITY HALL – CITY COUNCIL CHAMBERS
221 STILLWATER, WIMBERLEY, TEXAS 78676
THURSDAY, AUGUST 13, 2026 - 6:00 PM

AGENDA

1. **CALL TO ORDER** August 13, 2026, at 6:00 PM
2. **CALL OF ROLL**
3. **CITIZENS COMMUNICATIONS**
This provides an opportunity for the citizens to comment on agenda and non-agenda items in advance of the regular business of the Planning and Zoning Commission. Those wishing to speak must sign-in before the meeting begins and observe a three-minute time limit when addressing the Board. Speakers will have one opportunity to speak during the time period. Comments from speakers should not be directed towards any specific member of the Board or City staff. Comments should not be accusatory, derogatory or threatening in nature.
4. **MINUTES**
 - 4.1. Consider approval of the July 9, 2026 Regular Planning and Zoning Commission meeting minutes.
5. **PRESENTATION**
 - 5.1. Receive a presentation from Langford Community Management Services, Inc. on the final draft of the Resilient Communities Program (RCP) Comprehensive Plan.
6. **PUBLIC HEARING AND POSSIBLE ACTION**
 - 6.1. Hold a Public Hearing and consider a recommendation to the City Council regarding acceptance of the final draft of the Comprehensive Plan and Future Land Use Map and authorization to submit the documents to the Texas General Land Office for Milestone #4.
 - 6.2. Hold a public hearing and consider possible action on a request for a certificate of appropriateness for exterior modifications at 13904 Ranch Road 12.
 - 6.3. Hold a public hearing and consider making a recommendation to City Council regarding amendments to Article 9.03 - Zoning, of the City of Wimberley Code of Ordinances, related to Short-Term Rentals by amending certain regulations.
7. **DISCUSSION AND POSSIBLE ACTION**
 - 7.1. Discuss and consider possible action on a replat of Lot 3, Block 1, Brookshire Brothers Subdivision

No. 67 and 1 Acre in the Benjamin Page Survey Abstract 365, Hays County, Texas.

8. BOARD MEMBER REPORTS

8.1. Announcements

8.2. Future Agenda Items

9. ADJOURNMENT

EXECUTIVE SESSION NOTE: The Planning and Zoning Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion. The City Council may also publicly discuss any item listed on the agenda for Executive Session

Attendance by Other Elected or Appointed Officials: It is anticipated that members of other governmental bodies, and/or city boards, commissions and/or committees may attend the meeting in numbers that may constitute a quorum. The members of the boards, commissions and/or committees may be permitted to participate in discussion on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless item and action is specifically provided for on an agenda for that body, board, commission or committee subject to the Texas Open Meetings Act.

CERTIFICATION

I hereby certify the above Notice of Meeting was posted on the bulletin board at Wimberley City Hall, a place convenient and readily accessible to the general public at all times, and to the City's website, www.cityofwimberley.com, in compliance with Chapter 551, Texas Government Code, on Thursday, August 6, 2026, by 2:00 p.m., and remained posted for at least 3 business days preceding the scheduled time of said meeting.



Nathan Glaiser
Director of Planning & Public Works

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 City Secretary Tammy Heller at (512) 648-2403 two business days in advance of the meeting for appropriate arrangements.





City of Wimberley

221 Stillwater, Wimberley, Texas 78676

REGULAR PLANNING AND ZONING COMMISSION MEETING
WIMBERLEY CITY HALL – CITY COUNCIL CHAMBERS
221 STILLWATER, WIMBERLEY, TEXAS 78676
THURSDAY, JULY 9, 2026 - 6:00 PM

MINUTES

1. CALL TO ORDER

The Regular Planning and Zoning Commission Meeting was called to order at 6:00 PM.

2. CALL OF ROLL

Present: Matt Joyce, Vance McCracken, Ben O'Kane, Mac McCullough, Karen Stocki

Absent: Chris Sharp, Jerry Lunow

3. CITIZENS COMMUNICATIONS

The Chair read the citizens' communications policy aloud. There were no citizens signed up to speak during this period.

4. ELECTION OF OFFICERS

4.1. Consider the appointment of a Chairperson to the Planning and Zoning Commission with a term ending June 30, 2027.

Commissioner Ben O'Kane was nominated for the position of Chairperson, with members noting that he had been performing well in the role since the departure of a prior chair.

Motion to appoint Ben O'Kane as Chairperson of the Planning and Zoning Commission with a term ending June 30, 2027, was made by Commissioner McCracken and seconded by Commissioner McCullough. The motion carried unanimously.

4.2. Consider the appointment of a Vice-Chairperson to the Planning and Zoning Commission with a term ending June 30, 2027.

Discussion ensued regarding the appointment of a Vice-Chairperson. Multiple members were considered informally, including Commissioner McCracken and Commissioner Joyce. Commissioner Joyce noted he had experienced some recent attendance issues but did not foresee them continuing. The Commission expressed confidence in Commissioner McCracken's familiarity with meeting structure and his work on short-term rental matters, which is a qualification for the role of filling in for the Chair when absent.

Motion to appoint Vance McCracken as Vice-Chairperson of the Planning and Zoning

Commission with a term ending June 30, 2027, was made by Chair O'Kane and seconded by Commissioner McCullough. The motion carried unanimously.

5. MINUTES

5.1. Consider approval of the June 11, 2026 Regular Planning and Zoning Commission meeting minutes.

Motion to approve the minutes of the June 11, 2026 Regular Planning and Zoning Commission meeting was made by Commissioner McCullough and seconded by Commissioner Stocki. The motion carried unanimously.

6. PUBLIC HEARING AND POSSIBLE ACTION

6.1. Hold a public hearing regarding amendments to Article 9.03 - Zoning, of the City of Wimberley Code of Ordinances, related to Short-Term Rentals by amending certain regulations.

Nathan Glaiser, Director of Development Services, provided an overview of the proposed amendments. The primary changes involve removing Short-Term Rental Type 2 (STR2), the non-owner-occupied vacation rental model, as a conditional use in R2 and R3 zoning districts. The amendments would also add lodging as a permitted use by right in commercial zoning districts and expand Short-Term Rental Type 1 (STR1) to include accessory dwelling units where the owner resides on the property. Mr. Glaiser noted that no action would be taken at this meeting; the purpose was solely to gather public input ahead of a final vote anticipated in August.

The public hearing was opened at 6:08 p.m. Two citizens addressed the Commission.

Ed Neahaus, property owner in the ETJ, stated opposition to eliminating the STR2 conditional use permit process in R2 and R3 zones. He argued that the current case-by-case CUP review by City Council allows for nuanced, neighbor-informed decisions. He offered a personal example of inherited family property that depends on short-term rental income for its preservation and urged the Commission to retain the existing conditional approval mechanism rather than enact a blanket prohibition.

Lisa Kiefer, (105 Kingsway Drive; owner of Star Antique, 301 River Road), spoke in strong support of the proposed amendments. She described her experience with a nearby CUP approval at 202 River Road as deeply troubling, noting that the process as currently implemented had not adequately weighed the concerns of long-standing neighboring property owners. She argued that the CUP process, as practiced, was "broken," and that clearer zoning restrictions were needed. Ms. Kiefer expressed full support for prohibiting new STR2 permits in R2 and R3 zones across Wimberley. In response to a follow-up question from the Commission, she confirmed her position was city-wide, not limited to a specific area. A brief discussion followed regarding the possibility of rezoning portions of River Road to commercial, which staff noted would more appropriately be addressed as part of the ongoing comprehensive zoning overhaul.

The public hearing was closed at 6:20 p.m. During Commission discussion, members clarified that existing approved STRs would be grandfathered under the new rules and that

the prohibition would apply only to new applications going forward. No action was taken; the item will return to the Commission in August for a formal recommendation to City Council.

6.2. Hold a Public Hearing and consider making a recommendation to the City Council regarding case ZA-26-001, an application for a Zoning Amendment to change the zoning for 1.61 acres of property located at 14306 Ranch Road 12, Wimberley, TX 78676 (Hays CAD #18485).

Mr. Glaiser explained that the applicant, Buck Armstrong, the new owner of the Y Center strip mall (a commercial property at Ranch Road 12 containing tenants including a laundromat, FM Pizza, and a fitness center), was unable to attend due to a family emergency but planned to appear at the City Council meeting. The property is currently zoned Commercial Low Impact (C1); however, the existing building footprint of approximately 11,500 square feet exceeds the C1 limit of 11,000 square feet, rendering the structure legally nonconforming. The applicant seeks a rezoning to Commercial Moderate Impact (C2), which carries a 15,000 square foot building limit, to bring the property into conformance and allow for potential future expansion. Staff noted that the surrounding properties, including HEB and Alexis Point, are already zoned C2.

The public hearing was opened at 6:27 p.m. Adam Lowry, a resident of Austin whose family members reside near the subject property, appeared to inquire about the potential impact on neighboring parcels. Mr. Glaiser explained that the two commercial classifications are very similar in permitted uses, with the primary distinction being development regulations and building size limits, and that the rezoning was unlikely to materially affect adjacent properties.

The public hearing was closed at 6:31 PM.

Motion to recommend approval of Zoning Amendment case ZA-26-001, changing the zoning of 14306 Ranch Road 12 from C1 to C2, was made by Commissioner McCullough and seconded by Commissioner Joyce. The motion carried unanimously.

6.3. Hold a Public Hearing and consider making a recommendation to the City Council regarding CUP-26-001, an application for a Conditional Use Permit to allow for Eating establishments: sit-down, including the sale of beer, wine, or alcohol for on-premise consumption at 14306 Ranch Road 12, Wimberley, TX 78676 (Hays CAD #18485).

Mr. Glaiser explained that sit-down eating establishments are a permitted use in the applicable zoning district, but that the sale of beer, wine, or alcohol for on-premise consumption requires a Conditional Use Permit. FM Pizza, a recently opened restaurant in the strip center, wishes to offer wine service. A letter of support from the business owner was distributed to commissioners. Mr. Glaiser confirmed that the CUP, if granted, would apply to the property rather than solely to the pizza establishment. Commissioners noted the consistency of the request with neighboring commercial uses in the area.

The public hearing was opened at 6:34 p.m. and closed at 6:35 PM with no public comment.

Motion to recommend approval of CUP-26-001, a Conditional Use Permit to allow eating establishments: sit-down, including the sale of beer, wine, or alcohol for on-premise consumption at 14306 Ranch Road 12, was made by Commissioner McCullough and seconded by Commissioner Stocki. The motion carried by a vote of 4-1 with Commissioner McCullough voting in opposition.

6.4. Hold a public hearing and consider possible action on a request for a certificate of appropriateness for exterior modifications at 103 Oak Dr, Wimberley.

Mr. Glaiser noted that the property at 103 Oak Drive is located within the Wimberley Historic District, requiring Commission review of any exterior modifications in its capacity as the Historic Commission. The applicant is requesting approval to add a front porch with an awning to an existing small wooden structure, a short-term rental situated adjacent to the Oak Drive public restrooms and welcome center. Staff recommended approval, noting that the Historic District design guidelines generally encourage porches and awnings, and that the proposed design is consistent with Hill Country historical character. No materials or aesthetic objections were identified.

The public hearing was opened at 6:38 p.m. One member of the public expressed informal support for the application. The public hearing was closed at 6:39 p.m.

Motion to approve the Certificate of Appropriateness for exterior modifications at 103 Oak Drive was made by Vice-Chair McCracken and seconded by Commissioner McCullough. The motion carried unanimously.

7. DISCUSSION AND POSSIBLE ACTION

7.1. Discuss and consider possible action on a Replat of lots 27 and 28, Paradise Hills, Section 2 Revised, establishing Lot 27-A, Paradise Hills, Section 2, City of Wimberley, Hays County, Texas.

Mr. Glaiser presented an application to combine two adjacent undersized lots in the Paradise Hills subdivision, Lots 27 and 28, into a single parcel of approximately 0.47 acres. The applicant's intent was to create a larger, more buildable area. However, staff identified a significant regulatory obstacle: the State of Texas requires a minimum lot size of 0.5 acres for an on-site sewage facility (septic system), and the proposed combined lot falls just short of that threshold at 0.47 acres. Paradoxically, each individual lot could currently be developed separately with its own septic system.

Mr. Glaiser advised denial at this time, noting that replat applications must receive a Commission decision within 30 days or they are automatically approved. Staff indicated it would continue working with the applicant and Hays County to explore potential solutions, including a variance or an allowance to build across the lot line, and would bring a revised application back to a future agenda at no additional cost to the applicant.

Motion to deny the Replat of Lots 27 and 28, Paradise Hills, Section 2 Revised, based on staff comments including the unresolved on-site sewage facility requirements, was made by Commissioner McCullough and seconded by Commissioner McCracken. The motion carried unanimously.

7.2. Discuss and consider a recipient of the Planning and Zoning Property Stewardship Recognition Award and provide direction.

The Commission discussed the nomination of a private landowner along Valley Drive who had purchased a previously neglected cedar-dense property, placed it in a conservation arrangement, and undertaken significant land stewardship work, including extensive cedar clearing. The discussion centered on whether the Commission should present a Planning and Zoning certificate independently or whether the recognition should be elevated through the City Council's existing Community Excellence Award process, which would carry greater public visibility and significance.

After deliberation, the Commission reached a consensus that the recognition should be pursued through City Council to ensure it carries more weight and a tangible award, rather than duplicating efforts with a separate Planning and Zoning certificate. The Commission directed that the item be placed on a future City Council agenda, and that staff coordinate with the Council to formally agendaize the item. Commissioner McCullough was directed to serve as the spokesperson for the nomination before Council.

8. BOARD MEMBER REPORTS

8.1. Future Agenda Items

Mr. Glaiser announced that Langford Community Services would be presenting the draft Comprehensive Master Plan at the next Planning and Zoning Commission meeting. Members were encouraged to review the draft, which had been distributed at the prior meeting and is available online. Mr. Glaiser noted the document is extensive — over 350 pages — and asked commissioners to come prepared with questions and feedback. The STR ordinance amendments will also return to the August agenda for a formal recommendation to City Council following an additional public hearing.

8.2. Announcements

No additional announcements were made.

9. ADJOURNMENT

*Motion to adjourn was made and seconded. The motion carried unanimously.
The meeting was adjourned.*

RECORDED BY:

PZC Staff Liaison

APPROVED BY:

PZC Chair





AGENDA ITEM:	1. Receive a presentation from Langford Community Management Services, Inc. on the final draft of the Resilient Communities Program (RCP) Comprehensive Plan.
SUBMITTED BY:	
DATE SUBMITTED:	07/02/2026
MEETING DATE:	August 13, 2026

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

Langford will present the final draft of the Resilient Communities Program Comprehensive Plan.

REQUESTED ACTION

FINANCIAL

STAFF RECOMMENDATION

ATTACHMENT/S

1. Final Draft Wimberley Resilient Comprehensive Plan

CITY OF WIMBERLEY



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2025-2045 RESILIENT COMPREHENSIVE PLAN

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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.

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CITY OF
WIMBERLEY

CHAPTER 1

INTRODUCTION

1.1 Purpose

The City of Wimberley’s Resilient Community Comprehensive Plan creates a strategic framework guiding the City’s growth and development while enhancing its ability to withstand and recover from challenges over the next 20 years. This plan ensures the community’s long-term sustainability, safety, and well-being by integrating the key objectives including hazard mitigation, economic vitality, community health and well-being, and local cultural preservation.

Hazard mitigation strategies reduce the impact of natural and human-caused disasters and develop robust emergency response protocols to boost community resilience and preparedness. They promote sustainable land use practices, balancing development with the preservation of natural resources and environmental health. They also encourage green infrastructure and eco-friendly building practices to reduce the City’s environmental footprint.

Economic vitality supports local businesses, attracts new investments, and creates job opportunities. This Plan aligns local economic goals with regional initiatives to improve overall economic resilience and growth. It develops a comprehensive transportation network to improve connectivity, reduce traffic congestion, and promote alternative transportation modes.

Community health and well-being are enhanced by improving public spaces, parks, and recreational facilities to promote physical and mental health. This Plan provides access to essential services and amenities for all residents, promoting a high quality of life. It also achieves environmental stewardship by protecting and managing water resources, safeguarding clean and sustainable water supplies, preserving natural habitats and biodiversity, and integrating conservation efforts.

This Plan respects and preserves Wimberley’s cultural heritage and historical landmarks, promoting community identity and inclusivity through cultural initiatives and programs. Active planning participation from residents, businesses, and stakeholders encourages public engagement and governance, confirming transparency and accountability in the Plan’s implementation. With these objectives, the Resilient Community Comprehensive Plan creates a vibrant, sustainable, and resilient community that adapts to changing conditions and challenges.



“Hazard Mitigation works best as a policy objective of local planning when it is so completely integrated into the comprehensive plan that it becomes a normal assumption behind all daily planning activities.”

American Planning Association, Planning for Post-Disaster Recovery and Reconstruction



1.2 Plan Structure

The Plan's structure provides a thorough and strategic guide for the City's growth and development. It is divided into several key sections:

Introduction and Assessment of Current Plans: Outlines the purpose and structure of the Plan, providing a background and description of the City. It assesses existing local and regional plans, listing them with their adoption dates, and offers a synopsis of their relevance to the new Comprehensive Plan. Hazard mitigation plans are also reviewed and incorporated.

Community Profile: Describes the City's setting and identifies local hazard risks, aligning with the Hazard Mitigation plan. It discusses how resiliency measures are built into the Comprehensive Plan through hazard mitigation strategies. Community engagement, goals, objectives, and implementation strategies are also detailed.

Population Study for the Next 20 Years: Includes current estimates and distributions of the population, projections for the next 20 years, and analyses of income, education, and employment trends.

Housing Study for the Next 10 Years: Analyzes the existing housing stock, including the number of total units, single-family homes, multi-family homes, and vacancy rates. It projects housing needs and compositions for the next 10 years.



Land Use and Future Development: Analyzes existing land use covering every parcel within the City’s jurisdiction. It discusses growth constraints, smart growth planning principles, and future land use and thoroughfare plans for the next 20 years.

Transportation: Evaluates the current street system, pedestrian conditions, and transportation infrastructure, including airports, transit, and railroads. It outlines plans for future improvements.

Public Facilities: Provides an overview of public facilities such as parks, trails, recreation systems, schools, libraries, health care facilities, and other public amenities.

Infrastructure: Details descriptions of the City’s infrastructure include the water system, wastewater system, storm drainage system, and power systems (electric and gas). Each subsection covers existing facilities and plans.

Annexes:

- ❖ Zoning & Codes: Details zoning districts, maps, and legends.
- ❖ Capital Improvements Plan: Lists projects by type and planned year of construction.

One Water Initiative Study: Analyzes water management by employing One Water principles, which unify the management of all water types—drinking, wastewater, stormwater, and gray water. This strategy calls for innovative, sustainable solutions and detailed feasibility studies to ensure the City’s future water security.

This comprehensive structure makes it certain that all aspects of the City’s development are systematically addressed, promoting sustainable growth and resilience.

1.3 Existing Plans Assessment

The City of Wimberley’s Comprehensive Plan is influenced and enriched by several existing plans and associations. Each of the documents and organizations contribute unique insights and strategies that form a cohesive approach to urban planning, sustainability, and community resilience.

2024 Hays County Hazard Mitigation Plan

Provides critical insights into regional hazards and strategies for mitigating risks, warranting that Wimberley’s Comprehensive Plan incorporates up-to-date risk management and disaster preparedness measures.

2016 Amended Village of Wimberley Comprehensive Plan

Serves as the foundation for current planning efforts, offering historical context and highlighting areas that require updates or new initiatives to address emerging challenges and opportunities.

City of Wimberley Parks and Recreation Master Plan

Enhances the Comprehensive Plan by integrating recreational spaces and green infrastructure, promoting community health, and

preserving natural landscapes. [2022 Wimberley Emergency Operations Plan](#)

Outlines emergency response protocols and coordination strategies, ensuring the Comprehensive Plan includes robust emergency management components to protect residents and infrastructure.

2022 Transportation Master Plan

Guides the development of a transportation network that supports mobility, reduces congestion, and enhances connectivity within the community, forming a key component of the Comprehensive Plan.

2015 Cypress Creek Watershed Protection Plan

Provides strategies for protecting and managing water resources, guaranteeing the Comprehensive Plan incorporates sustainable practices for watershed management and water quality.

2019 Cypress Creek Nature Preserve Plan

Focuses on conservation and public access to natural areas, informing the Comprehensive Plan on ways to balance development with the preservation of natural habitats and biodiversity.

Vision 2025: Regional Economic Development; Greater San Marcos Partnership

Offers a strategic framework for economic growth, helping the Comprehensive Plan to align local development goals with broader regional economic objectives and opportunities.

Wimberley Valley Watershed Association (WVWA)

Contributes expertise in watershed protection and environmental stewardship, ensuring that the Comprehensive Plan promotes sustainable water use and ecological health.

Wimberley Institute of Cultures (WIC)

Brings cultural and historical perspectives, ensuring that the Comprehensive Plan respects and preserves Wimberley's cultural heritage while fostering a vibrant, inclusive community.

Conclusion

Together, these plans and organizations guarantee that Wimberley's Comprehensive Plan is holistic and addresses various aspects of community life, from environmental sustainability and hazard mitigation to transportation, recreation, economic development, and cultural preservation.

1.4 Community Engagement

Community engagement played a vital role in shaping this Comprehensive Plan’s vision and priorities for Wimberley’s future. A variety of outreach methods, including surveys, public meetings, and interactive tools, were used to ensure broad and inclusive participation. Recognizing that meaningful participation from residents, stakeholders, and local leaders enhances both the quality and legitimacy of the planning process, the City adopted a multi-faceted engagement strategy as part of its Resilient Communities Program (RCP) planning process. Engagement activities were designed to provide opportunities for input, feedback, and collaboration throughout all phases of planning.

Goals of Community Engagement

The City’s community engagement approach aimed to:

- ❖ Foster transparency and trust in the planning process.
- ❖ Gather diverse perspectives from residents, business owners, and community leaders.
- ❖ Ensure that the plan reflects Wimberley’s values, needs, and aspirations.
- ❖ Encourage ongoing involvement through both in-person and virtual platforms.

Engagement Methods and Activities

A combination of public meetings, workshops, stakeholder consultations, and digital engagement tools was used to reach broad segments of the community.

Virtual Planning Meetings: Regular online meetings facilitated consistent collaboration among City staff, planners, and key stakeholders. Notable virtual sessions included:

- ❖ Kickoff Meeting (11/9/2023): Introduced the RCP planning process, objectives, and anticipated outcomes.
- ❖ Infrastructure Data Collection Meeting (2/1/2024): Reviewed infrastructure data and discussed gaps and priorities.
- ❖ Special Study Updates (2/12/2025, 6/4/2025): Focused discussions on specific planning chapters, including One Water initiatives and other critical topics.
- ❖ Sprint Sessions (5/22/2025, 5/28/2025): Refined Plan components and ensure alignment with City goals through short, focused meetings.
- ❖ Council Update (7/17/2025): Provided progress reports to City Council and incorporated feedback on plan direction.

In-Person Engagement: In-person events provided opportunities for broader community participation. Notable in-person sessions included:

- ❖ Public Meeting #1 (3/7/2024): Invited community members to Wimberley City Hall to discuss initial findings and planning priorities.
- ❖ Town Hall Exhibit (11/13/2024): Encouraged residents to interact with planning materials and provide feedback through interactive exhibits. Held at the Wimberley Community Center.

- ❖ City Council Update (12/5/2024): Allowed City leadership and community members to review milestones and upcoming plan activities.

Stakeholder Workshops and Internal Team Collaboration:

Targeted workshops and internal team discussions were conducted to engage specialized stakeholders and planning staff:

- ❖ New Planners Training (2/24/2025): Focused on reviewing existing plans and assessments (EPAs) to ensure alignment with RCP objectives.
- ❖ Additional Chapter Study Discussions (9/10/2024, 2/12/2025): Engaged planning staff and consultants in refining content for specialized plan chapters.
- ❖ Appendices Huddle (6/25/2025): Addressed technical and administrative content, ensuring completeness of supporting documentation.

Digital Engagement Portal: To expand accessibility and facilitate continuous input, the City launched a digital engagement platform. The portal ensured equitable participation by allowing those unable to attend in-person meetings to provide input asynchronously. One virtual overview meeting was held:

- ❖ RCP Engagement Portal Overview (6/26/2025): Introduced residents to a user-friendly online portal for reviewing plan materials, submitting comments, and tracking project milestones.

Engagement Timeline

Community engagement was conducted across multiple phases of the planning process. Additional meetings, workshops, and sprint

sessions occurred throughout 2024 and 2025, ensuring continuous engagement.

Date	Activity	Format
12/19/2022	“What’s Next?” RCP Discussion	Microsoft Teams
11/9/2023	Kickoff Meeting	Microsoft Teams
2/1/2024	Infrastructure Data Collection	Microsoft Teams
3/7/2024	Public Meeting #1	Wimberley City Hall
11/13/2024	Town Hall Exhibit	Wimberley Community Center
12/5/2024	Council Update	Wimberley City Hall
2/24/2025	New Planners Training	Planning Collaboration Center
6/26/2025	Engagement Portal Launch	Virtual
7/17/2025	Council Update & SPP Review	Microsoft Teams

Figure 1.1: Wimberley Community Engagement Timeline

Key Outcomes

Community engagement resulted in:

- ❖ A detailed understanding of infrastructure priorities, community values, and areas of concern.
- ❖ Feedback that directly informed specialized chapters and appendices of the plan.
- ❖ Broad participation through both in-person and digital avenues, ensuring inclusivity.
- ❖ Strengthened partnerships between City staff, planners, stakeholders, and residents.

Lessons Learned

The key lessons learned from community engagement are:

- ❖ Flexibility is essential: A mix of virtual and in-person meetings accommodated varying schedules and accessibility needs.
- ❖ Digital tools increase reach: The RCP portal allowed for ongoing input beyond scheduled meetings.
- ❖ Structured engagement fosters accountability: Milestone reviews and council updates ensured transparency and responsiveness.

Next Steps

Building on the engagement conducted to date, the City will:

- ❖ Continue using the RCP portal to collect feedback on draft plan chapters.
- ❖ Hold additional public meetings as plan sections are finalized.
- ❖ Integrate community feedback into the final Comprehensive Plan to ensure it reflects Wimberley's vision for resilience, growth, and quality of life.



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CHAPTER 2

COMMUNITY PROFILE

2.1 Overview

This chapter offers an in-depth exploration of the historical, demographic, economic, and cultural evolution of Wimberley, Texas, situating it within the broader context of Texas Hill Country development. It begins by examining Wimberley's pre-settlement period, highlighting the longstanding use of the Blanco River and Cypress Creek by Indigenous groups such as the Tonkawa, Lipan Apache, and Comanche, and then traces the arrival of Anglo-American settlers in the mid-1800s. The pivotal establishment of Winters' Mill in 1856 is identified as the economic catalyst that transformed Wimberley from a scattered frontier settlement into a structured community centered on milling, ranching, and trade.

The community profile traces Wimberley's development through the late 19th and early 20th centuries, emphasizing the importance of local infrastructure such as wagon roads, blacksmith shops, and early public institutions—including schools, churches, and the post office—in shaping a cohesive community identity. Although bypassed by the expanding Central Texas railroad networks, Wimberley carved out a niche as a resilient rural town. The mid-20th century marked the town's transition into a cultural and recreational destination, driven by its natural assets, the rise of seasonal tourism, and the growing presence of artists, musicians, and retirees, who were drawn to the area's scenic beauty and tranquil lifestyle.

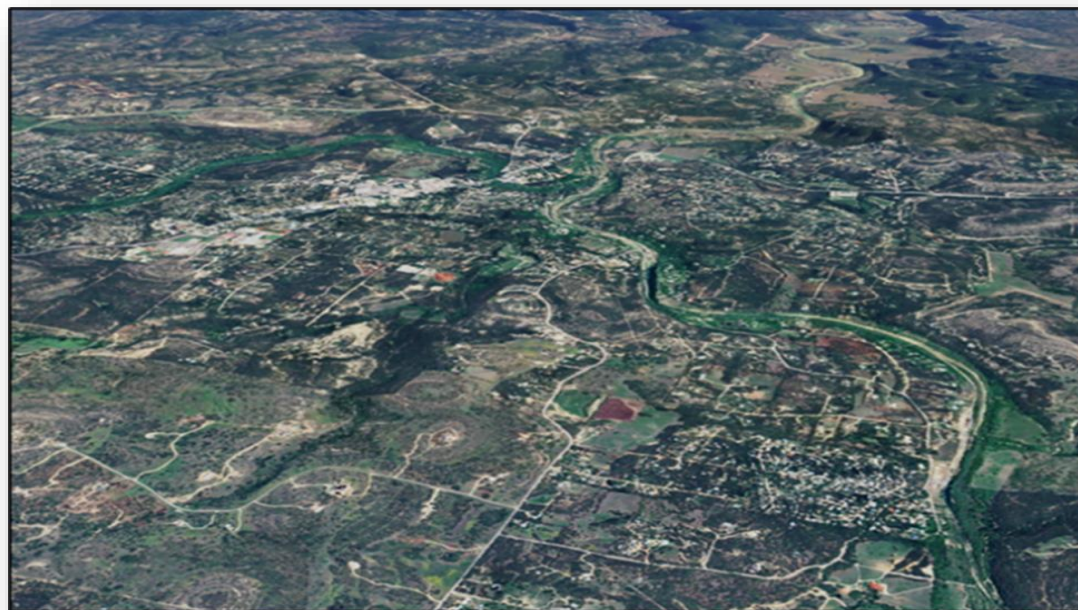
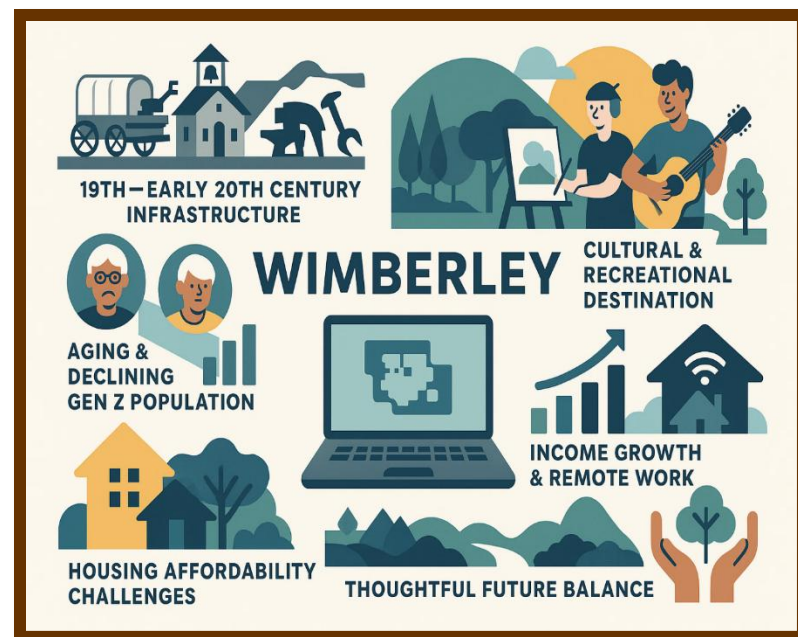
Demographic analyses reveal important shifts, notably an aging permanent population dominated by residents aged 60 and older, alongside declining numbers of Generation Z, raising concerns



about future workforce sustainability. At the same time, the increasing presence of Generation X and Millennials signals opportunities to attract new families and mid-career professionals, reinforcing Wimberley's evolving socioeconomic landscape.

Economically, Wimberley demonstrates remarkable income and wealth growth, with median household income more than doubling since 2000 and a Wealth Index 74% higher than the national average, reflecting substantial asset accumulation. The local labor market is characterized by a highly educated, predominantly white-collar workforce and low unemployment rates, supported by a diverse set of employment sectors including education, manufacturing, and professional services. Additionally, the town's strong digital infrastructure has enabled the rise of remote work, positioning Wimberley to benefit from broader shifts toward telecommuting and digital entrepreneurship.

Despite these strengths, the chapter identifies housing affordability as a mounting challenge, with median home values increasing fourfold since 2000, threatening to exclude young families, first-time buyers, and essential workers. The analysis concludes by emphasizing the need for multigenerational planning, investment in affordable housing, protection of environmental resources, and the development of inclusive economic strategies to ensure that Wimberley's future growth balances prosperity with the preservation of its distinctive historical and cultural character.



2.2 City Setting

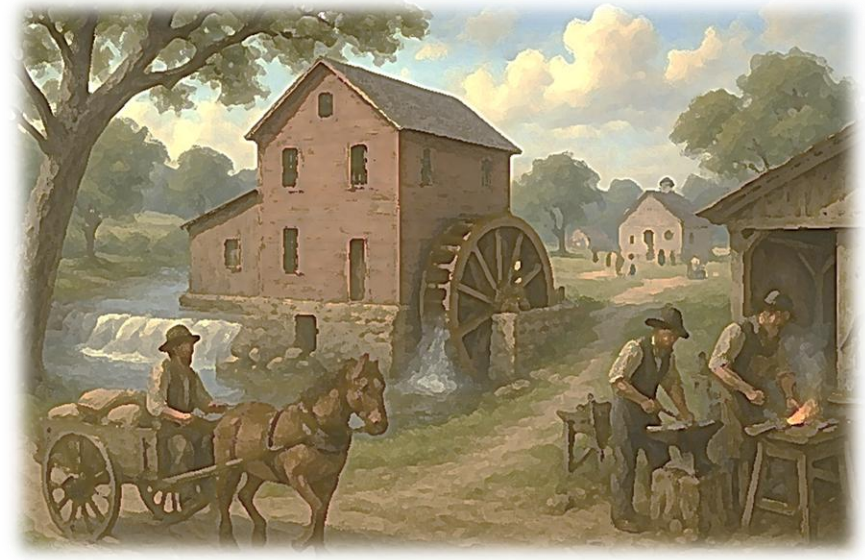
Located in the Wimberley Valley along the Blanco River, the City is known for its natural beauty. This area of Hays County features rolling hills with live oak and ashen juniper trees, with ancient cypress trees lining the waterways. This environment initially attracted Native American tribes and later Texas settlers in the mid-1800s. The community formed around a sawmill near the Blanco River and Cypress Creek, eventually becoming the town of Wimberley. As of the 2023 American Community Survey's estimates, the City has a population of 2,858, covering an area of 9 square miles with a population density of 319 people per square mile.

2.3 City History

Positioned in the heart of the Texas Hill Country, Wimberley is a charming town with a rich history that dates to the mid-19th century.

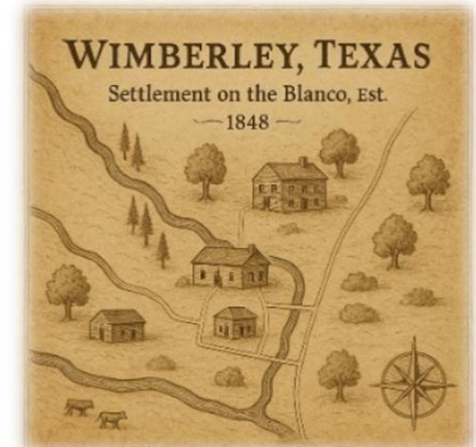
Pre-Settlement & Frontier Roots (Pre-1850)

Long before anyone coined the name “Wimberley,” the shady banks of Cypress Creek and the Blanco River served as a seasonal meeting ground for Indigenous peoples. Archeological evidence shows that bands of Tonkawa, Lipan Apache, and Comanche hunted whitetail deer, gathered pecans, and traded chert along these clear spring-



fed waters for centuries. Spanish entradas of the 1700s skirted the Hill Country's rugged limestone ridges, and by the early Mexican era (1821–1836) the Balcones Escarpment marked a permeable frontier where Tejano ranchers free-ranged longhorns. The 1830s arrival of Anglo-American colonists—drawn by empresario grants and cheap land—brought sporadic skirmishes and the slow creep of rough-hewn cabins into present-day Hays County.

Following Texas statehood in 1845 and the 1848 creation of Hays County, the Hill Country's promise of fertile creek bottoms and reliable springs attracted settlers eager to raise livestock and grind corn. The



stage was set for the water-powered enterprise that would give the fledgling community both its livelihood and, eventually, its name.

The milling enterprise flourished as the simple gristmill grew into a diversified operation processing lumber, shingles, flour, molasses, and cotton—and even added a cotton gin by the 1880s (wimwic.org). The mill complex became the economic anchor of the community, supporting local cotton farmers and providing timber and flour for the region. By the late 19th century, Wimberley’s economy had evolved beyond its pioneer trading-post roots into a multi-faceted mill town serving ranchers and farmers in the surrounding Hill Country.

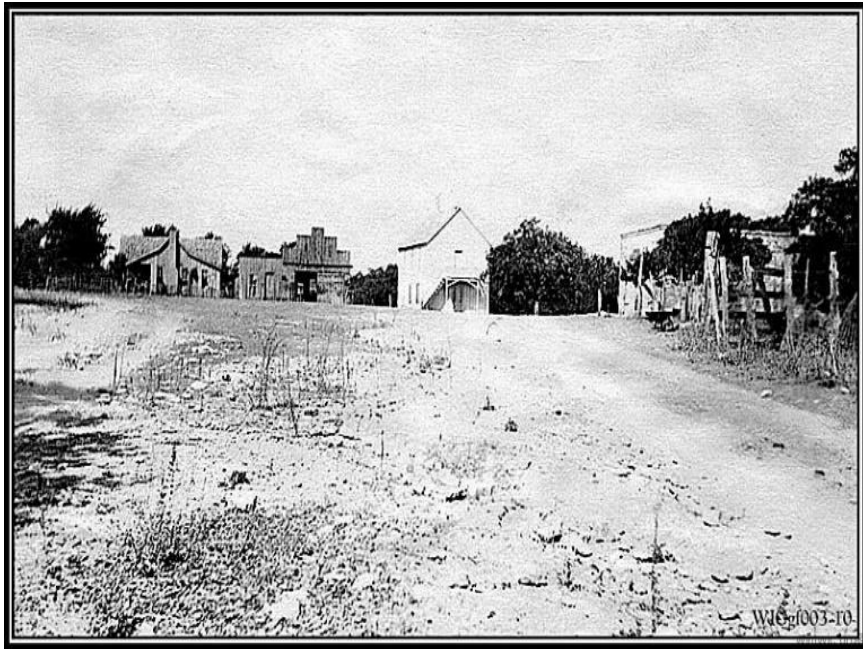
Meanwhile, the late 1800s brought railroad expansion across Central Texas—a development that reshaped many communities. Rail service turned towns like San Marcos and Kyle into regional trade hubs, sparking population growth and new commerce (texashillcountry.com). Wimberley, however, lay off the main

railroad routes, and its rugged terrain and relative isolation kept growth modest (cityofwimberley.com). The absence of a railroad meant local products still had to be hauled by wagon to railheads in San Marcos or elsewhere. By 1880, a U.S. post office had been established—originally applied for under the name “Wimberleyville,” later shortened to Wimberley by postal authorities (wimberley.org)—signifying the community’s official place on the map even as the railroad era dawned around it.

Infrastructure and Town Development: Roads, Bridges, and Utilities

Throughout the late 19th century, Wimberley’s infrastructure remained simple and rustic. Wagon roads were the lifelines of the town, connecting it to neighboring communities. A dirt path that developed between the original trading post and the mill became

From Winters' Mill to Wimberley (1856-1900)	
Year	Milestone
1856	William C. Winters dammed Cypress Creek to run a wooden-wheel gristmill. The outpost "Winters' Mill"—quickly added a blacksmith, stage stop, and one-room school.
1874	Veteran Pleasant Wimberley bought the mill, swapped the wheel for iron, added a sawmill, and cultivated a bustling hamlet beneath the cypress trees.
1880	The U.S. Post Office approved the name Wimberley, cementing the community's identity.
1880s	The enterprise diversified—flour, shingles, molasses, and a cotton gin becoming the economic anchor for Hill Country farmers and loggers.
1881	The International & Great Northern Railroad reached San Marcos, 15 miles away. Wagons still hauled Wimberley's goods to the railhead, but wider markets opened.



Wimberley Town Square, circa 1900

an important route for commerce; in fact, this old wagon road eventually became part of today's RM 12, the main highway through Wimberley (wimwic.org). Other rough trails linked Wimberley to San Marcos, Blanco, and Kyle, but travel was slow. Early residents and visitors crossed the Blanco at a shallow ford near the village, as no permanent bridge stood there until well into the 20th century. Roads in town were unpaved and could turn to either dust or mud depending on the weather.

A glimpse of the Wimberley town square around 1900 reveals a simple scene: the unpaved square was dusty in summer and cut with muddy ruts when it rained, conditions tolerable for horses and wagons but troublesome for the first automobile owners who arrived in the early 20th century.

Basic utilities and modern improvements came slowly to this rural village. In the late 1800s, there was no municipal water or power system, so residents relied on spring water and lamplight, as was typical for country towns of the era. A blacksmith shop, built in 1895 on the square, provided essential services to keep wagons and farm tools in working order (wimberley.info). As the 20th century began, Wimberley was still a quaint village with dirt roads and no electrification, but plans for progress were on the horizon. Local initiative and increased traffic to the area eventually spurred infrastructure upgrades, including bridges to improve river crossings and road improvements, though most of these changes would come after the period of focus. Still, by 1910–1920, Wimberley had clearly formed a village center with a network of country roads, a few stone- or wood-frame commercial buildings, and the first hints of modernity arriving in the form of telephone lines and automobiles.

Cohesive Community

By the turn of the 20th century, the permanent population remained in the hundreds: a close-knit community of mill workers, farmers, ranchers, and tradespeople. Demographically, the town was of English and German settlers and their descendants, typical of the Hill Country at the time.

It is important to note that Wimberley's "thriving" status in the early 1900s was not due to sheer numbers of people but rather to the strength of its community life and economy. Even with only a few hundred inhabitants, the town supported multiple businesses, including a general store, blacksmith, cotton gin, two or three

churches, and a school, evidence of a self-sustaining village. In the early 1900s, Wimberley also began to see a new demographic element: weekenders and seasonal residents from nearby cities. Some families from Austin, San Antonio, and elsewhere maintained second homes or cabins along the Blanco River and Cypress Creek, swelling the town's population on weekends and summers (cityofwimberley.com). This trend of part-time residents hinted at a future where Wimberley was a resort and retirement destination. At the dawn of the 20th century, even as the year-round population remained small, the community was robust enough to support civic institutions and a shared identity that would carry it into a new era.

Natural Beauty Attracts Visitors from Afar

By the turn of the 20th century, Wimberley was gaining a quiet reputation as a Hill Country retreat. The combination of cool spring-fed swimming holes, scenic picnic spots, and tranquil rural atmosphere made Wimberley increasingly popular as a getaway. The town's weekend residents placed minimal demands on the rural community's infrastructure while contributing to the local economy (cityofwimberley.com), and landowners in Wimberley began to capitalize on this interest; by the 1910s and 1920s, some turned their riverfront properties into campgrounds or summer camps, creating a new source of revenue catering to recreation.

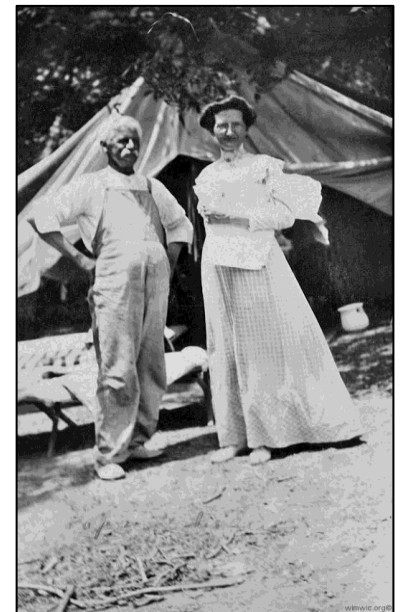
Together with the influx of visitors came the development of outdoor recreational activities in Wimberley. One iconic locale, the Blue Hole on Cypress Creek, evolved in the early 20th century from a local secret into an unofficial public swimming park. By the 1920s

and 1930s, Blue Hole's deep, cold spring waters, shaded by giant cypress trees, served as the town's de facto swimming pool.

Fishing and picnicking were other leisurely pastimes that grew in this era. Locals and visitors alike would spend summer afternoons catching fish, cooling off in spring-fed swimming holes, and boiling coffee over campfires by the river. By the early 1920s, a few entrepreneurial residents had even established organized youth camps along the Blanco, precursors to the summer camps that would later dot the Hill Country.

In summary, between the late 1800s and the early decades of the 1900s, Wimberley transformed from a tiny milling outpost into a thriving small town with a diverse local economy, established institutions, and a budding reputation as a scenic retreat. The economic evolution from single gristmill to multi-industry hub (flour, lumber, cotton ginning, etc.) provided a foundation of prosperity.

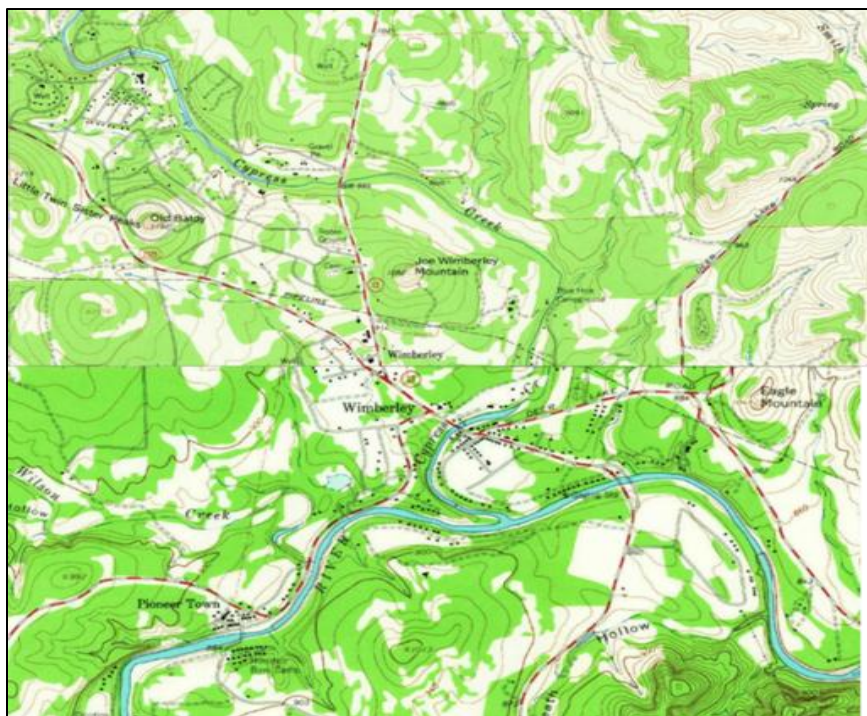
Improved infrastructure, such as the wagon roads that later became highways and eventually bridges, connected the village to the wider world, even as the railroad bypassed it (texashillcountry.com). A steadily growing population of families built homes, farms, and ranches, keeping Wimberley's rural character while supporting new businesses on the town square.



Early Tourists Camping

Modern Age

Since the mid-20th century, Wimberley has transitioned from a modest ranching and milling community into a vibrant cultural and natural destination. In the 1950s and 1960s, the town's economy was primarily driven by agriculture, particularly cattle and goat ranching. The closure of Wimberley Mill in 1925 marked the end of its industrial era, but the town continued to serve as a trading hub for surrounding ranches, and remained deeply rooted in its rural charm and the natural beauty of the Blanco River and Cypress Creek.

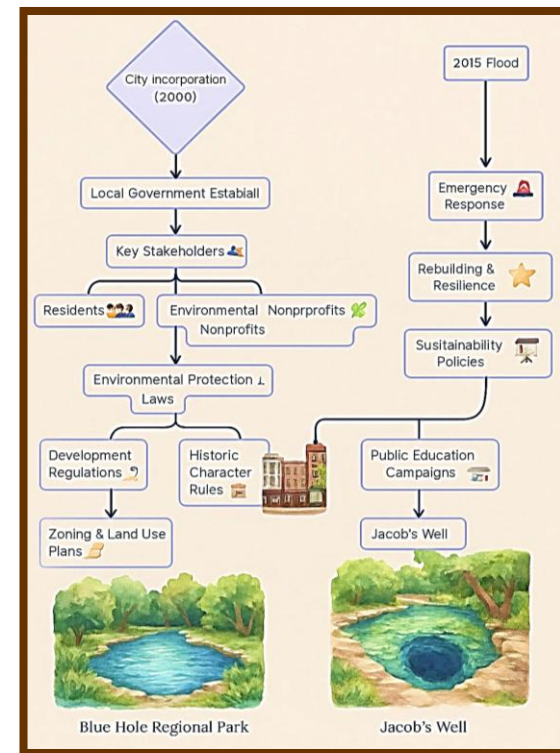


1964 Wimberley Area

The 1970s and 1980s saw Wimberley attracting artists, musicians, and retirees, who were drawn to its scenic landscapes and tranquil lifestyle. This influx led to the establishment of art galleries, craft shops, and cultural venues, transforming the town into a cultural hub in the Hill Country. Institutions like the EmilyAnn Theatre contributed to the flourishing arts scene, offering regular performances and community events. The town's commitment to the arts fostered a sense of community and creativity that continues to thrive.

In the 1990s and early 2000s, Wimberley experienced modest growth while striving to preserve its historic and natural character. Tourism increased, especially to natural attractions like Blue

Hole Regional Park and Jacob's Well, both of which became important conservation and recreational areas. The town maintained its status as a weekend getaway for people from Austin, San Antonio, and Houston, boosting its economy while reinforcing its identity as a nature-centric retreat.

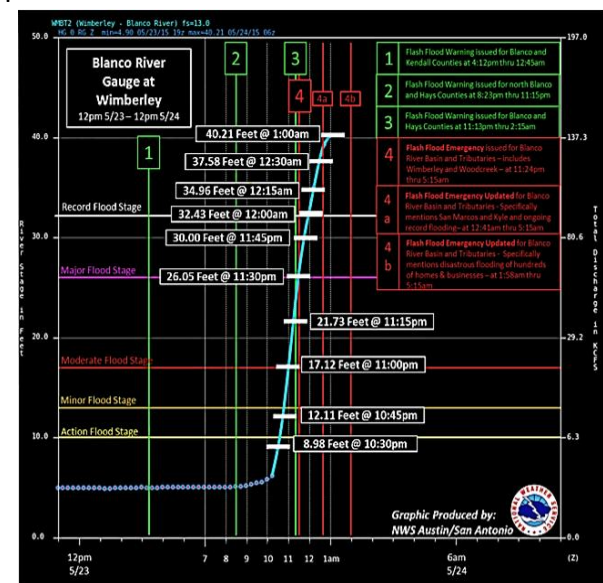


Wimberley officially incorporated as a city in May 2000. The move to incorporate was driven by a desire among residents to keep greater control over local development and to preserve the town's unique character amid increasing growth and suburban expansion from nearby cities like Austin and San Marcos. As the area became more attractive to tourists and new residents during the 1990s, concerns grew about overdevelopment and the loss of the town's historic and rural charm. Incorporation gave Wimberley the authority to enact local ordinances, manage growth, and protect key natural resources like Cypress Creek and the Blanco River.

Since becoming a city, Wimberley has established a local government that includes a mayor and city council, and has passed several initiatives aimed at protecting the town's environment and heritage. This includes regulations for signage, architectural styles in the downtown square, and conservation efforts for areas like Blue Hole Regional Park and Jacob's Well. At the same time, Wimberley has cultivated a strong identity as an arts and cultural destination, supporting local artists, galleries, theaters, and

community events that celebrate the character of the town. The arts have become a defining element of Wimberley's sense of place and economy.

Wimberley faced significant challenges during the 2015 Memorial Day flood, which devastated the community, destroying between 350 and 400 homes and leaving over 1,000 residents without shelter. Despite the tragedy, the community proved remarkable resilience, and came together to rebuild and support one another, with a focus on sustainability and preserving its unique environmental resources. The history of Wimberley is a testament to the strength and creativity of its people, blending its pioneer heritage with a modern, vibrant community. From its early days as a milling settlement to its status as a cultural and natural oasis, Wimberley has continually reinvented itself while staying true to its roots. As the town continues to grow and evolve, it remains a beloved destination, cherished for its history, arts, culture, beauty, and community spirit.



2.4 Demographics

Demographic Summary

- ❖ Growth in Wimberley driven by tourism, retirees, and proximity to major cities
- ❖ 37% urban and 63% rural residents
- ❖ Older age groups surge in Wimberley, outpacing younger demographics
- ❖ Generation Z decline may impact Wimberley's future workforce and services
- ❖ Generation X and Millennials are key to Wimberley's future, attracting professionals and families

Historic Population (US Census Decennial Counts)

1900: No official data; likely a few hundred people, as it was a small rural community.

1950: Still a small, unincorporated area, with a population likely in the low hundreds.

1980: Population grew to 300–400, with tourism starting to boost growth.

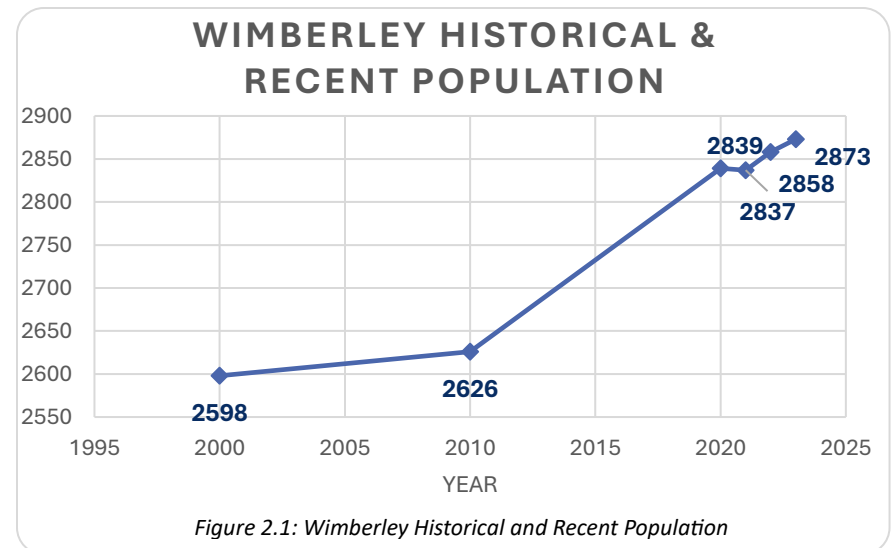
2000: Around 3,800 people, driven by tourism and retirees moving in.

2010: About 2,600 people, possibly due to area reclassification or annexation.

2020: Population reached around 2,800 people, with steady growth from tourism and retirees.

Current Census and Demographic Estimates

Figure 2.1 is a population graph from 2020 to 2023 that starts at 2,839 in 2020, declines slightly in 2021, then gradually increases to 2,858 in 2022 and 2,873 in 2023. The estimated population growth for Wimberley from 2020 to 2030 is expected to be modest, with the population projected to increase from 2,873 in 2020 to 3,106 in 2030, reflecting a growth rate of approximately 1.4%. The highest population percentages are found in the 60–64 male age group at 7.7%, followed by the 55–69 female age group at 7.4%.



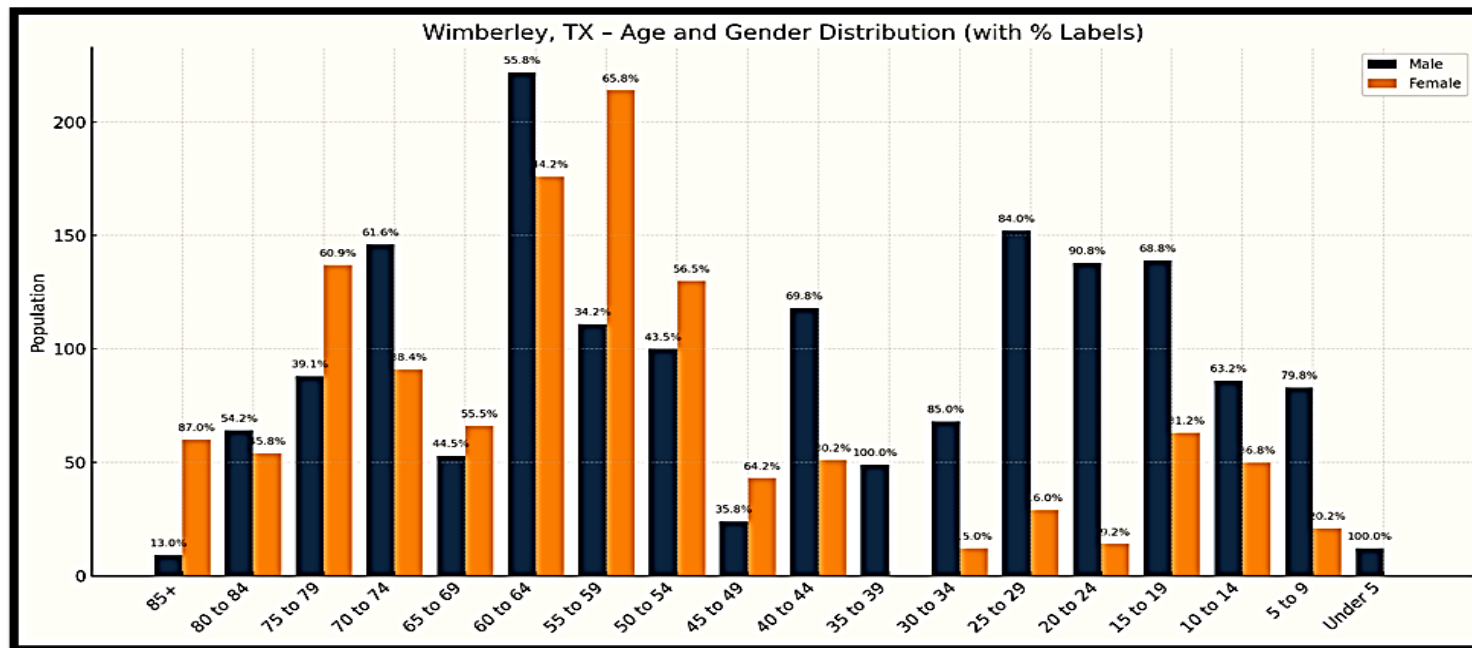
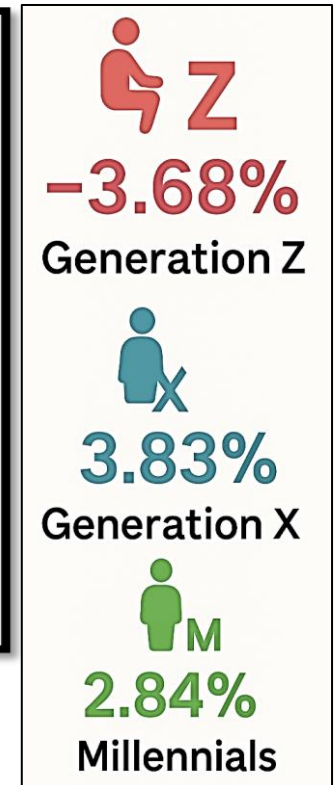


Figure 2.2: Wimberley Age and Gender Distribution. Source: Esri (2023, 2028), Esri-MRI-Simmons (2023), Esri-U.S. BLS (2023).



Generational Distribution

This significant negative growth rate suggests that Generation Z, typically those born between the late 1990s and early 2010s, is projected to shrink, which could be due to migration, lower birth rates, or other factors leading to a reduction in this age group's size in the region.

The highest growth rate among the generations mentioned is among Generation X, born between the mid-1960s and early

1980s, which could reflect trends such as aging population stability, people moving into the area, or favorable conditions for people in this age group to stay or settle in the region.

Millennials, born between the early 1980s and mid-1990s, are also seeing growth, albeit at a slower rate than Generation X. This may show that the area is moderately attractive to Millennials, possibly due to factors like jobs, lifestyle, and housing availability.

Hays County Future Population and Distribution

Hays County continues to rank among the fastest-growing counties in Texas, driven by its strategic location along the I-35 corridor between Austin and San Antonio. In recent years, the County has experienced annual population growth rates of approximately 4–5%, fueled by in-migration, job growth, and housing demand.

However, demand projections from the Texas Water Development Board (TWDB) for the 2026 State Water Plan are even more aggressive. Based on 1.0 migration scenario projections from the Texas Demographic Center (TDC)—which reflect migration trends between the 2010 and 2020 Census—Hays County is expected to grow by 1,240,600 residents over a 50-year period, representing a 275% increase.

Notably, recent trends from 2020 to 2022 suggest these forecasts may be conservative. If elevated migration and development patterns persist, future Census data may indicate an even faster rate of growth. In response, regional planning efforts should consider a more aggressive growth projection for the next 20–25 years to accurately anticipate future demand for housing, infrastructure, utilities, and public services.

Hays County Population Growth	
2025 Estimate	2045 Estimate
around 335,000	around 575,000

Figure 2.3: Hays County Estimated Population Growth

City of Wimberley Future Population and Distribution

In contrast to the rapid county growth, Wimberley is likely to follow a more conservative growth trajectory due to its unique policy choices, environmental constraints, and infrastructure limitations.

While the City will see continued population increases, growth is expected to be more moderate compared to cities along the I-35 corridor. Factors that support a conservative projection approach:

- ❖ Growth Management Goals: Wimberley has enacted regulations that emphasize preserving rural character, scenic views, and the ecological sensitivity of the Hill Country. These policies limit high-density or high-volume development, aligning with community values and long-term vision.
- ❖ Limited Utility Infrastructure Expansion: The City has not invested significantly in expanding its water and wastewater systems. This lack of utility capacity serves as a functional constraint on large-scale development, naturally capping population growth.
- ❖ Environmental Sensitivity: Much of Wimberley lies within the Edwards Aquifer Recharge Zone and other environmentally sensitive areas. These constraints reduce the amount of land suitable for intensive development.

City of Wimberley Population Growth	
2025 Estimate	2045 Estimate
around 2,896	around 3,832

Figure 2.4: City of Wimberley Estimated Population Growth

Population Projections

As Hays County prepares for transformative regional growth, it is appropriate to adopt aggressive projections at the county level, particularly along the I-35 corridor. However, the City of Wimberley should plan for growth more conservatively, recognizing that its development trajectory is shaped by local policy choices, infrastructure limitations, and environmental context. This dual approach ensures that both regional and local plans are aligned with on-the-ground realities and community goals.

Based on stakeholder feedback, past population trends, and development trajectory of the City of Wimberley, a 1.4% growth rate was selected to estimate future growth of the population. This projects that in 2045 the City of Wimberley will be around 3,832 people. This growth rate will be used to determine capacity needs and estimations for the City of Wimberley for the next 20 years.

Conclusions

Wimberley has experienced fluctuating growth influenced by tourism, retirees, and its proximity to major cities like Austin and San Antonio. After periods of expansion, especially in the 1990s, the population has seen a gradual increase, with the exception of 2021. Projections from 2025 to 2030 anticipate modest growth, with the population expected to increase from 2,896 to 3,106, a growth rate of about 1.4%.

Demographically, Wimberley is notable for its substantial senior population, particularly within the 65–69 age group, contrasting

Wimberley 1.4% Growth Rate

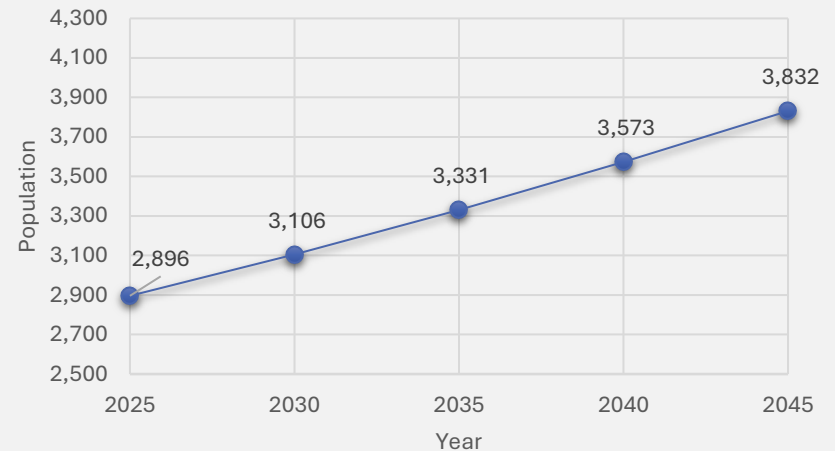


Figure 2.5: City of Wimberley 1.4% Population Growth Rate

Wimberley Growth Projections

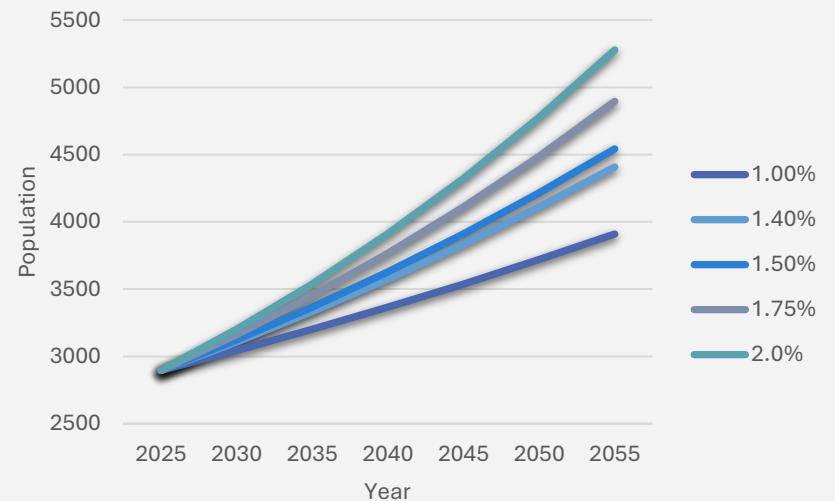


Figure 2.6: City of Wimberley Growth Projections

with nearby Hays County’s younger demographic due to its student population.

This aging demographic underscores the need for enhanced senior services and healthcare facilities to accommodate a growing number of retirees. Meanwhile, the demographic spread among younger and middle-aged groups remains relatively stable, potentially stabilizing the local economy.

Generation Z is in decline, posing potential future challenges in sectors like education, housing, and employment. Conversely, Generation X and Millennials are proving to be key demographic drivers, attracting mid-career professionals and families to the area. This mix of demographics highlights the need for strategic planning to address both current needs and future challenges, ensuring sustainable development that aligns with Wimberley’s character and demographic makeup.

2.5 Economic Landscape

Key Points and Implications

Strong Income and Wealth Growth: Wimberley has matured into a financially stable, affluent community, anchored by mid-to-late career professionals and retirees with accumulated assets.

High Wealth Index and Asset Accumulation: Prosperity is not just income-driven but also reflects deep asset holdings, requiring financial and investment services to support long-term wealth management.

Diversified Employment Base with Future Job Growth: The diverse, educated workforce positions Wimberley for sustained economic expansion, though strategic workforce development will be key to matching future labor demands.

Rising Remote Work & Digital Infrastructure: Wimberley is well-positioned to attract and retain remote workers, opening opportunities for residential growth, co-working hubs, and digital entrepreneurship.

Housing Market Pressures and Affordability Challenges: Without interventions, housing affordability may become a limiting factor for young families, first-time buyers, and essential workers, potentially straining community diversity and economic balance.

Resilient but Cautious Economic Outlook: To maintain resilience through 2045, Wimberley must invest in multigenerational planning, focusing on housing, remote work infrastructure, and inclusive economic policies to ensure prosperity is broadly shared.

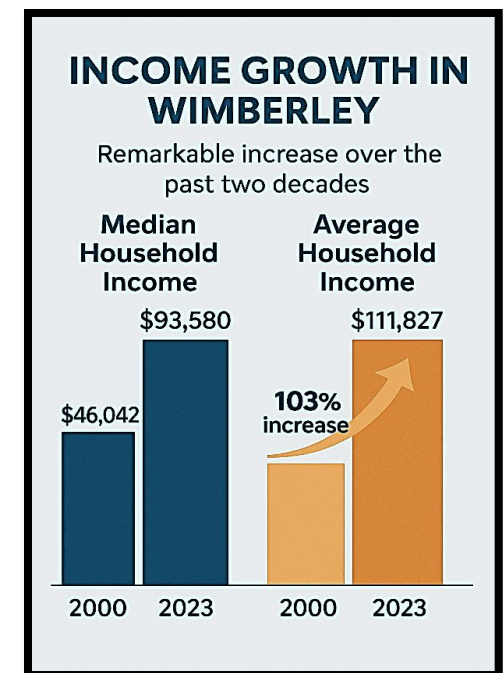


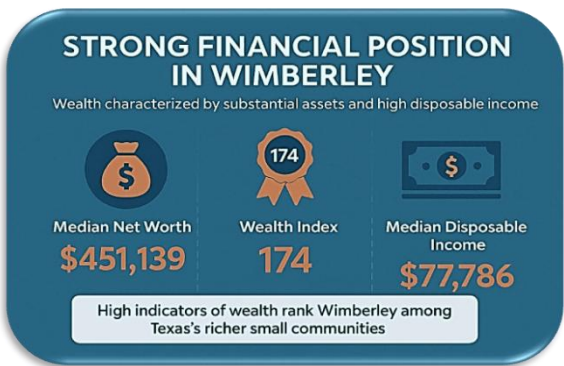
Figure 2.7: City of Wimberley Income Growth

Income and Wealth Distribution

Wimberley has seen remarkable income growth over the past two decades, reflecting a shift toward greater financial stability and affluence. In 2023, the median household income reached \$93,580, a 103% jump from \$46,042 in 2000. Average household income stands at \$111,827, and per capita income rose to \$56,784, marking a 50.8% increase since 2000.

Breaking it down by age groups, residents aged 45–64 command the highest incomes at \$110,572, while those aged 65+ earn \$76,250, and younger adults aged 25–44 report \$38,840. This pattern suggests a mature, financially stable community, heavily influenced by mid-to-late career earners and retirees who bring accumulated wealth and spending power into the local economy.

Importantly, the median net worth of \$451,139 illustrates that wealth accumulation is not only measured in incomes but also in assets, positioning Wimberley among Texas’s wealthier small communities. The City’s high Wealth Index (174) and a median disposable income of \$77,786 further underscore its robust financial footing.



The Wealth Index is a composite score that measures the relative affluence of a community by combining both income and asset factors. It looks beyond just earnings, factoring in elements like property values, investment holdings, retirement accounts, and overall net worth to assess the concentration of wealth in each area. A score of 100 represents the national average, so Wimberley’s Wealth Index of 174 indicates that the community’s wealth levels are 74% higher than the U.S. average, reflecting its strong mix of income, savings, and accumulated assets.

Employment and Labor Market

Wimberley’s employment landscape is marked by low unemployment and a highly educated, predominantly white-collar workforce. As of 2023, the unemployment rate stood at 5.2%, slightly below state averages.

The labor force is distributed as follows:



Figure 2.8: Labor Force Distribution in Wimberley

This balance suggests a diversified local economy that isn't overly dependent on any one sector. Top employment sectors include educational services (18%), manufacturing (14.9%), and professional, scientific, and technical services (11.2%). Wimberley supports 396 businesses employing 2,453 people, indicating a solid base of small and medium enterprises driving local employment.

Job growth is projected at 53.4% over the next decade, far surpassing the national average of 33.5%. This optimism is bolstered by Wimberley's highly educated populace, where over 55% of adults hold a bachelor's, graduate, or professional degree.

Commuting Patterns and Remote Work

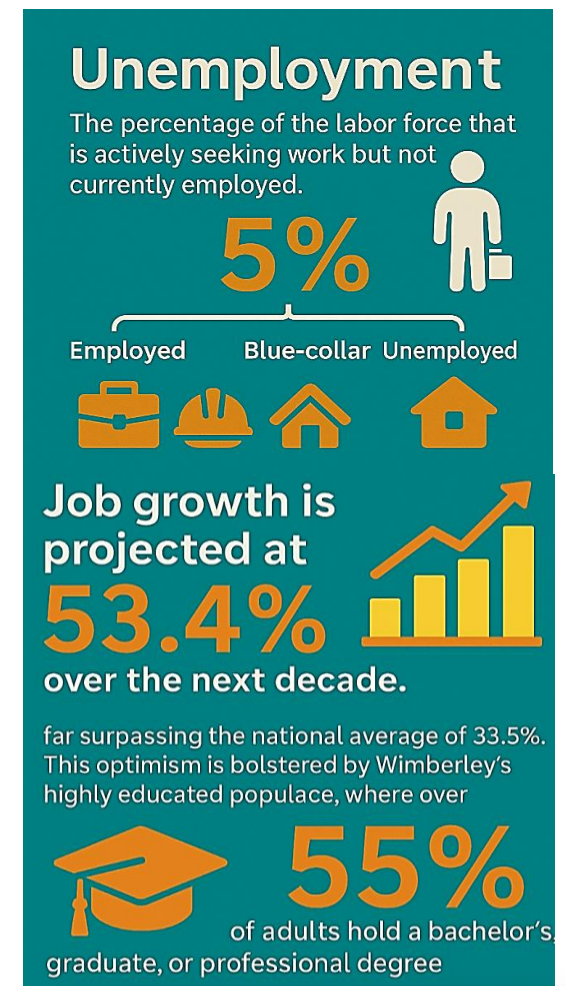
Wimberley's workforce benefits from favorable commuting patterns. The average commute time is 22.8 minutes—shorter than the national average of 26.6 minutes—and a remarkable 81% of residents drive alone to work. Only 0.4% walk and virtually none bike, suggesting a car-dependent community.

Importantly, 17.4% of residents work remotely, a figure that positions Wimberley as adaptable to evolving work trends. With strong internet infrastructure, indexed at 102 for access and 103 for high-speed connection, Wimberley is well-poised to support an expanding remote workforce.

Housing Market Value Trends

The Wimberley housing market has experienced substantial appreciation. The median home value now stands at \$591,131, up from \$137,000 in 2000—a fourfold increase.

While this signals a robust and attractive housing market, it raises concerns about affordability for younger families, first-time buyers, and new residents. With 84.5% of housing units owner-occupied and a housing affordability index of 59, suggesting growing cost burdens, policymakers will need to balance market strength with strategies to maintain accessibility.



Economic Outlook

Wimberley's economic outlook is overwhelmingly positive. Strong income growth, low unemployment, a highly educated workforce, and diverse employment sectors point to a thriving and resilient community ready to meet the challenges of the coming decades.

However, the community must remain vigilant about potential stress points. Housing affordability, while currently a byproduct of prosperity, could constrain long-term growth if left unaddressed. Similarly, ensuring that economic growth translates into broad-based benefits for all residents, including single individuals and other vulnerable groups, will be critical.

The projected demographic shifts—such as modest population growth (1.4% annually) alongside declining Generation Z numbers but rising Generation X and Millennial segments—underscore the importance of planning for a multigenerational economy.

Investments in remote work infrastructure, diversified housing options, and tailored workforce development programs will help ensure Wimberley's resilience through 2045.

Conclusion

In summary, Wimberley's economic landscape is marked by strong income and wealth growth, a high wealth index reflecting deep asset accumulation, and a diversified, well-educated workforce poised for future job expansion. The rise of remote work and solid digital infrastructure position the community for continued innovation and residential appeal. However, housing affordability pressures present a growing challenge that must be addressed to preserve community diversity and economic balance. Looking ahead to 2045, Wimberley's long-term resilience will depend on thoughtful, multigenerational planning and inclusive strategies that ensure its prosperity helps all residents.



CITY OF
WIMBERLEY

CHAPTER 3

COMMUNITY RESILIENCE

3.1 Overview

This chapter examines Wimberley’s community resiliency planning, grounded in the 2024 Hays County Hazard Mitigation Plan (HMP) and FEMA’s National Risk Index. It highlights how integrating hazard-specific risk assessments, social vulnerability analyses, and resilience measures forms the foundation of Wimberley’s comprehensive strategy.

Using local, state, and national datasets, the chapter identifies Wimberley’s top natural hazards—floods, wildfires, and windstorms—and ranks them by risk, outlining structural and non-structural mitigation efforts.

The analysis combines metrics such as Expected Annual Loss (EAL), Social Vulnerability, and Community Resilience scores to position Wimberley nationally. It emphasizes the need to embed mitigation goals—like improved floodplain management, wildfire risk reduction, and drought resilience—into planning documents and development standards.

Beyond environmental threats, the chapter addresses emerging risks such as cybersecurity, and highlights the need to protect municipal operations, data, and continuity of services. Objectives under each hazard include enhanced warning systems, public education, emergency infrastructure, and collaborative resource strategies.

Community resiliency is further supported by local engagement, capacity building, and funding sources such as state and federal

mitigation grants. By aligning local efforts with national frameworks, Wimberley’s plan reflects a proactive, data-driven approach to long-term sustainability.

The chapter concludes that Wimberley’s moderate resilience and low social vulnerability compare favorably nationwide. Continued implementation of integrated strategies is essential to safeguard the community from both current and future risks.

Integration of Hazard Mitigation & Community Resiliency Planning

Figure 3.1 highlights the key distinctions—and crucial interconnections—between Hazard Mitigation and Community Resiliency. While each has a unique focus, both are essential to building a safer, stronger, and more adaptable Wimberley. Below is an explanation of how they work and why they should be integrated in future planning.

Why Wimberley Needs Both

Mitigation Reduces Immediate Risk: Wimberley faces real threats from flooding, wildfires, and drought. Hazard mitigation measures—like infrastructure upgrades, drainage improvements, and zoning regulations—help reduce the probability and severity of these events.

Resiliency Strengthens Long-Term Recovery: Community resiliency addresses broader issues like aging populations, economic shifts, or housing challenges that affect how well Wimberley can bounce

	HAZARD MITIGATION	COMMUNITY RESILIENCY
FOCUS	❖ Reducing risks from specific hazards like floods and earthquakes ❖ Hazard identification, impact assessment, and mitigation implementation	❖ Broader approach to building capacity to withstand and recover from disasters ❖ Considers social, economic, environmental, and institutional factors
SCOPE	❖ Specific and targeted measures ❖ Includes engineering solutions, policy changes, and behavioral adjustments	❖ Beyond hazard-specific measures to address overall vulnerabilities ❖ Promotes social cohesion, economic diversity, and infrastructure capacity
OBJECTIVE	❖ Aim to reduce disaster probability and severity ❖ Protect lives, property, and the environment from adverse disaster effects	❖ Enhance community's ability to recover from disruption ❖ Create adaptable communities that maintain essential functions
TIMEFRAME	❖ Long-term planning and proactive investment ❖ Focuses on preparedness and prevention, as well as post-disaster efforts	❖ Involves pre-disaster preparedness and post-disaster recovery ❖ Emphasizes continuous learning and adaptation

Figure 3.1: Hazard Mitigation vs. Community Resiliency

back from disruptions. It includes strategies like improving healthcare access, strengthening local economies, and fostering social networks.

They Complement Each Other: A floodwall (hazard mitigation) may protect buildings, but without resilient healthcare, emergency

response systems, or supportive social services, the community still suffers. Conversely, strong social cohesion (resiliency) helps people recover emotionally and economically, but it can't replace physical risk reduction measures.

Integration = Smarter Planning

For Wimberley's future, integrating both approaches results in:

- ❖ Coordinated investments in physical infrastructure and social services.
- ❖ Unified planning processes that align mitigation actions with community development goals.
- ❖ Resilient land use and building standards that reduce risk and promote equity and sustainability.

By merging these two frameworks, Wimberley can not only prevent disaster-related losses but also ensure a quicker, healthier, and more equitable recovery when disruptions do occur.

3.2 2024 Hays County Hazard Mitigation Plan

Hazard Profiles

Profiles for each natural hazard are included in the Hays County Hazard Mitigation Plan (HMP) update for Wimberley, detailing locations, histories of events, and significant occurrences when applicable. It describes the extent and likelihood of future occurrences as well as their impacts and identified vulnerabilities within the community. Hazard descriptions and magnitude scales were detailed in the risk assessment part of the update. Where specific data for Wimberley was unavailable, county-level data was

utilized. State and national datasets, rather than verbal testimonies, were primarily used to ensure data consistency, with the National Oceanic and Atmospheric Administration (NOAA) Storm Events Database serving as a key source for hazard information.

Hazards Analysis & Strategies

This part of the Plan outlined for Wimberley provides valuable insights into the community's vulnerabilities, mitigation efforts, and integration opportunities for enhancing resiliency. However, it was noted that injury and damage totals from previous occurrences might not always reflect the most recent figures, and verbal testimonies, where available, were incorporated into summaries of impacts or vulnerabilities. Below is a summary focusing on Wimberley as part of the Hays County Hazard Mitigation Plan.

Context and Risk: Wimberley, as part of Hays County, faces increasing risks, especially from hazards like drought, floods, hailstorms, windstorms, wildfires, severe winter storms, tornadoes, and lightning. While earthquakes are not a significant concern, rising sea levels, warmer oceans, and extreme weather events increase the vulnerability of the area.

Primary Hazards for Wimberley:

- ❖ Flooding is the top priority hazard, with major past impacts on property, infrastructure, and public safety.
- ❖ Hailstorms also pose significant risk, especially to buildings and vehicles.
- ❖ Wildfires are an increasing concern, particularly in dry seasons.

- ❖ Windstorms, tornadoes, and severe winter storms, while less frequent, can cause moderate to high damage when they occur.

Mitigation and Adaptation: The report recommends regulatory changes to keep new developments out of high-risk zones and to make buildings more resilient. For Wimberley, this includes strengthening local infrastructure, implementing better flood controls, and preparing for extreme weather events.

Critical Facilities and Vulnerabilities

Wimberley's critical facilities, including essential infrastructure like emergency services, schools, water treatment plants, and power facilities, were mapped and assessed using GIS to identify their vulnerability to hazards. This includes flood zones, wildfire-prone areas, and regions susceptible to hailstorms, windstorms, and severe winter weather. Figure 3.3 is an image taken from the 2024 HMP.

FACILITY	PRIORITY
Fire Station No. 1	High
Wimberley EMS	High
Wimberley High School	Medium
Wimberley Water Supply Corp	High
Electrical Substation	Medium
Medical Clinic	Medium
Community Center	Medium

Figure 3.2: Inventory of Critical Facilities and Prioritization in Wimberley

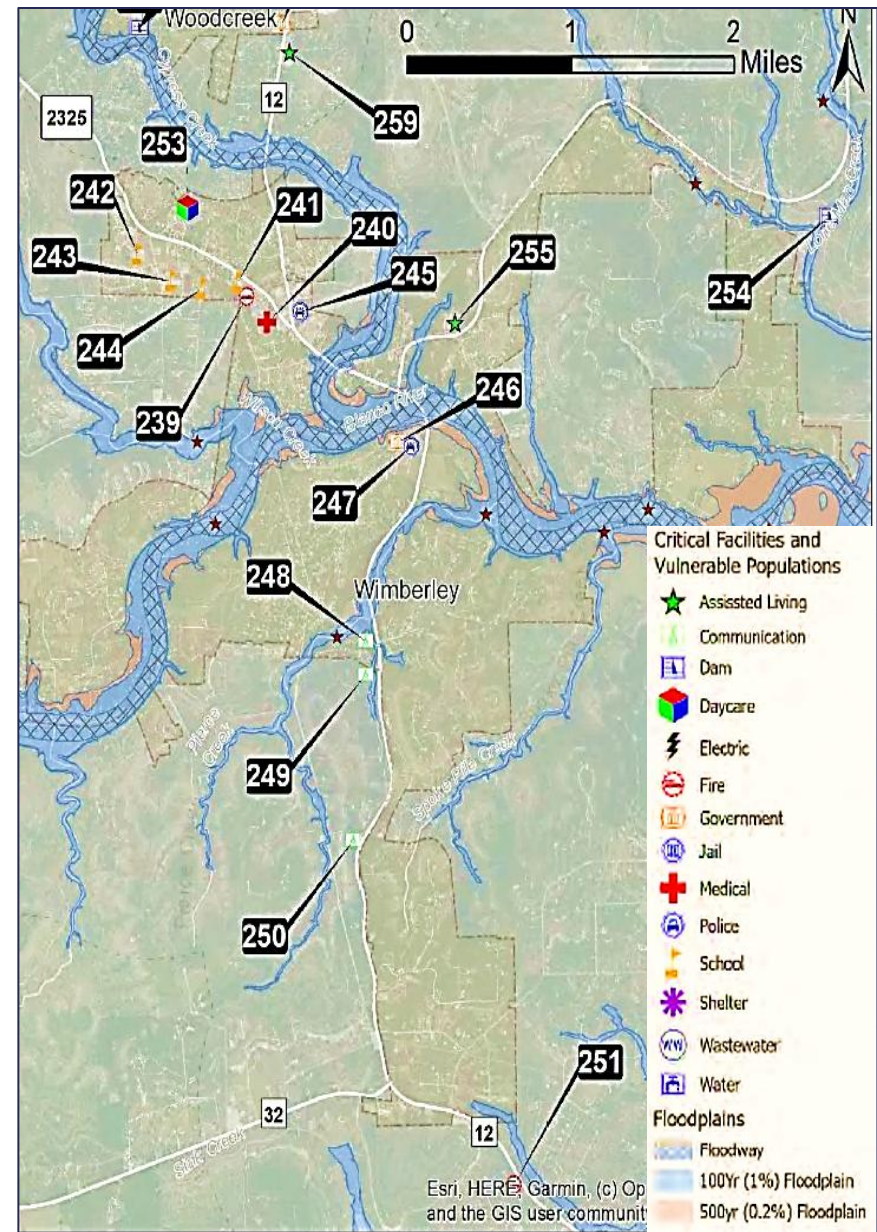


Figure 3.3: Map of Critical Facilities and Vulnerable Populations in Wimberley

ROUTE	DESCRIPTION	
RM 12	Primary north-south route out of Wimberley	
FM 2325	Connector to surrounding highways and rural routes	
EMERGENCY SHELTER	CAPACITY	UPGRADES
RM 12	Large (500+)	Severe weather hardened
FM 2325	Medium (200–300)	Storm shelter retrofitted

Figure 3.4: Inventory of Evacuation Routes and Emergency Shelters

Evacuation Routes and Shelters

Wimberley has designated evacuation routes, primarily aligned along key highways and local roads, that lead away from flood zones. Emergency shelters include local schools and community centers retrofitted for severe weather events.

Mitigation Strategies Proposed

For Wimberley, the plan emphasizes:

- ❖ Conducting public education campaigns on wildfire prevention and emergency preparedness.
- ❖ Improving emergency response capacity, especially for events like floods and wildfires.
- ❖ Integrating drought-resistant landscaping and water conservation strategies.
- ❖ Strengthening floodplain management, including improving drainage and flood barriers, and relocating critical infrastructure out of high-risk zones.
- ❖ Updating building codes to enhance resistance to hail, wind, and extreme weather.

Building Resiliency Measures Into Plans

The Resilient Communities Program (RCP) aims to integrate hazard mitigation plans into the comprehensive plan of a community, thereby enhancing its resilience to various hazards. The primary objective of the RCP is to develop a comprehensive approach to hazard mitigation by incorporating mitigation strategies into the community's long-term planning framework. By integrating hazard mitigation plans into the comprehensive plan, the program seeks to minimize the impacts of natural and human-caused hazards on communities, infrastructure, and the environment. Hazard mitigation and community resilience are related concepts aimed at reducing the impacts of disasters and building stronger, more adaptable communities.

Figure 3.5 captures ways that the Risk Assessment, Goals and Actions developed in the HMP can be integrated into other City of Wimberley documents, programs, and regulations. These are used to develop goals and objectives for the Resilient Community Plan.

Document	Type	Item	Opportunity for Integration
Capital Improvements Plan (future)	Plan	Actions	CIP should be integrated as actions that would mitigate loss of life and property.
City of Wimberley Code of Ordinances	Regulations	Actions	Actions 19, 32, 33, 34 and 35 should be incorporated into existing ordinances to increase the level of protection instituted into the construction of new structures.
HaysInformed.com	Program	Action	Link to existing Hays County HaysInformed.com emergency preparedness/awareness page when creating Public Awareness Page for hazards on Wimberley website (Action 6).
Blue Hole Park	Program	Action	Utilize this popular tourist attraction to help further encourage water conservation and protection through guided tours that emphasize the importance of natural water systems (Action 31).
Hazard Mitigation Grant Program (HMGP)	Funding	Action	Identify actions that can be funded through new and existing grant awards.
Pre-Disaster Mitigation (PDM)	Funding	Action	Identify actions that can be funded through new and existing grant awards.
Flood Mitigation Assistance (FMA)	Funding	Action	Identify actions that can be funded through new and existing grant awards.
TWDB Flood Protection Planning (FPP) Grant	Funding	Action	Identify actions that can be funded through new and existing grant awards.
TWDB Clean Water State Revolving Fund (CWSRF)	Funding	Action	Identify actions that can be funded through new and existing grant awards.
Texas Water Development Fund (DFund)	Funding	Action	Identify actions that can be funded through new and existing loans.

Figure 3.5: Hazard Mitigation Plan Integration Opportunities

2024 HMP County Mitigation Goals

The mitigation strategy outlined for Wimberley involves a combination of structural and non-structural measures aimed at reducing risks and enhancing community resilience.

Goal 1: Enhance the abilities of Hays County and the communities within its boundaries to provide protection of life, property, economy, and natural systems from natural hazards.

Goal 2: Mitigate vulnerabilities to lessen hazard impacts on safety, critical infrastructure and facilities, and the capabilities of emergency responders.

Goal 3: Incorporate measures that are consistent with the improvement of water conservation efforts in Hays County.

3.3 Wimberley Hazard Resiliency Goals and Actions

This section defines the primary hazards for Wimberley and captures the Risk Assessment, Goals and Actions developed in the HMP, along with select goals from the One Water Study.



Flood Resiliency

Goal Statement: Enhance flood resilience and safety within the community through targeted infrastructure improvements, regulatory enhancements, and public awareness initiatives.

Objectives:

- ❖ Improve Infrastructure to Reduce Flood Risk
- ❖ Enhance Early Warning Systems
- ❖ Promote Flood Insurance and Risk Awareness
- ❖ Mitigate High-Risk Properties
- ❖ Strengthening Regulatory Framework
- ❖ Enhance Floodplain Management Expertise
- ❖ Manage Stormwater as a Resource and Risk (One Water)



Windstorms, including Severe Thunderstorms and Tornadoes

Goal Statement: Enhance community resilience and safety against windstorms through improved infrastructure, early warning systems, education, and robust emergency response plans.

Objectives:

- ❖ Require Wind Straps on Temporary Structures
- ❖ Improve Emergency Communication and Warning Systems
- ❖ Achieve Storm Ready Designation
- ❖ Increase Public Awareness of Windstorms, Severe Thunderstorms, and Tornadoes



Drought, Land Subsidence, and Expansive Soils

Goal Statement: Improve resilience to drought and land subsidence by implementing drought monitoring, recommending soil compaction practices, strengthening water conservation ordinances, and launching a public awareness campaign on water conservation.

Objectives:

- ❖ Implement Drought Monitoring Program
- ❖ Create Soil Compaction Practices
- ❖ Enhance Water Conservation Ordinance
- ❖ Launch Public Awareness Campaign for Water Use
- ❖ Enhance Water Supply Resilience (One Water)



Severe Winter Weather and All Hazards

Goal Statement: Strengthen community resilience to severe weather by creating a de-icing plan, improving emergency communication, achieving Storm Ready designation, and increasing public awareness.

Objectives:

- ❖ Create De-icing Contract Research/Plan Development
- ❖ Improve Emergency Communication & Warning Systems
- ❖ Achieve Storm Ready Designation
- ❖ Increase Public Awareness of Hazards



Wildfire Resiliency

Goal Statement: Increase community resilience to wildfires through strategic planning, public awareness, and targeted mitigation efforts.

Objectives:

- ❖ Complete a Comprehensive Wildfire Risk Assessment and Community Wildfire Protection Plan.
- ❖ Reduce hazardous fuels on at least 1,000 priority acres in the wildland-urban interface (WUI).
- ❖ Increase defensible-space compliance to 70% of WUI properties.
- ❖ Reach 90% of households annually with multi-channel wildfire preparedness education.
- ❖ Install or upgrade early-warning/evacuation infrastructure to cover 100% of at-risk neighborhoods.



Cyber Threats

Goal Statement: Heighten cybersecurity resilience by safeguarding critical infrastructure, protecting sensitive data, ensuring the continuity of essential public services, fostering a culture of cyber awareness, and maintaining trust in digital technologies across all municipal operations.

Objectives:

- ❖ Strengthen infrastructure by continuously updating and fortifying systems to protect against evolving cyber threats.
- ❖ Protect data privacy by enforcing rigorous policies and encryption measures to ensure confidentiality and integrity of sensitive information.
- ❖ Ensure service continuity by developing and routinely evaluate response plans to minimize disruptions during cyber incidents.
- ❖ Foster collaboration by partnering with various organizations to share intelligence, best practices, and innovative technologies.

3.4 Risk Assessment

Community Report - Census tract 48209010810, Hays County, Texas | National Risk Index

Determining Risk in Community Planning

The FEMA National Risk Index defines risk as the potential for adverse impacts from natural hazards, quantifying it through three main components:

- ❖ Expected Annual Loss (EAL): Represents the average monetary loss due to natural hazards annually.
- ❖ Social Vulnerability: Enhances the risk by indicating the sensitivity of certain social groups to natural hazards.
- ❖ Community Resilience: Reduces risk by representing a community's capacity to prepare, adapt, and recover from natural disruptions

These elements are used to calculate both composite and specific hazard type Risk Index values for communities, standardized in 2022 U.S. dollars. Figure 3.6 (Census Tract 48209010810) is the most representative for Wimberley. The Risk Index rating 70.72 is *Relatively Moderate* for the census tract when compared to the rest of the U.S.

The community is scored and rated based on:

- ❖ Composite Risk Index: Reflects overall community risk from all 18 studied natural hazards.
- ❖ Hazard-Specific Risk Index: Indicates the community's risk level for specific hazards like tornadoes.

$$\begin{array}{l}
 \text{Expected Annual Loss} \\
 \times \text{ Social Vulnerability} \\
 \div \text{ Community Resilience} \\
 \hline
 = \text{Risk Index}
 \end{array}$$

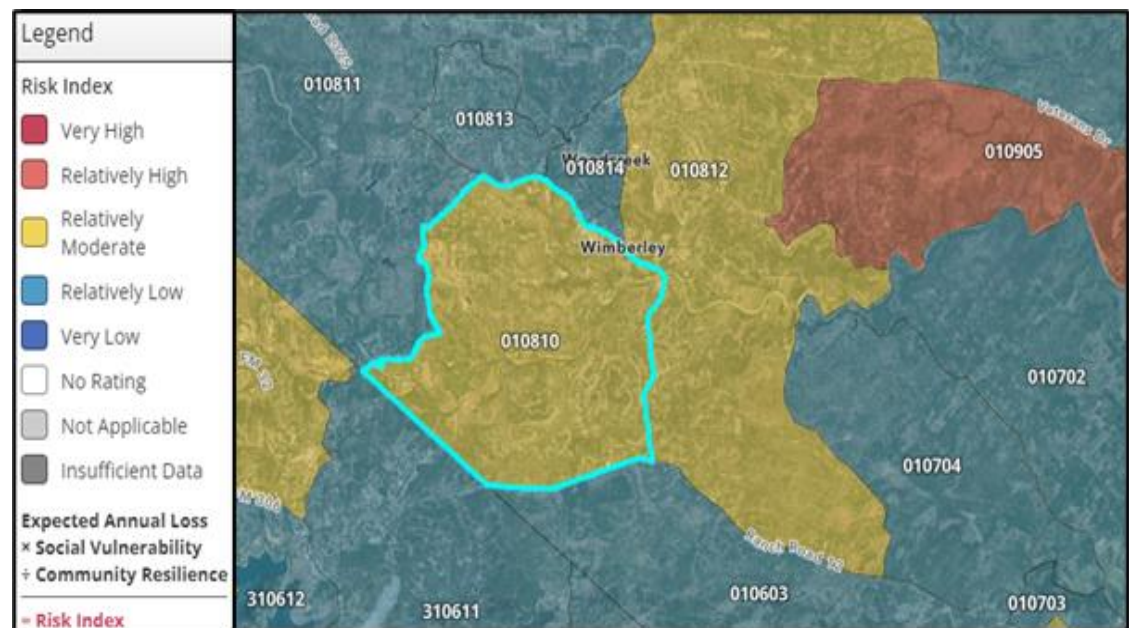


Figure 3.6: Overall Risk Rating of Wimberley

Risk Adjustments and Measurements

The EAL is adjusted based on the community's social vulnerability (increasing risk) and resilience (decreasing risk). This adjustment is crucial in generating accurate Risk Index values and percentiles across communities, highlighting areas with higher vulnerability and those better equipped to manage disasters.

This framework informs the community's comprehensive resiliency plan, ensuring that development and emergency preparedness strategies are informed by concrete, quantifiable risk assessments. In this tract, expected loss each year due to natural hazards is Relatively Moderate when compared to the rest of U.S.

Social Vulnerability

In the National Risk Index, a community's Social Vulnerability score indicates its susceptibility to the impacts of natural hazards, with a higher score increasing the community's overall Risk Index score. This census tract is rated as having a Very Low susceptibility compared to the national average, suggesting a lower risk level from natural hazards.

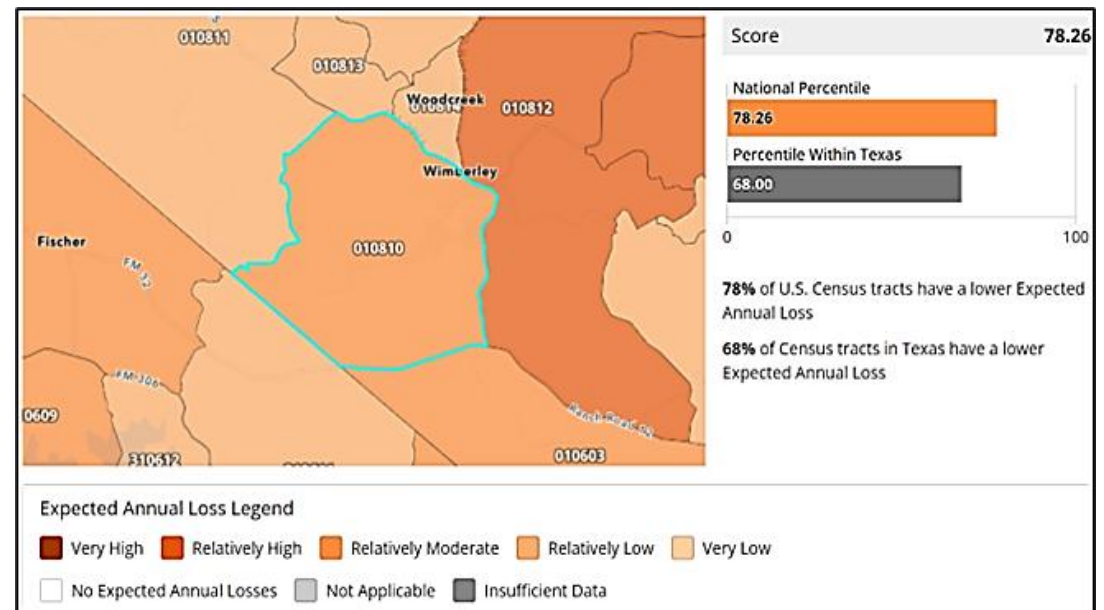


Figure 3.7: Estimated Annual Loss Rating of Wimberley

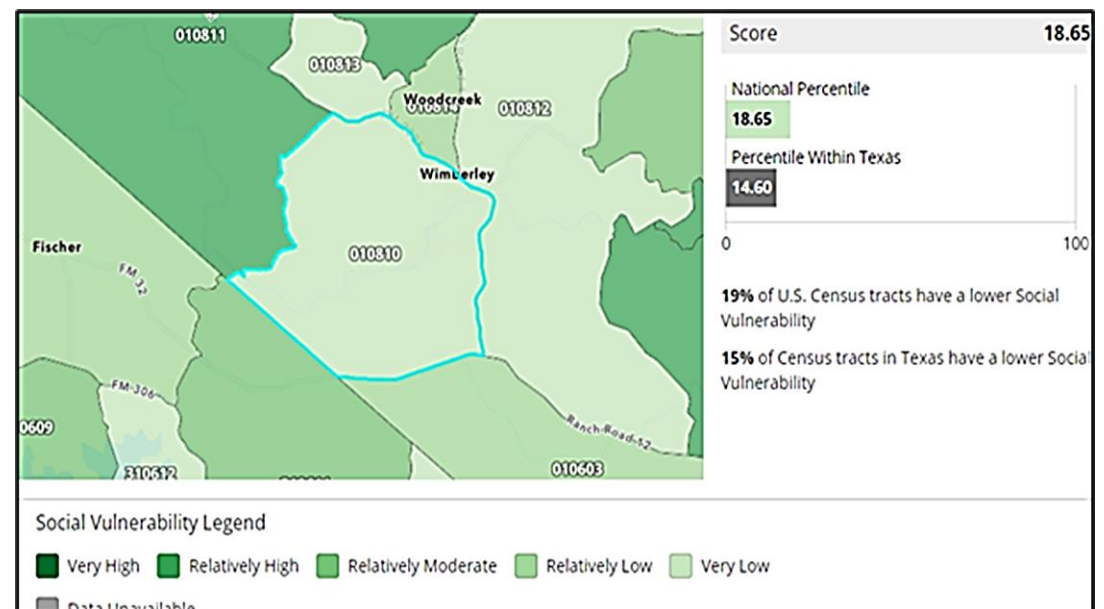


Figure 3.8: Social Vulnerability Rating of Wimberley

Community Resilience

Community resilience is the ability of a community to prepare for anticipated hazards, adapt to changing conditions, and withstand and recover rapidly from disruptions. Consequently, the reduction risk component of the National Risk Index, a Community Resilience score and rating, represents the relative level of a community's resilience compared to all other communities at the same level. A community's Community Resilience score measures its national rank and is inversely proportional to a community's risk. A higher Community Resilience score results in a lower Risk Index score.

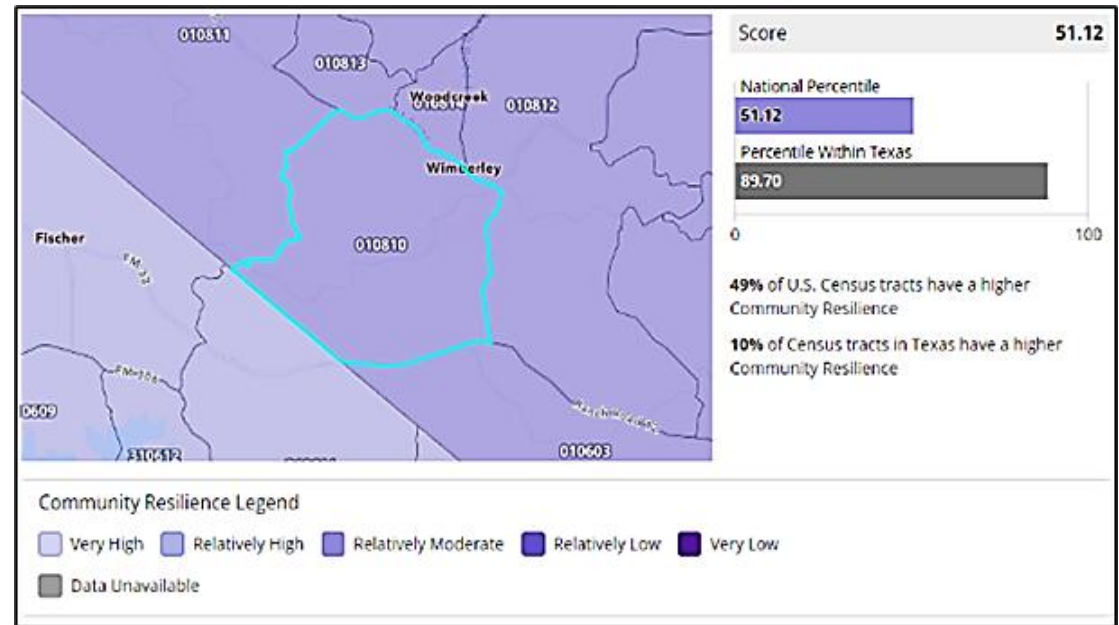


Figure 3.9: Community Resilience Rating of Wimberley

This census tract has a *Relatively Moderate* ability to prepare for anticipated natural hazards, adapt to changing conditions, and withstand and recover rapidly from disruptions when compared to the rest of the U.S.

In community planning, the FEMA National Risk Index is essential for analyzing risk and preparing for emergencies. It calculates both overall and specific risk scores for communities, using this data to inform and tailor local resiliency plans. This strategic approach ensures that community planning is both responsive to current risks and proactive in enhancing long-term sustainability and resilience.

3.5 Framework to Improve Wimberley's Resiliency

According to the FEMA National Risk Index, Wimberley can reduce its overall natural hazard risk with these steps:

1. Collect and aggregate localized data for the community. This will help identify the areas and populations that are most at risk.
2. Share information about the community's natural hazard risk with those who live, work and run businesses in the community. This will raise awareness and help citizens be more prepared for natural hazards.

3. Check and meet the requirements to get federal or state grant funding for natural hazard mitigation, preparation, emergency response and/or recovery efforts.
4. Prioritize at-risk locations for additional large-scale studies or structural risk assessments. This will help identify mitigation needs. Use resources that help mitigate, prepare for, respond to, and recover from natural hazards.
5. Prepare and/or update the community's risk assessment and mitigation plan. Move forward with ongoing or planned mitigation projects, document progress, and plan more projects.
6. Update building codes and development standards. This will improve resilience in high-risk areas.
7. Use risk data to find safe areas for potential evacuation, sheltering and emergency supply distribution.

By using the National Risk Index, Wimberley can effectively tailor its local resiliency plans. This data-driven approach ensures that community planning not only responds to current risks but also proactively enhances long-term sustainability and resilience.





CITY OF
WIMBERLEY

CHAPTER 4

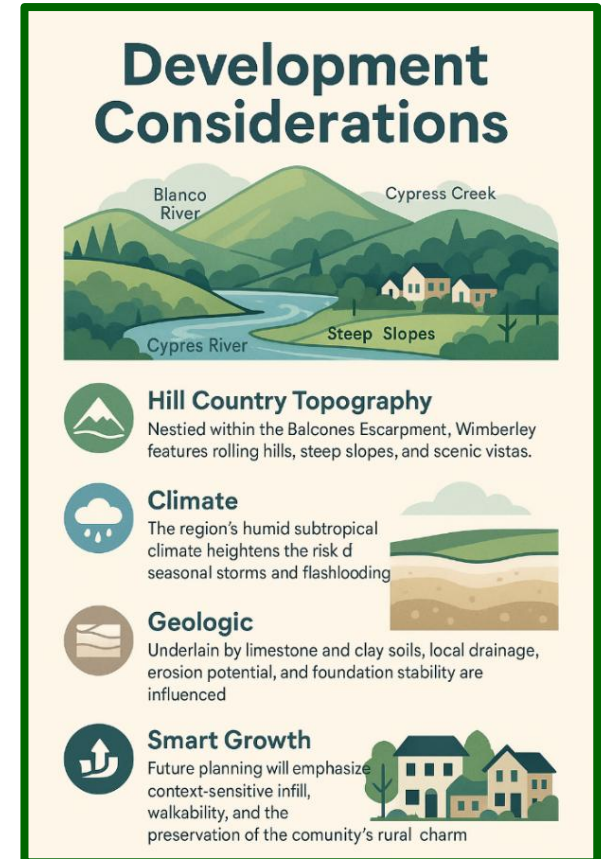
LAND USE AND DEVELOPMENT

4.1 Overview

This chapter examines Wimberley's development considerations, focusing on the region's Hill Country topography, river systems, climate, and geology. Nestled within the Balcones Escarpment, Wimberley features rolling hills, steep slopes, and scenic vistas that both shape the City's unique character and pose development challenges. The Blanco River and Cypress Creek contribute to both the area's natural beauty and its vulnerability to flash flooding. The region's humid subtropical climate, marked by seasonal storms, underscores the need for comprehensive stormwater and floodplain management. Wimberley's limestone and clay soils affect drainage, erosion, and foundation stability, key factors in land use planning.

Building upon this landscape analysis, the chapter explores how smart growth principles can be applied to Wimberley's future. Emphasis is placed on preserving open space, encouraging context-sensitive infill, maintaining the community's rural charm, and enhancing walkability within the town center. Smart growth strategies in Wimberley aim to balance small-town character with thoughtful development, including a focus on housing variety, water conservation, and sustainable transportation options that reflect the City's scale and values. Planning efforts are shaped by zoning policies, environmental constraints, and community input, with careful attention to areas within the city limits, extraterritorial jurisdiction (ETJ), and surrounding ecological corridors.

The chapter also outlines future land use projections through 2045, guiding Wimberley's growth across its planning area. Anticipated land use patterns include low-density residential expansion, selective mixed-use development in and around the town square, protection of sensitive riverfronts, and the preservation of agricultural and conservation areas. Special planning goals include maintaining dark sky ordinances, protecting natural springs and riparian habitats, enhancing key gateways into the City, and reinforcing the town's historic identity. These strategies collectively aim to support Wimberley's vision of balanced growth, environmental stewardship, and community well-being.



4.2 Growth Factors and Constraints

The City of Wimberley, situated in the Texas Hill Country, presents a unique topographical and demographic profile that has direct implications for infrastructure planning, emergency preparedness, and sustainable development. A multi-layered geographic and demographic analysis reveals key vulnerabilities.

Topography and Elevation Characteristics

Wimberley lies within a dynamic terrain ranging in elevation from approximately 741 feet to 1,526 feet above sea level. The Blanco River cuts through the region, creating a low-lying floodplain primarily concentrated between 741–999 feet in elevation. These lower-elevation zones are most susceptible to flash flooding, a recurrent hazard in the region, as evidenced by the historic 2015 flood.

Conversely, the higher elevation zones (above 1,130 feet) are generally less developed, consist of rural or semi-rural land uses, and offer potential areas for future, risk-mitigated expansion.

Population Distribution and Density

Analysis of 2020 population address point data reveals:

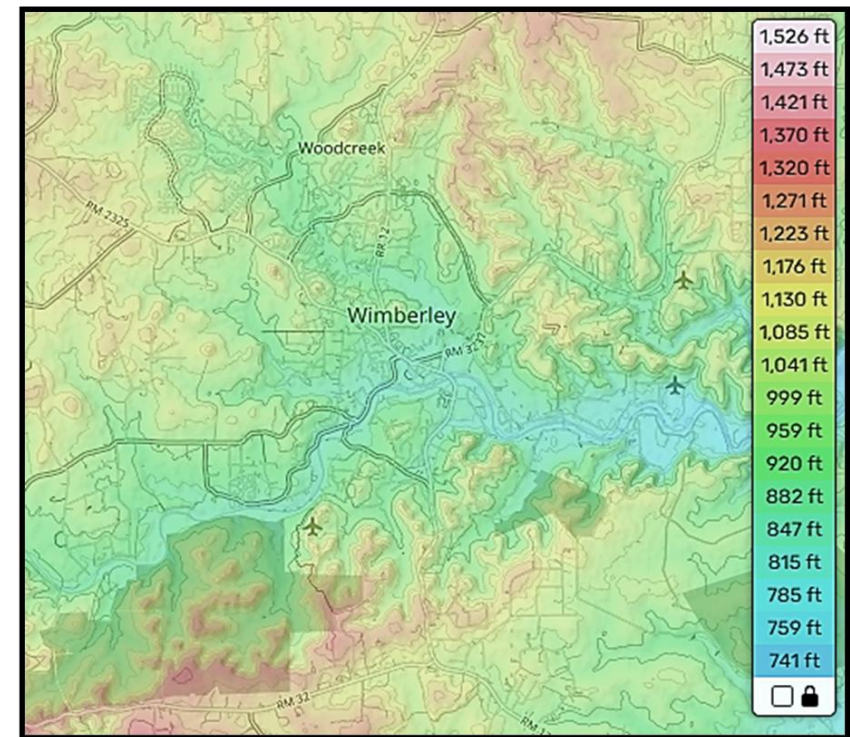


Figure 4.1: Elevation in Wimberley

- ❖ Highest population concentrations align closely with the Blanco River corridor and central Wimberley, areas within low to mid-elevation bands (741–1,130 ft).
- ❖ Communities such as Woodcreek and the southern extensions of the City also show high population clusters, though some are located in moderately safer elevations.
- ❖ Peripheral hill regions, though higher and safer, remain sparsely populated due to limited access and development costs.

This settlement pattern creates a significant overlap between high-density and high-risk flood zones, emphasizing the need for targeted mitigation strategies.

Critical Infrastructure: Schools and Hospitals

Mapping of school and hospital/clinic locations shows:

- ❖ All major schools and healthcare facilities are situated in or near central Wimberley, within moderate to high-risk flood zones.
- ❖ These facilities serve the most densely populated areas and are potentially vulnerable during extreme weather events.

This presents both a public safety concern and a strategic planning opportunity for fortification and possible decentralization of future critical services. The strategic recommendations for this infrastructure is as follows:

Flood Mitigation and Infrastructure Resilience:

- ❖ Reinforce and retrofit existing critical facilities (schools, hospitals) located in flood-prone areas.
- ❖ Develop alternative access routes and elevate utility systems.

Land Use and Zoning Policies:

- ❖ Limit high-density development within zones below 1,000 feet elevation.
- ❖ Prioritize future residential and institutional growth in zones above 1,130 feet.

Emergency Planning and Evacuation:

- ❖ Design comprehensive evacuation routes that connect low-lying population clusters with higher-elevation safe zones.
- ❖ Equip emergency shelters in elevated areas with adequate capacity and access.

Wimberley, TX - Risk Zones with School & Hospital Locations

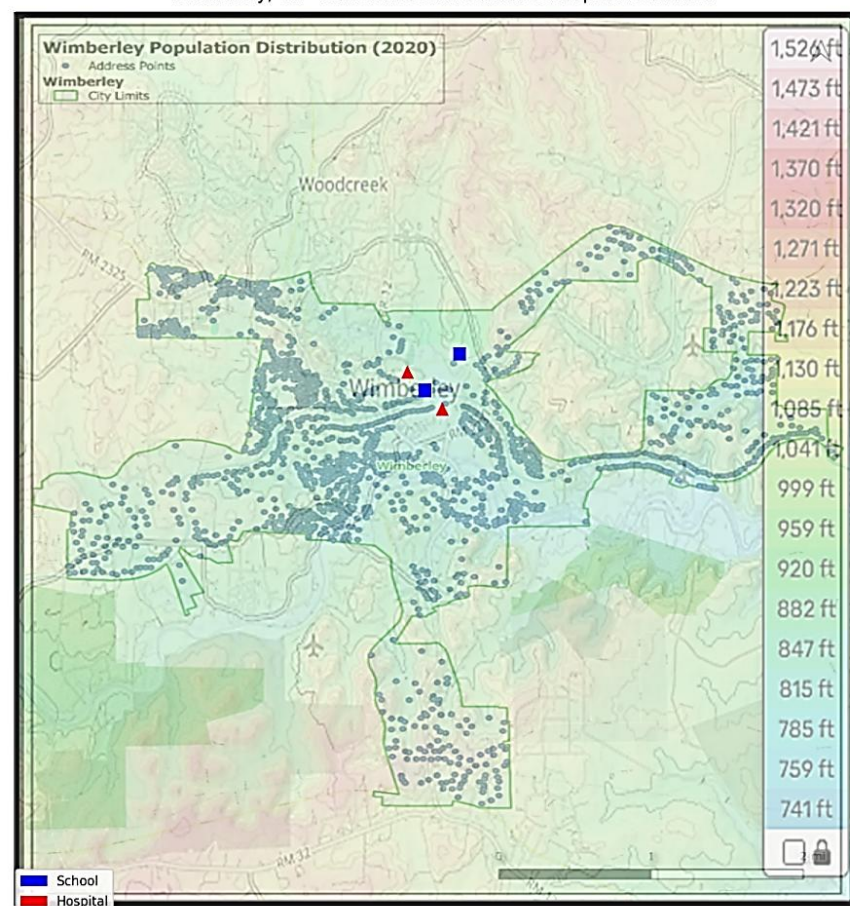


Figure 4.2: Risk Zones and Critical Infrastructure in Wimberley

Development Incentives in Safer Zones:

- ❖ Offer planning incentives or infrastructure support for developers investing in higher, lower-risk terrain.
- ❖ Explore public-private partnerships to distribute essential services into less vulnerable locations.

Conclusion: This analysis provides a vital foundation for future urban planning, public safety enhancements, and sustainability in Wimberley. The integration of topographic, demographic, and infrastructure data supports evidence-based decisions to protect residents, maintain essential services, and guide responsible growth.

Water Bodies

Figure 4.3 highlights several notable water bodies, including creeks, rivers, and reservoirs. These water features significantly influence urban development, infrastructure planning, and flood management in the region.

The following is a list of the most prominent and influential water bodies in Wimberley:

- ❖ **Blanco River:** The City is located at the confluence of the Blanco River and Cypress Creek. These water bodies are crucial for the local ecosystem and recreational activities but also pose flood risks, especially during heavy rainfall. The proximity to these water bodies means development must consider flood plains and potential water management issues.
- ❖ **Cypress Creek:** This creek runs through the heart of Wimberley and joins the Blanco River. It is a vital part of the local watershed but similarly restricts development in its floodplain area.

Wimberley Water Bodies



Figure 4.3: Water Bodies in Wimberley

500-Year Floodplain

Figure 4.4 highlights all the areas in and around Wimberley that fall within the FEMA 500-year floodplain.

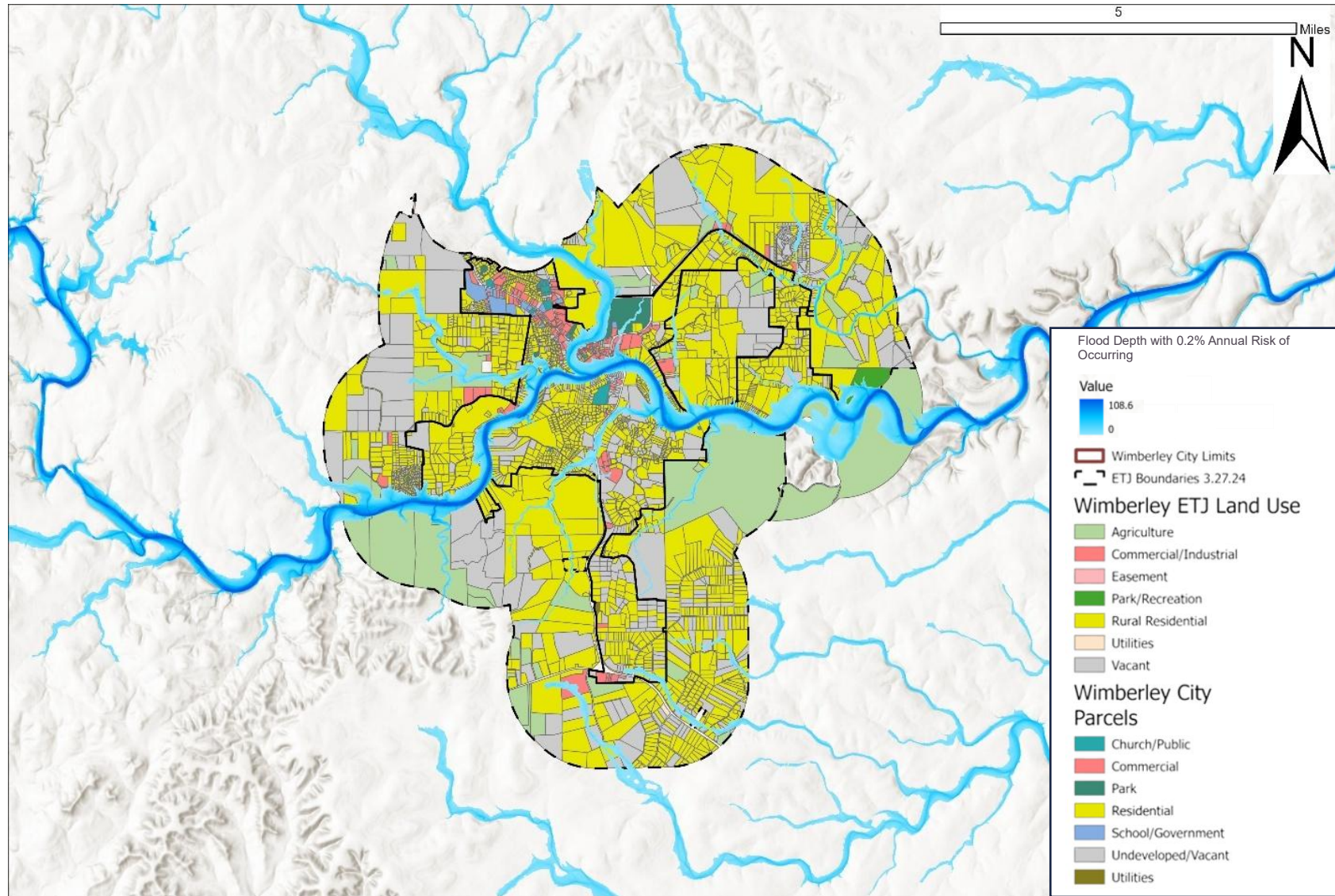


Figure 4.4: 500-Year Floodplain in Wimberley

Concentrated Floodplain Presence: The 500-year (0.2%) floodplain is most prominent along the rivers and creeks. It is primarily concentrated around the Blanco River and Cypress Creek, dividing Wimberley into thirds.

Highest Risk Area: The darkest shades represent flood depths greater than 18 feet, primarily covering low-lying areas, particularly in the following areas:

- ❖ Along the Blanco River, cutting through Wimberley from the west to east.
- ❖ Along the Cypress Creek, channeling the floodplain in the north, though not as deep as the Blanco River.

Overlap with Land Uses:

- ❖ Commercial (Red): There is a cluster of commercial parcels in the central north, and a smaller area in the southern part of Wimberley that are within or very near the floodplain.
- ❖ Residential (Yellow): Several residential parcels fall within the floodplain, which could possibly lead to housing impact in the event of a major flood.
- ❖ Agriculture (Light Green): The agriculture parcels where the Blanco River crosses Wimberley on the east and west have areas where the flood water can reach the greatest depth.
- ❖ Parks and Recreation (Dark Green): Multiple parcels intersect with the floodplain, especially in northern and eastern Wimberley.

- ❖ School and Government (Blue): The school and government parcels are in the northwest and are not heavily impacted by the 500-year floodplain.

Impact on Development: Wimberley's development is heavily influenced by its rugged topography and proximity to key water bodies. Situated on the Edwards Plateau, the City's elevation ranges from 787 to 1,243 feet, creating rolling hills and valleys that limit large-scale development and require tailored engineering solutions. The Blanco River and Cypress Creek provide recreational and ecological value, but also pose flood risks. In the extensive 500-year floodplains, especially along the Blanco River, flood depths can exceed 18 feet. Development in these areas must incorporate elevated construction, flood-resistant infrastructure, and strategic land use planning. Bridges, roadways, and other critical infrastructure must be designed to withstand seasonal flooding and ensure year-round accessibility. At the same time, the area's natural beauty and recreational opportunities support tourism and community identity. While Wimberley's water bodies enhance its natural charm and offer economic benefits, they demand thoughtful flood management and urban planning. Achieving a balance between development, environmental protection, and infrastructure resilience is essential for sustainable growth in the region.

Climate and Geology

The following geological characteristics must be considered in local construction practices to manage the challenges posed by the soil and to preserve the natural and historical value of the area.

Humid Subtropical Climate: Wimberley experiences hot, humid summers and mild winters, with an average annual rainfall of about 37 inches. This climate contributes to soil erosion and the need for effective stormwater management systems. The area experiences mild climate throughout the year with warm, sunny days in the summer and cool, wet winters. Average highs during the summer months reach into the mid-90s while winter lows rarely dip below freezing.

Expansive Soils: In Wimberley, dealing with expansive soil is a major concern when it comes to building structures. These soils can swell when they absorb water and shrink as they dry, leading to potential movement and damage to building foundations. To counteract this, builders need to use specific construction methods that ensure the foundations can handle these changes without becoming unstable or deteriorating over time.

Geological Structure: The underlying geology of Wimberley is significantly influenced by the Glen Rose Formation, which is about 900 feet thick and noted for its unique stair-step landscape. This appearance results from the varying erosion rates of its different rock layers. The formation consists mainly of hard limestone and softer dolomite and marl. The limestone varies in texture from very fine and smooth to slightly rough, in shades of light gray to yellowish gray.

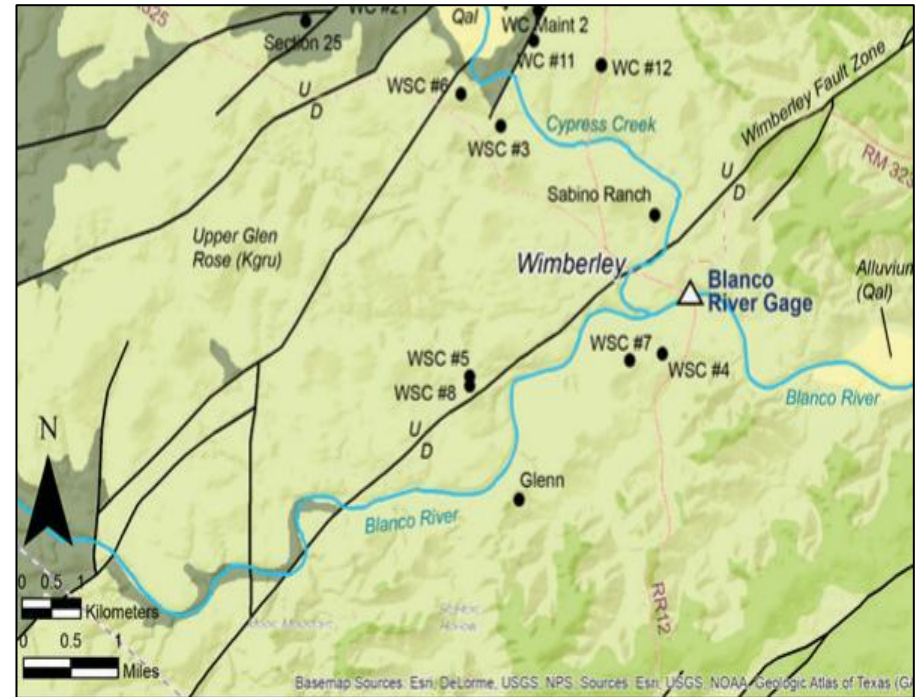


Figure 4.5: Surficial Geology and Well Location Map

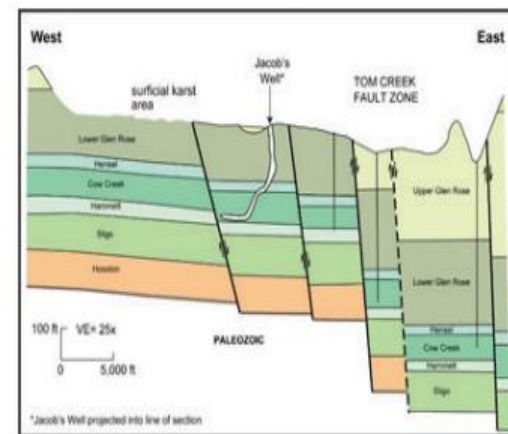


Figure 4.6: Geologic Cross Section through the Wimberley Valley

Dolomite is similar in texture but is porous and has a yellowish-brown hue. This geological structure is also rich in fossils from ancient marine life, making it a site of both scientific interest and practical challenge. The upper part of the formation, known as KGRU, consists of thinner, more dolomitic layers with fewer fossils and accounts for about 400 feet of the total thickness.

Ground Cover

Figure 4.7 uses various colors to represent various land use categories:

Trees/Vegetation (Green):

- ❖ Scattered throughout the area, especially surrounding the build zone in the north.
- ❖ Dense patches in the south and southwest of Wimberley.
- ❖ Likely to provide natural buffers and help maintain environmental stewardship.

Built/Structure (Red):

- ❖ Concentrated around RM 12 and the Blanco River.
- ❖ Indicates urban development including residential, commercial, and industrial land use.
- ❖ Denser on the west side of RM 12.

Range Land (Tan):

- ❖ Mostly spread across the northwest and southwest, as well as the southeast.
- ❖ Located outside of city limits, with some spots within.



Figure 4.7: Land Cover Map of Wimberley. Source: Esri | Sentinel-2 Land Cover Explorer

4.3 Watershed

Cypress Creek Watershed

A watershed is a region where all the water, nutrients, pollutants, and sediments flow downhill to a common point, like a river or lake. They vary in size; for example, the Cypress Creek watershed in central Texas covers about 38 square miles and feeds into the larger Blanco River watershed, which spans about 500 square miles. Watersheds are shaped by natural landscapes and influenced by weather and human activities. Changes in climate can cause erosion, and human development can impact water flow and quality. In areas like the Cypress Creek watershed rapid urbanization and population growth pose additional pressures on the watershed's health and capacity. For instance, Hays County's population is projected to grow significantly by 2040, leading to increased development within the watershed area.

Watershed Protection

The 2015 Cypress Creek Watershed Protection Plan stands as an example of community resiliency, crafted to safeguard the watershed's integrity and sustainability for the long haul. By tackling nonpoint source pollution like nitrogen and Total Suspended Solids and marrying groundwater with surface water management, the Plan lays a foundation for preserving water quality for future generations. Its proactive stance, deeply rooted in community involvement and a holistic grasp of the watershed's hydrology, not only addresses current environmental challenges but also sets a precedent for watershed management across Central Texas, demonstrating the power of collective effort in building a resilient future.

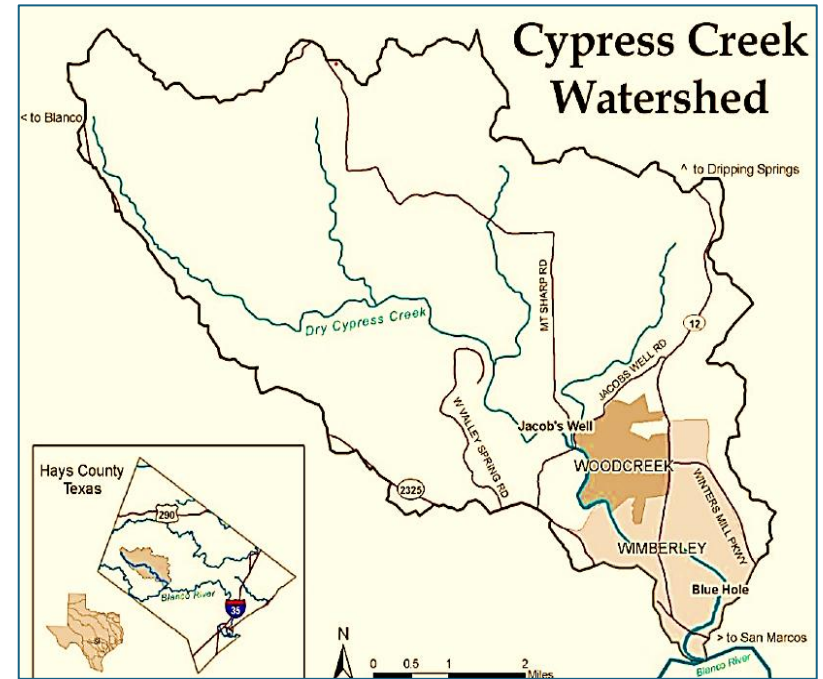


Figure 4.8: Cypress Creek Watershed, Central Texas Map. Source: 2015 Cypress Creek Watershed Protection Plan

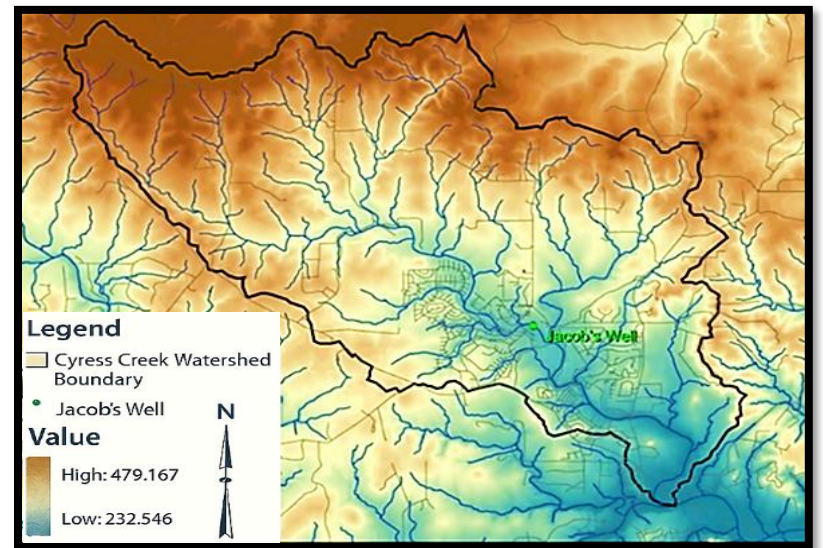


Figure 4.9: Wimberley Cypress Creek Watershed Elevation

Adaptive Management Toolbox (Cypress Creek Watershed Protection Plan, 2015)

HIGHEST PRIORITIZATION	SECOND HIGHEST PRIORITIZATION	MEDIUM PRIORITIZATION	LOW PRIORITIZATION
Water Conservation Pricing Strategies	Urban Wildlife Management: Deer	Rainwater Harvesting Strategies	Rock Weirs/Cross-vanes
Water Conservation Program for Water Providers/Municipalities	Riparian Buffers	Cypress Creek Land Trust	Vegetative Filter Strips
Special Groundwater Management Area	Water-intensive Turf Grass Ordinances and/or Ban	Nutrient & Fertilizer Management	Livestock Water Quality Management Plan
Groundwater Protection Strategy	Groundcover Establishment: Agricultural	Habitat Conservation Areas: Urban	Rain/soil moisture sensors
	Parking Lot Pervious Design Strategies	Rock Berms/Gabions	Wastewater Solutions
	Xeriscaping/Native Scaping	Biofiltration/Rain Garden	Septic replacement program
	Engineered Swales	Tree Protection	
	Conservation Easements	Groundcover Establishment: Urban	
	Karst Feature Protection Measures	Porous/Pervious Pedestrian Walkways	
	Comprehensive Stormwater Assessment	Alternative Brush Control -- Prescribed burns	
	Purchase of Development Rights	Grazing Management Strategies	
	Landscape Mulching	Landowner Incentive Program	

Figure 4.10: Cypress Creek Watershed Priorities

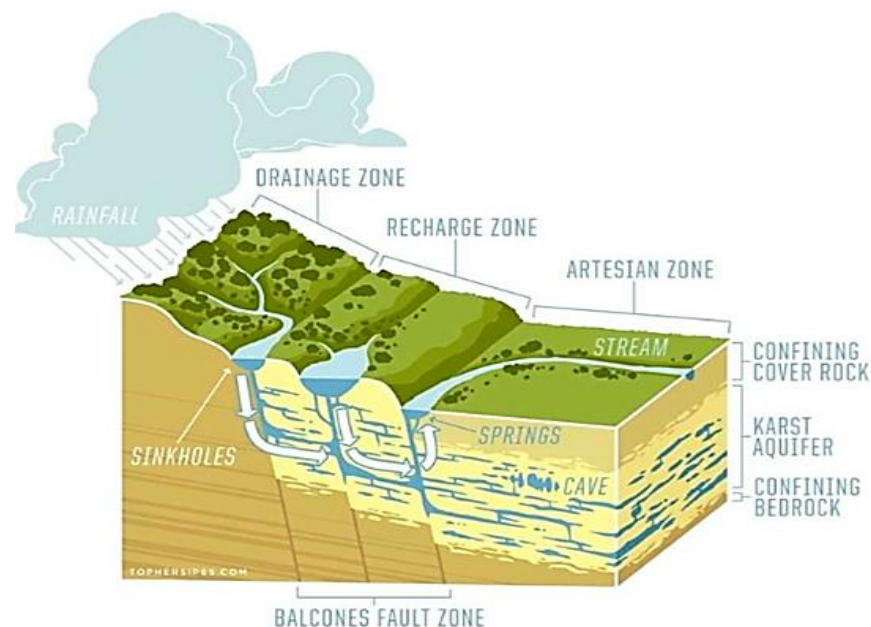
Key Elements

- ❖ Implements best management practices (BMPs) for Cypress Creek's water quality improvement and maintenance.
- ❖ Demonstrates effectiveness of BMPs in stormwater and low impact development.
- ❖ Protects source groundwater, notably from Jacob's Well, for Cypress Creek's flow.
- ❖ Combines stormwater plans with BMPs like rain gardens and biofiltration.
- ❖ Creates educational content and outreach to protect water quality.
- ❖ Upgrades the Cypress Creek Decision Support System for assessing development impacts.
- ❖ Reviews and enhances local ordinances for water quality preservation.
- ❖ Encourages green infrastructure and prioritizes sustainable development proposals.
- ❖ Engages the community in water conservation for active watershed health.
- ❖ Acts as a model for resilient watershed management in Central Texas.

Ongoing Purpose

Cypress Creek's health hinges on effective recharge and groundwater management due to its karst geology, which allows

easy water flow through limestone, leading to increased vulnerability to pollutants and quick changes in water quality. Challenges like droughts have historically lowered dissolved oxygen levels, classifying the creek as impaired, although it currently meets standards. Nonetheless, issues like erosion, bacterial contamination, and reduced dissolved oxygen persist, exacerbated by climate change, pollution from nonpoint sources, and land use changes. This necessitates robust community-led environmental stewardship and strict development controls to prevent further degradation and ensure the vitality of crucial water sources like Jacob's Well, which significantly contributes to the creek's ecosystem. Strategies and Recommendations to protect the region's water resources are discussed in detail in the One Water Study.



4.4 Community Planning Principles

Smart growth planning in the U.S. emerged in response to the negative impacts of suburban sprawl, which includes environmental damage, high infrastructure costs, and reduced community cohesion.

It focuses on sustainable urban development within existing areas to preserve green spaces and curb sprawl. The strategy promotes diverse transportation and housing, fostering community involvement in planning processes. In Wimberley, applying smart growth principles could greatly enhance community well-being, economic stability, and environmental health, steering the community towards a more sustainable and equitable future. These principles advocate for the following approaches.



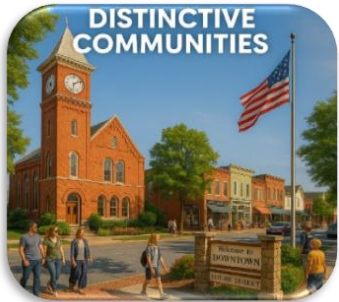
Integrating residential, commercial, and recreational spaces to foster vibrant, economically sustainable communities where walking, cycling, and mass transit become feasible and preferable.



Promoting high-density housing options which conserve land, reduce infrastructure costs, support public transit systems, and curb urban sprawl.



Providing a mix of housing types—apartments, townhouses, single-family homes—to accommodate various demographic and income groups, fostering a diverse and inclusive community.



Preserving unique local characteristics and heritage, making each community distinct and enhancing residents' pride and connection to their town.



Maintaining undeveloped green spaces to protect natural habitats, enhance recreation, and manage stormwater, which also contributes to better air and water quality.



Directing new growth towards already-developed areas to make efficient use of existing infrastructure and preserve untouched land.



Providing a variety of transportation options, including safe pedestrian and bicycle paths, to reduce reliance on vehicles.



Reforming zoning and building codes to eliminate barriers to smart growth, making it easier for developers to pursue projects that align with these principles.



Engaging residents in the planning process to ensure developments meet local needs and preferences, enhancing community support and satisfaction.

Implementing smart growth principles in Wimberley enhances community resilience by promoting economic vitality through efficiently using infrastructure, boosting local businesses, and reducing municipal costs. Environmentally, it supports sustainability by preserving natural resources and encouraging development in existing urban areas with non-vehicle transportation options.

Health benefits are achieved by promoting walkable neighborhoods, which increase physical activity and reduce vehicular accidents. These strategies collectively foster a resilient, economically vibrant, and environmentally sustainable community, making Wimberley an attractive place to live and work. Wimberley has consistently applied these principles in its planning processes, integrating them across various planning categories.

4.5 Setting for Future Growth

2025 Greater Planning Area

Wimberley has specific geographic and administrative area defined for regulatory and planning purposes. These include the city limits, the extraterritorial jurisdiction, and the land use planning area. Each of these areas serves different purposes in terms of governance, development, and urban planning. A breakdown of these components is as follows:

City Limits: The city limits of Wimberley mark the boundaries where the city government has complete authority to enforce laws and provide municipal services like water, sewer, and police protection. The land within the city limits adds up to 9 square miles and has a population density of approximately 321 people per square mile.

Extraterritorial Jurisdiction (ETJ): The ETJ, which extends 0.5 miles beyond the city limits, grants Wimberley certain regulatory powers without full jurisdiction. In this zone, Wimberley can enforce land development and subdivision regulations but cannot levy city taxes. The ETJ's purpose is to manage growth close to the city limits and prepare for potential future annexation of these areas into the City.

Existing Land Use Planning Area: This area encompasses both the city limits and the ETJ and may even extend beyond the ETJ. The land use planning area is where the City plans future growth, land use, infrastructure development, and more comprehensive zoning regulations. This planning helps the City manage and direct its expansion in a way that supports sustainable development and integrates with regional plans.

Current Land Use Map

The distribution indicates an opportunity for strong housing presence, while commercial and school/government provides employment and economic opportunities. The total estimated land use area is approximately 9 square miles. Based on the land use proportions provided in Figure 4.12, the approximated breakdown of land use in square miles and by percentage is as follows:

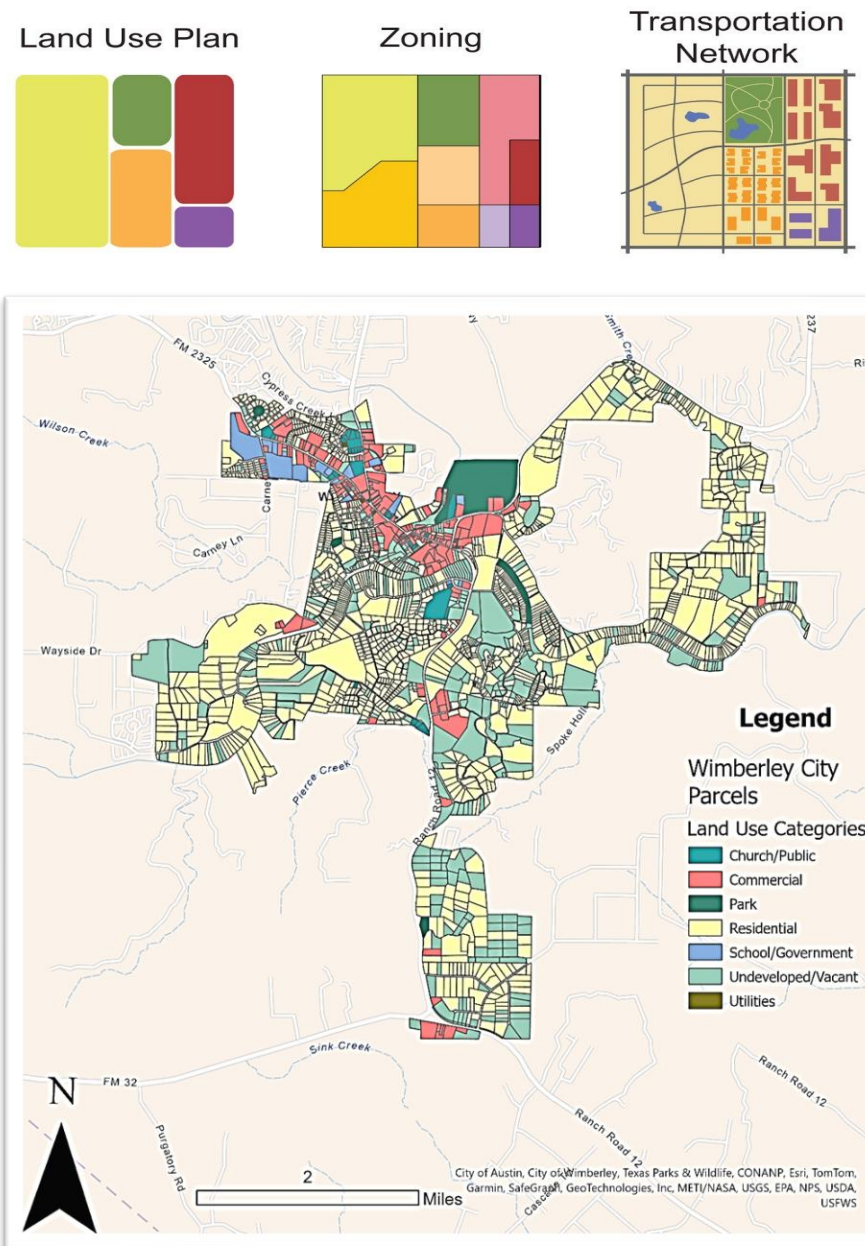


Figure 4.11: Wimberley Land Use Map

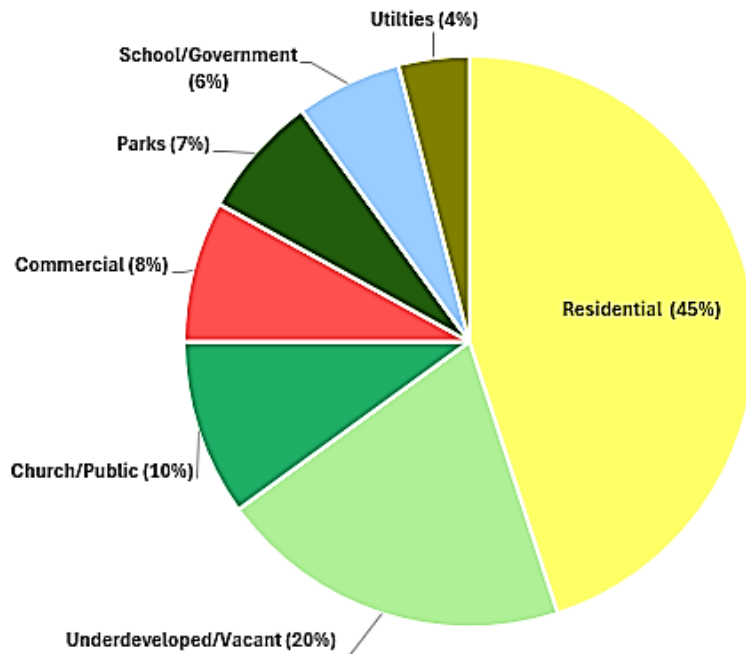


Figure 4.12: Wimberley Land Use Proportions

Key Points

- ❖ The existing land use pattern in Wimberley is predominantly residential, with housing occupying an estimated 4.05 square miles or roughly 45% of the City's 9 square mile area.
- ❖ Undeveloped and vacant parcels account for the next largest share at 1.8 square miles (20%), suggesting ample opportunity for future growth or preservation.
- ❖ Church/public lands and commercial zones follow at 10% and 8%, respectively, supporting both community institutions and the local economy.

- ❖ Residential: 4.05 square miles (45%)
- ❖ Underdeveloped/Vacant: 1.80 square miles (20%)
- ❖ Church/Public: 0.90 square miles (10%)
- ❖ Commercial: 0.72 square miles (8%)
- ❖ Parks: 0.63 square miles (7%)
- ❖ School/Government: 0.54 square miles (6%)
- ❖ Utilities: 0.36 square miles (4%)
- ❖ Parks make up about 7% of the land use, offering valuable recreational space, while school/government buildings and utilities occupy smaller portions at 6% and 4%.
- ❖ These proportions reflect Wimberley's semi-rural, community-centered identity, while highlighting areas for strategic development, such as increasing park access or expanding commercial hubs.

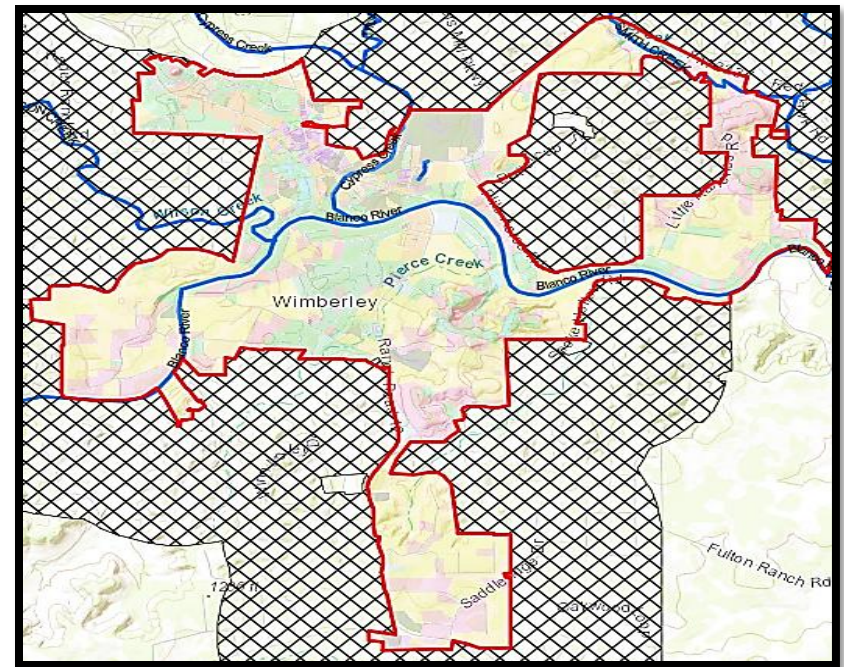


Figure 4.13: Wimberley Planning Area and Zoning Map

Current Land Use Management

Wimberley is currently managing land use with a strong emphasis on sustainable growth and environmental conservation. The community has implemented various measures to protect its natural resources, particularly focusing on water conservation due to recurring drought conditions. For example, the City has entered Stage 4 drought conditions, necessitating significant reductions in water usage across the district.

The local government has enacted comprehensive ordinances to guide development and land use within the City. These ordinances cover zoning regulations, building codes, and environmental protections to ensure that growth is managed in a way that preserves the character and natural beauty of the area.

Wimberley also places a high priority on maintaining its natural landscapes and green spaces, with numerous properties being sold specifically for conservation purposes. Real estate trends show a mix of residential and commercial developments, with a noticeable emphasis on maintaining open spaces and low-density housing to prevent overdevelopment.

4.6 Other Plans and Studies

First Comprehensive Plan and Updates

Wimberley's land use planning, as outlined in the Wimberley Comprehensive Plan and Land Use Guidelines, played a crucial role in enhancing community resilience by balancing development with

environmental preservation, property rights, and community well-being. The planning framework included resilient zoning strategies, utilizing Wimberley Planned Development Districts and Conditional Use Permits, as well as Figure 4.14, a dynamic Planning Area-Land

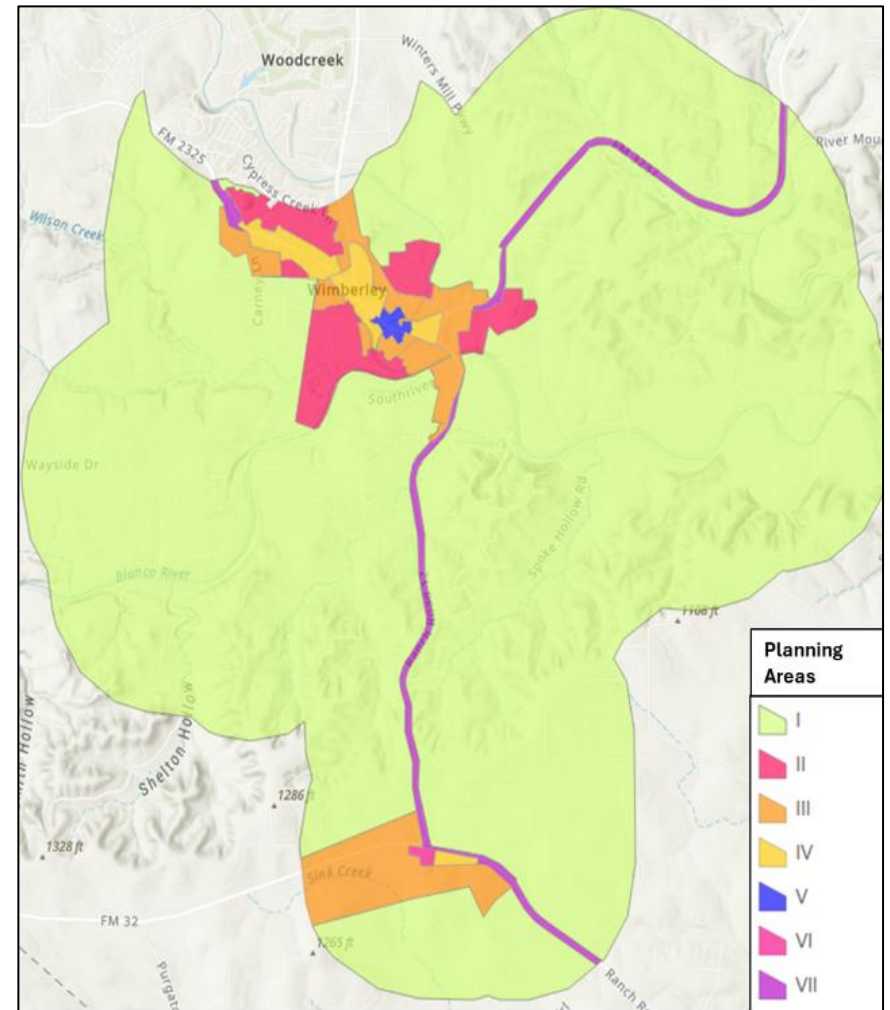


Figure 4.14: Wimberley Planning Area Map. Source: ArcGIS, <https://www.arcgis.com/home/webmap/viewer.html?layers=c5b28498a6274eea9abaa4c106f27640>

Use Map that categorized areas based on their anticipated impact and use characteristics:

- ❖ Planning Area I: Large residential lots and farming with very low impact.
- ❖ Planning Area II: Traditional homes with low impact.
- ❖ Planning Area III to V: Varying degrees of community and commercial services with minimal to high impact.
- ❖ Planning Area VI: Critical services with very high impact.
- ❖ Planning Area VII: Community services and traditional homes with low impact.

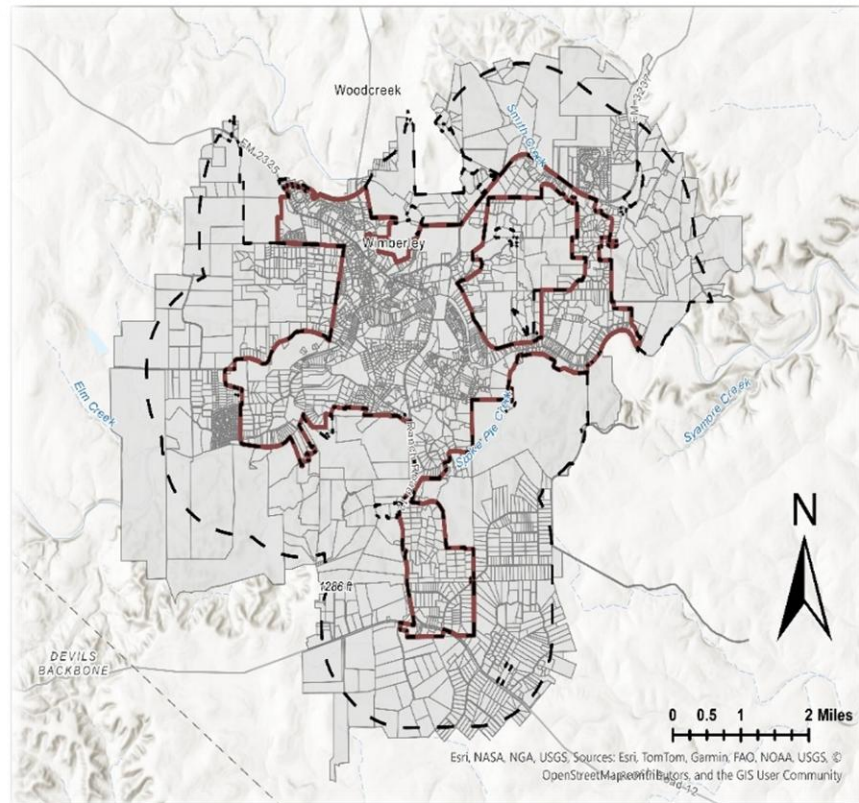


Figure 4.15: Wimberley Proposed Planning Area

The development strategy, rooted in the Comprehensive Plan, aimed to bolster community resilience by organizing growth from dense urban centers to more dispersed residential areas while preserving the City's unique character. This was achieved through strategic zoning and land use regulations, ensuring diverse housing and protecting essential community assets. The Plan's execution involved detailed zoning regulations, flexible land-use policies, and consistent reviews to ensure development aligned with community goals, emphasizing dense urban centers, diverse residential options, and green space preservation, all tailored to maintain the City's identity and prevent urban sprawl.

4.7 Future Land Use for the Next 20 Years

Planning Area Delineation

To guide sustainable growth over the next 20 years, Wimberley's Future Land Use Plan emphasizes thoughtful expansion that honors the Hill Country's natural character and ecological sensitivity. As the population grows, the Plan balances community values with economic opportunities by encouraging clustered residential development, preserving open spaces, and directing growth away from environmentally sensitive areas. It also supports walkability and mixed-use centers, as well as aligning development with existing infrastructure to maintain Wimberley's small-town charm while meeting future housing and service needs.

The planning area, as shown in Figure 4.15, extends beyond Wimberley's city limits and extraterritorial jurisdiction (ETJ) to include all parcels that intersect either boundary. This approach captures both incorporated and nearby areas likely to be affected by future development. Expanding the planning footprint allows for a coordinated approach to land use, infrastructure, and regional connectivity. It also supports consistent, equitable policies across boundaries, key to preserving community character and environmental quality.

Land use patterns in the proposed area reveal concentrated residential zones near the city core and scattered rural, agricultural, and undeveloped lands on the outskirts. Environmentally sensitive areas such as floodplains, steep slopes, and key creek corridors, such as Cypress and Smith Creeks, are prioritized for conservation or limited development. Recommendations include creating land use buffers, supporting conservation easements, and focusing on infill development where infrastructure is already in place, fostering resilient, well-planned growth that protects Wimberley's natural beauty and livability.

The Future Land Use Map (FLUM), seen in Figure 4.16, displays seven primary land use categories:

- ❖ **Single-Family:** Primarily intended for low-density, single-family homes.
- ❖ **Mixed Use:** Areas integrate residential, commercial, and light industrial uses, providing flexibility in development.
- ❖ **Highway Corridor:** Areas concentrated along major highways and arterial roadways that serve as economic gateways.
- ❖ **Natural Area:** Areas preserved for natural landscapes, parks, water bodies, and environmentally sensitive regions.

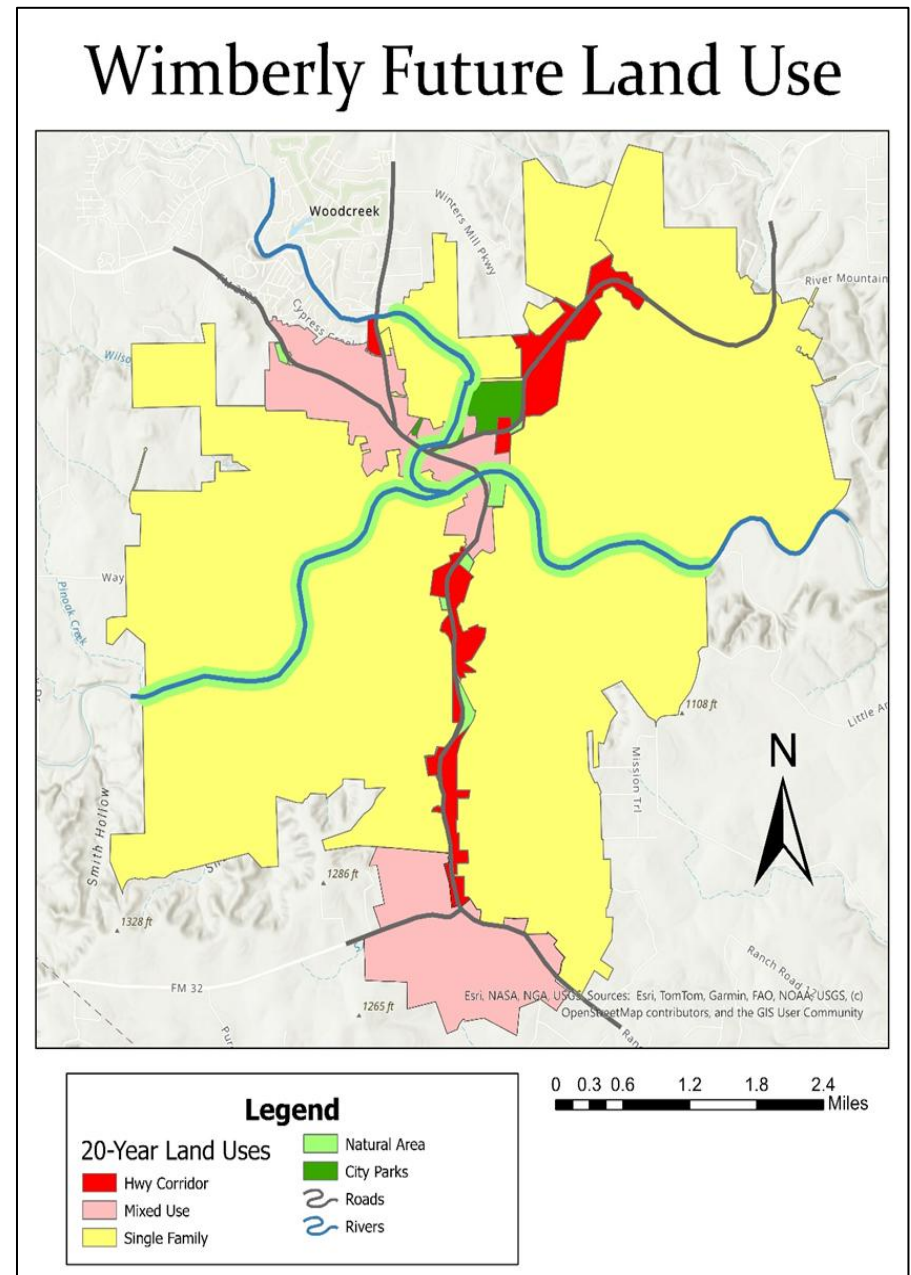


Figure 4.16: Wimberly Future Land Use Map (FLUM)

- ❖ City Parks: City-designated land for public, recreational use.

Key Observations

- ❖ Single-Family Dominance: Single-family residential areas occupy the largest portion of the map, concentrated in the eastern and western sections. This suggests a focus on low-density, family-oriented housing.
- ❖ Concentrated Mixed Use Zones: There are defined Mixed Use zones in the north and south, which are especially concentrated around the major city entrances. These zones imply strategic placement of mixed use to create a welcoming gateway into Wimberley.
- ❖ Channeling Highway Corridor: The Highway Corridor land use line Wimberley's major roads, such as RM 12 and FM 3237. This implies great economic activity, and transportation-oriented development.
- ❖ Natural Preservation: Green corridors and natural areas are maintained along riverbanks and sensitive ecological regions, ensuring environmental protection.
- ❖ Park Connectivity: The parks are strategically located to be linked by proposed green corridors and natural areas. This connectivity will enhance access to outdoor recreation spaces, improve public health, increase accessibility, and strengthen community identity.

Strategic Implications (2025–2045)

- ❖ Low-Density Residential Dominance: The prominence of single-family land use in both the eastern and western sections indicate a long-term pattern of low-density, family-oriented development. This may limit housing diversity unless it is balanced with other residential types.
- ❖ Gateway-Oriented Mixed Use: The concentration of Mixed Use zones at the City's entrances suggests an intentional strategy to enhance first impressions, promote economic activity, and create vibrant, multi-functional gateways into Wimberley.
- ❖ Highway-Oriented Economic Development: The Highway Corridor designation along RM 12 and FM 3237 positions these corridors as key economic engines for the City, supporting vehicle-oriented commercial uses and regional access.
- ❖ Ecological Conservation and Resilience: The preservation of green corridors and natural areas along riverbanks supports long-term environmental resilience, biodiversity, and flood mitigation, aligning with sustainability goals.
- ❖ Regional Water Supply Management: Sustaining Wimberley's water recreational tourism economy will require careful management of water supply resources and consideration and adoption of strategies discussed in the One Water Study.
- ❖ Connected Park System: The location of city parks near green corridors presents a major opportunity to develop a cohesive and accessible recreational network that promotes public health, active living, and community interaction.

Recommendations

- ❖ **Diversify Housing Opportunities:** Explore infill and medium-density residential options to complement single-family areas and support a broader range of housing needs.
- ❖ **Strengthen Mixed Use Gateways:** Invest in gateway design enhancements, such as streetscaping, signage, and public art, and encourage mixed use development that balances residential, retail, and office space to create lively entrances.
- ❖ **Support Highway Corridor Businesses:** Provide infrastructure improvements, such as turn lanes, signage, and access roads, and design standards to support commercial vitality while mitigating traffic and visual clutter.
- ❖ **Expand Green Infrastructure:** Prioritize the protection and expansion of natural areas and river corridors through conservation easements, low-impact development policies, and native landscaping.
- ❖ **Implement One Water Strategies:** Support long term economic stability by prioritizing the protection of the Trinity Aquifer and flows to Cypress Creek, Jacob's Well, and Blue Hole through the exploration, development and implementation of the strategies recommended in Figure 9.6, the One Water Study Implementation Table.
- ❖ **Implement Park and Trail Connectivity Plan:** Develop a citywide greenway and trail system that links parks, neighborhoods, schools, and natural areas to encourage recreation, alternative transportation, and ecological awareness.

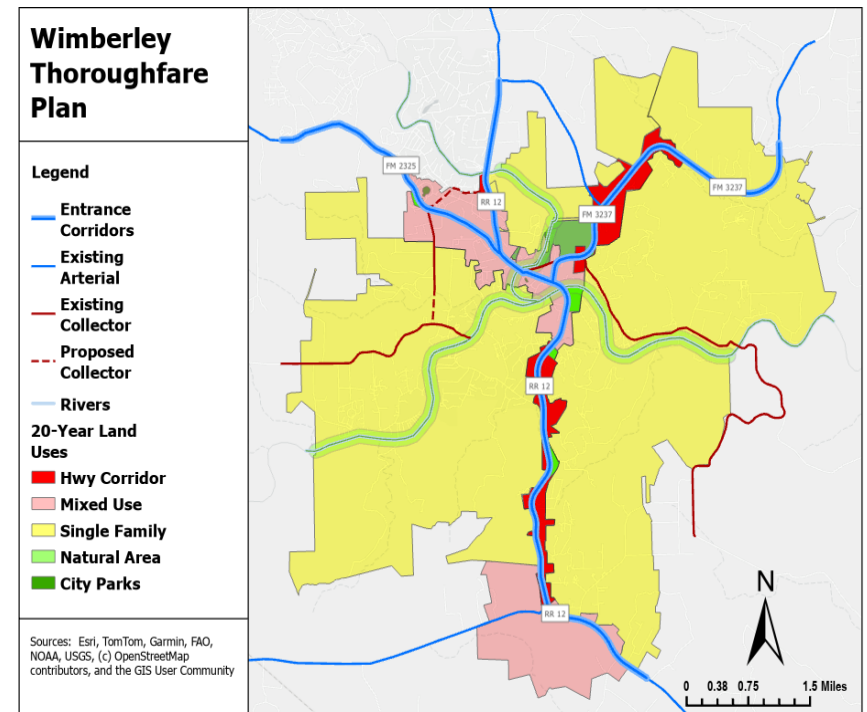


Figure 4.17. Wimberley Future Thoroughfare Map

4.8 Future Thoroughfare Plan

Overview

The future thoroughfare plan map, seen in Figure 4.17, is a strategic planning document designed to guide the future development of the transportation network within a defined region. The map uses a color-coded and line-coded system to outline existing and proposed road types and their relationship to various land uses. It

is not a legally binding document but serves as a guide for long-term infrastructure planning.

Strategic Importance of the Map

This thoroughfare plan is a proactive planning tool that allows local authorities, developers, and stakeholders to envision the long-term development of the region's road network. It ensures that future growth is systematically managed, promoting economic growth while maintaining quality of life and environmental sustainability.

Key Observations

Road Classification System:

- ❖ Existing Arterial (Blue): Main high-capacity roads for rapid movement of vehicles, connecting major urban centers.
- ❖ Existing Collector (Red – Solid Line): Intermediate roads collecting traffic from local streets and directing them to arterials.
- ❖ Proposed Collector (Red – Dashed Line): Future collector roads to expand network capacity.
- ❖ Local Streets (White): Low-capacity roads for the direct access to properties.

Recommendations

Efficient Transportation Network:

- ❖ Develop a hierarchical road system that categorizes roads based on their capacity and purpose (arterial, collector, and local).
- ❖ Ensure that major and minor arterials provide efficient routes for high-volume traffic across the region.

- ❖ Plan for future road extensions to accommodate population growth and increased travel demand.

Enhanced Connectivity:

- ❖ Improve connectivity between single-family, natural area, and highway corridor land uses.
- ❖ Facilitate direct access to significant regional destinations such as parks.

Balanced Land Use Planning:

- ❖ Align road network planning with land use designations to promote logical and sustainable development.
- ❖ Support commercial growth in the highway corridor with high access roads, and help free up congestion in single-family areas with collectors.

Flexibility for Future Development:

- ❖ Use proposed roads to indicate potential future expansions, depending on community needs and input.
- ❖ Adapt to ongoing public participation feedback and data.

Public Safety and Accessibility:

- ❖ Prioritize road design that ensures safe, accessible, and ADA-compliant facilities for all users, including pedestrians and cyclists.
- ❖ Design collector and local roads to support residential and lower traffic areas with excessive congestion.

Environmental Considerations:

- ❖ Protect environmentally sensitive areas (Natural/Green Zones) from excessive development.

- ❖ Integrate green corridors to maintain ecological balance and provide recreational space.

4.9 Special Areas

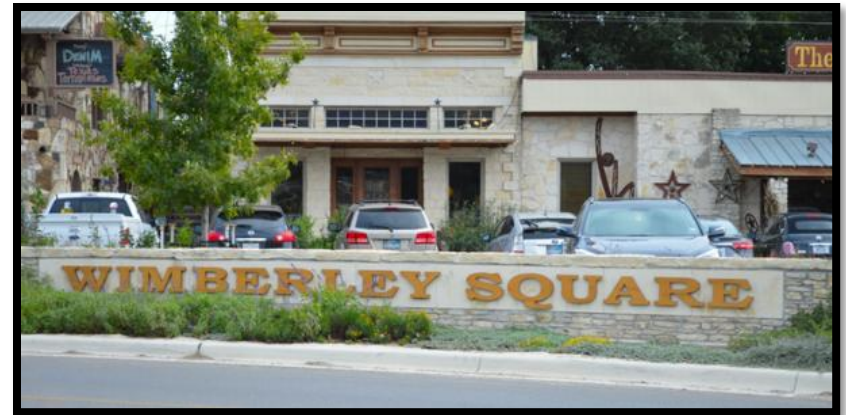
Strengthen the Central Business District

As Wimberley continues to grow and evolve, the city center remains the cultural, civic, and economic heart of the community. Preserving its unique Hill Country charm while enhancing its functionality is essential to the community's long-term identity and quality of life. This section outlines key strategies to guide the thoughtful development of the city center and the protection of sensitive adjoining waterways.

To ensure the city center remains a vibrant and walkable destination for residents and visitors alike, Wimberley will pursue a coordinated strategy focused on scale, character, and connectivity.

Key Priorities:

- ❖ Contextual Design and Scale: New development and redevelopment efforts within the city center must respect the existing scale and architectural character that define Wimberley's identity. Structures should prioritize low-rise, human-scale design that reflects regional materials, craftsmanship, and colors, avoiding urbanized or generic styles inconsistent with the area's heritage.
- ❖ Pedestrian Amenities and Circulation: Enhancing the walkability of the city center is critical. This includes the addition of shaded sidewalks, ADA-compliant crossings, benches, lighting, and



wayfinding signage to foster a safe and welcoming pedestrian environment. Improved connections between public parking areas, retail shops, parks, and civic facilities will reduce congestion and support small business activity. A review of current and future parking demands will guide the redesign of parking areas to be less visually intrusive and more functional. Shared parking arrangements, permeable surfaces, landscaped buffers, and discreet signage can help address parking needs while minimizing aesthetic and environmental impacts.

- ❖ Discouraging Strip Retail: Strip-style retail development—characterized by long, unbroken facades, expansive surface parking, and automobile-centric access—shall be discouraged within the city center. Instead, development should follow a village-style layout with buildings oriented toward the



street, mixed-use activity, and active frontages that contribute to a lively public realm.

- ❖ Landscaping and Visual Screening: All commercial developments will be required to incorporate native landscaping, maintain clean and attractive storefronts, and screen unsightly features such as dumpsters, mechanical equipment, or service bays. These measures will ensure that private development contributes positively to the overall aesthetics and environmental quality of the city center.

By focusing on the city center's thoughtful development and the protection of its natural corridors, Wimberley can maintain its distinctive character while embracing sustainable growth. These priorities reflect the community's commitment to small-town charm, ecological responsibility, and vibrant civic life.

Preserve Waterway-Adjoining Lands

Wimberley's waterways—most notably the Blanco River and Cypress Creek—are not only ecological treasures but vital to the community's cultural identity, tourism economy, and long-term resilience.

Waterway Preservation Strategies:

- ❖ Conservation Buffers: Maintain or establish riparian buffer zones along watercourses to filter runoff, mitigate erosion, reduce flood risk, and enhance wildlife habitat. Development near waterways should comply with strict setbacks and low-impact design standards.
- ❖ Floodplain Protection: Development within the 100-year and 500-year floodplains will be carefully regulated to avoid

increased hazard exposure. Nature-based solutions, such as wetlands, bioswales, and vegetated detention areas, will be prioritized over hard engineering.

- ❖ Scenic and Recreational Value: Protecting water-adjacent lands supports public access to scenic views, trails, and open spaces. Public and private efforts should work in tandem to preserve



these areas for passive recreation, education, and community events, while avoiding over-commercialization or degradation of natural features.

- ❖ Water Quality and Stewardship: Land use planning near waterways will incorporate best management practices for stormwater management and pollution control. Public awareness campaigns and voluntary conservation easements can help landowners contribute to long-term stewardship efforts.

Preserve Historic Sites

Wimberley's identity is deeply rooted in its unique history and cultural landmarks, many of which are nestled within the city center and its surrounding neighborhoods. Preserving these historic sites not only honors the City's past but also strengthens community pride, enhances tourism potential, and fosters a distinctive sense of place.

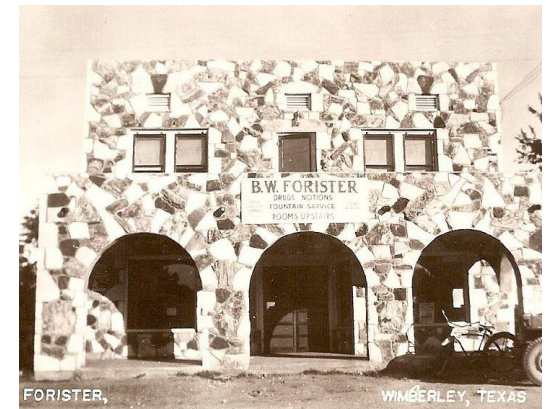
Historic Site Protection Strategies:

- ❖ Support the Identification and Documentation of Important Sites: Continue surveying and cataloging structures, landmarks, and landscapes that contribute to Wimberley's historical and cultural legacy. May involve working with local historians, academic institutions, and community members to ensure a thorough and inclusive record of significant sites.
- ❖ Offer Special Protection for These Sites: Implement ordinances or design standards that prevent demolition or inappropriate alterations of historic properties. Establish a local historic

preservation commission or overlay district to guide review processes and provide clear criteria for protected status.

- ❖ Collaborate with Owners and Entities for Preservation and Enhancement: Encourage voluntary preservation efforts through incentives such as tax abatements, matching grants, technical assistance, or fee waivers. Build partnerships with nonprofit preservation groups, state agencies, and heritage tourism organizations to amplify impact.
- ❖ Ensure New Development is Compatible with Historic Contexts: Require new construction and renovations near historic areas to respect scale, massing, materials, and landscaping patterns that align with the surrounding character. Design guidelines should promote sensitivity without discouraging architectural creativity or economic investment.

By preserving Wimberley's historic fabric while guiding context-sensitive growth, the City can reinforce its Hill Country charm, strengthen community identity, and ensure that its most treasured places endure for future generations.



Enhance Highway Entrance Corridors

Wimberley's gateway corridors are more than just roads—they are the first impression for visitors and a daily experience for residents. These entry points should reflect the City's Hill Country character, provide safe and efficient transportation, and promote a welcoming, cohesive visual identity. Enhancing these corridors will support economic vitality, encourage thoughtful development, and reinforce the community's values of scenic preservation and small-town charm.

Key Gateway Corridors:

- ❖ **RM 12:** Wimberley's primary north-south arterial, RM 12 serves as the main thoroughfare into the City from San Marcos to the south and Dripping Springs to the north. This corridor offers sweeping Hill Country views and transitions into the city center area. It is the most heavily traveled route and is vital for tourism, commerce, and emergency access.
- ❖ **FM 2325:** Entering Wimberley from the southwest, FM 2325 connects the community to Fischer and Blanco. The corridor is characterized by rural landscapes, open views, and a natural approach to the City. It serves as an important scenic entry point and supports both residential access and visitor traffic.
- ❖ **FM 3237:** Approaching from the southeast, FM 3237 links Wimberley to the rapidly growing communities of Kyle and the I-35 corridor. It serves as a key regional connector and is becoming more significant as population growth intensifies east of Wimberley.

Corridor Enhancement Strategies:

- ❖ **Create a Unified Gateway Design:** Install cohesive wayfinding signage, native landscaping, stone entry monuments, and dark sky-friendly lighting to define arrival points and reinforce Wimberley's identity. Entry features should reflect Hill Country vernacular design, including limestone, wood, and low-impact stormwater elements.
- ❖ **Promote Context-Sensitive Development:** Apply special design guidelines or overlay zones that address signage, setbacks, building scale, and architectural materials along highway corridors to prevent incompatible sprawl or strip development.
- ❖ **Preserve Scenic Quality and Viewsheds:** Limit billboards and large-scale commercial signage. Encourage conservation of tree cover and scenic vistas through vegetation buffers, conservation easements, and view corridor regulations.
- ❖ **Improve Multimodal Safety:** Where feasible, incorporate shared-use paths, enhanced shoulders, and safe pedestrian/bicycle crossings, particularly where corridors intersect with neighborhoods, parks, or civic destinations.
- ❖ **Coordinate with TxDOT and Regional Partners:** Engage with the Texas Department of Transportation (TxDOT) and regional planning entities to ensure corridor improvement projects reflect local priorities, including traffic calming, drainage, and native landscaping.
- ❖ **Identify Developable Gateways:** Along the corridors, efforts should be made to attract visitors into Wimberly. One area with potential, as noted by both our research and the stakeholders, is the RM 32/RM 12 junction. A deep-dive analysis of the area can be found in Annex 4. The purpose of the analysis is to weigh

options with the given constraints, such as soil types, groundwater regulation, etc.

By prioritizing these enhancements—which will improve aesthetics, safety, and functionality of Wimberley’s highway entrances—the City can create a more attractive, cohesive, and accessible environment that supports economic development while maintaining the community’s rural appeal.

Broader Vision

The Wimberley Valley—encompassing the City of Wimberley, City of Woodcreek, extraterritorial jurisdiction, and unincorporated areas of Hays County—benefits from shared natural assets, history, and challenges. The Wimberley Comprehensive Plan promotes community resilience through a collaborative approach that spans across jurisdictions, enhancing resource efficiency and reducing conflicts. This vision advocates for inclusive decision-making, incorporating the perspectives of non-residents and ensuring that local efforts align with broader governmental and community actions to boost the region’s resilience and sustainability. Because Wimberley currently relies on the same groundwater for potable water supply and recreational flows, the broader, regional approach highlighted in the One Water Study is especially important with respect to water resource management.





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CHAPTER 5

TRANSPORTATION

5.1 Overview

This chapter outlines a strategic approach to building a resilient and sustainable transportation system in Wimberley, by aligning land use planning with infrastructure development and hazard mitigation. The objective is to strengthen the community's ability to endure and recover from disruptive events while preserving the City's natural beauty and small-town charm.

Key Highlights

Resilience Through Integrated Planning: Transportation systems are critical for emergency response, economic activity, and daily connectivity. Integrating land use and hazard avoidance into infrastructure planning enhances Wimberley's resilience to floods, wildfires, and extreme weather events.

Existing Plans and Frameworks: The Wimberley Comprehensive Plan and Wimberley Valley Transportation Plan identify transportation needs related to population growth, tourism, and geographic constraints within a 5-mile radius. The 2022 Transportation Master Plan emphasizes improved connectivity, non-motorized transport options, and alignment with county and state plans. Emphasis is placed on improving local traffic flow, especially around the Wimberley Square, and collaborating with TxDOT on regional road improvements.

Road Classifications and Inventory: Wimberley's road network includes state-managed arterials (RM 12, FM 3237, FM 2325), local

city streets, and county roads. Surface types range from concrete and asphalt to chip seal and gravel, with varying life spans and maintenance costs. The City lacks exact traffic data but experiences moderate daily traffic on its main corridors.

Condition and Risk Assessment: Most major roads are in fair to good condition, but drainage issues, aging surfaces, and insufficient lighting persist. Hazards such as floods, wildfires, extreme heat, and winter storms pose significant threats to road usability and safety. A table of system risks (Figure 5.4) outlines potential hazard-specific impacts on the transportation network.

Maintenance and Resurfacing Strategies: While Wimberley performs reactive street maintenance via a small street department and limited funding, the Plan advocates for a proactive Street Maintenance and Improvements Program. Maintenance methods include crack sealing, base repair, chip sealing, overlays, and full reconstruction.

Pavement Survey and Prioritization: To manage street conditions systematically, the Plan recommends a formal Pavement Survey every five years. Streets are rated for traffic volume and surface distress, generating a composite score to guide maintenance prioritization. This data-driven approach supports cost-effective decision-making and long-term infrastructure health.

Project Recommendations:

- ❖ Intersection upgrades (Old Kyle Rd & RM 12, RM 12 & FM 3237)
- ❖ Pedestrian and bicycle accommodations, especially downtown
- ❖ New road alignments and potential second river crossing
- ❖ Sidewalks and roundabouts as traffic calming and safety tools

Conclusion

Wimberley's transportation strategy balances mobility, safety, and aesthetics while preparing for future growth and climate-related risks. The chapter provides both high-level guidance and actionable steps, reinforcing the need for data-driven planning, interagency collaboration, and long-term investment in resilient infrastructure.

5.2 Resilient Transportation Systems

Integrating land use principles into transportation planning plays a pivotal role in enhancing community resilience by directing development away from hazard-prone areas and minimizing risk. It is essential for transportation networks and critical infrastructures to be robustly constructed to endure various hazards, ensuring they function during crises. This approach not only preserves essential services but also facilitates recovery and connectivity, positioning transportation planning as a vital element in ensuring a safe and resilient community.

5.3 Existing Plans

Wimberley Comprehensive Plan

The Roads and Transportation section of the Comprehensive Plan effectively outlined the transportation challenges facing

Wimberley, starting with its geographic isolation from major highways and progressing to the impact of population growth and tourism on local traffic conditions. It highlights the lack of significant pressure on state or county levels to improve road infrastructure, contrasting this with the increasing necessity for traffic management, road maintenance, and safety measures as key concerns among residents.

Wimberley Valley Transportation Plan

The Plan encompasses a 5-mile radius around Wimberley, incorporating the impact of regional growth on the City and ETJ's transportation planning, with a focus on enhancing connectivity through the construction of new or extended roads whose general routes are clear but subject to topography and land availability. Detailed proposals for new roads within the City and ETJ, along with

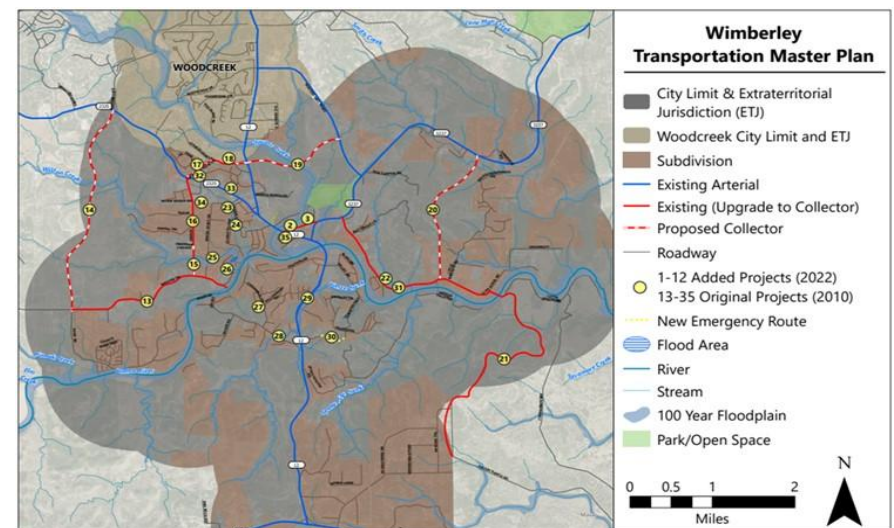


Figure 5.1: Wimberley Transportation Master Plan with Projects
Source: 2022 Wimberley Valley Transportation Plan

suggested connectors to improve Valley connectivity, are illustrated on Figure 5.1.

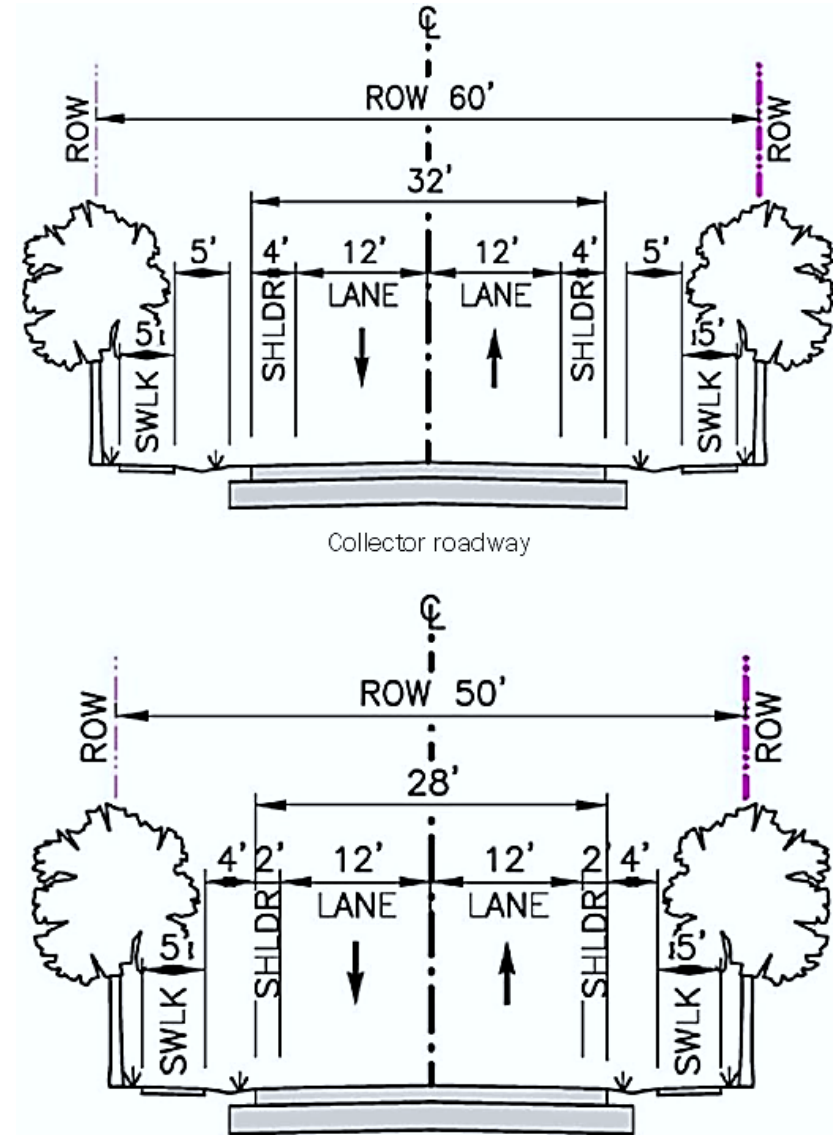
Wimberley updated its Transportation Master Plan in 2022, aiming to enhance its transportation system while preserving its small-town charm and natural beauty. This effort builds on modest progress since the original 2010 plan, addressing key transportation and mobility needs.

Despite a large population increase from 2010 to 2020, Wimberley maintains its modest growth without major new developments. RM 12 is a critical route through Wimberley, with traffic growing by 3.2% since 2010. The City's economy, heavily reliant on tourism, focuses on improving parking and access for cyclists and pedestrians around the tourist-centric Wimberley Square. This plan underscores Wimberley's commitment to community resilience, balancing growth with environmental and cultural preservation.

Plan Guidelines:

- ❖ Reflect City's transportation philosophy as per Wimberley Comprehensive Plan.
- ❖ Include accommodations for pedestrians and bicycles, not just autos and trucks.
- ❖ Ensure compatibility with other local/regional plans (e.g., Hays County, TxDOT).
- ❖ Gather input and data from a wide range of relevant sources.
- ❖ Acknowledge existing rights-of-way, property lines, and development patterns.
- ❖ Provide tools for guiding the location and character of future road installations.

- ❖ Remain schematic, avoiding highly specific technical or legal details.



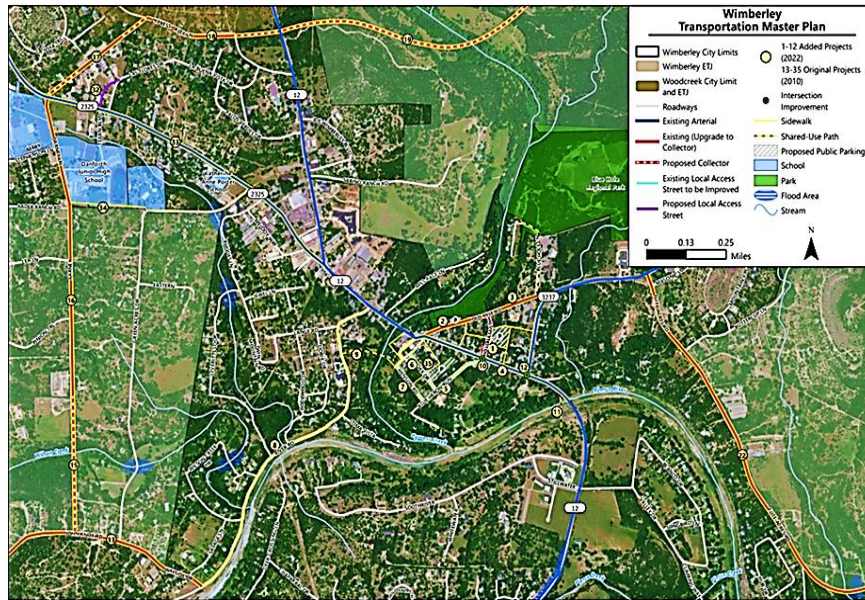


Figure 5.2: Wimberley Transportation Master Plan Map
Source: 2022 Wimberley Valley Transportation Plan

Recommendations: The primary recommendations from Wimberley’s Transportation Master Plan focus on two principal areas to improve safety and mobility while preserving the City’s character:

- ❖ **Typical Sections:** These guidelines aim to direct future road improvements and construction, particularly for local roads and collectors within the City’s jurisdiction and Wimberley Square. The goal is to limit road expansion, boost safety and mobility, maintain Wimberley’s small-town ambiance, and support bicycle and pedestrian travel. These sections provide a framework but do not enforce specific designs.
- ❖ **Program of Projects:** A detailed plan outlines specific projects designed to enhance traffic flow and pedestrian access,

especially around Wimberley Square, the core of the downtown business and tourist district.

- ❖ **Other Roads:** For principal arterials like RM 12, FM 2325, and FM 3237, which are part of the State Highway System and under TxDOT’s authority, improvements are proposed in areas of bicycle/pedestrian accommodations, drainage, and intersection enhancements. Since these roads are outside the City’s control, typical sections for arterials were not developed, highlighting the collaboration needed with TxDOT for these improvements. These recommendations embody the council’s goals and vision, focusing on enhancing Wimberley’s transportation infrastructure in a way that respects and preserves its unique community values.

Other Recommendations and Considerations: The City of Wimberley’s Transportation Plan includes various recommendations to enhance safety, improve mobility, and maintain the City’s character:

- ❖ **Old Kyle Rd & RM 12/Old Kyle Rd Intersection:** Plans include reconstructing Old Kyle Rd with consideration for one-way traffic and a potential traffic signal at the RM 12 intersection, pending further study and coordination with TxDOT.
- ❖ **Sidewalks Along RM 12:** TxDOT’s preliminary plans for sidewalks need the city to secure construction funding and finalize designs to make the project ready for action.
- ❖ **Roundabouts:** Proposed at RM 12 with Oldham Street and FM 3237 to increase traffic capacity, reduce pollution, and improve safety by lowering conflict points. These would also serve as gateways to the city, pending feasibility studies.

- ❖ RM 12 & FM 3237 Intersection Improvements: Hays County is working on adding turning lanes to improve traffic flow and safety, with future evaluations for a roundabout.
- ❖ Carney Lane Flush Curb: To protect the road edges from damage by school traffic, a flush curb is recommended alongside Carney Lane.
- ❖ Depicted Alignment Studies and Additional River Crossing: Conceptual plans for future road alignments and the necessity of second Blanco River bridge as the City grows, suggesting early planning for these projects.
- ❖ Traffic Impact Analyses: The adoption of an ordinance requiring traffic impact analyses (TIAs) for significant new developments to assess and mitigate traffic impacts, using guidelines from the Institute of Transportation Engineers.

Scope and Consideration of Resiliency: The Wimberley Valley Transportation Master Plan encompassed both immediate and long-term needs, addressing regional and local issues by broadening its perspective beyond the City and its ETJ to include potential development patterns within a 5-mile radius centered on Wimberley Square. This approach acknowledged that areas outside city jurisdiction could significantly impact Wimberley's transportation infrastructure, underscoring the Plan's emphasis on resilience by forecasting development locations and road necessities to adapt to the City's changing transportation demands.

5.4 2025 Transportation System

Road Classifications and Inventory

In terms of road classification, Wimberley's roads range from two-lane city streets and county roads one lane residential roads. The state and U.S. highways serve as the primary regional connectors.

The main road classifications and important roads in Wimberley are as follows:

- ❖ Ranch to Market Roads (RM) and Farm to Market (FM) Roads: RM and FM roads serve as important regional connectors from Wimberley to surrounding rural areas. Notable ones include RM 12, which connects the City to San Marcos to the south and Dripping Springs to the north; FM 3237, which connects the City to Kyle to the east; and FM 2325, which connects the City to Blanco to the northeast.
- ❖ City Streets: Within Wimberley itself, main thoroughfares include RM 12, Old Kyle Rd (FM 3237), and FM 2325.
- ❖ County Roads: A network of county roads provides local access and circulation throughout Hays County surrounding Wimberley.

A street inventory table (Table 2) is provided in Appendix 2. The table is organized by classification of road type, pavement width, right-of-way width in feet, and pavement type. These classifications have been used to better understand the street system and its components.

The road types have been classified into the following five categories:

- ❖ Interstate Highways: Roads that are part of the National Interstate System
- ❖ State/County: Route between residential areas to state highways.

- ❖ Major Arterial: Road used for high traffic volumes.
- ❖ Minor Arterial: Road serves for moderate traffic volume.
- ❖ Residential: Roads allocated for residences.

Road type classification allows for future analysis on prioritizing road maintenance and budget improvements. A comprehensive inventory of the City's streets is included in Appendix 2, Table 2.

There are three to four main types of surface pavements used for road within the City, known as Hot-Mix Asphaltic Concrete (HMAC), chipseal, and gravel or Chip Seal (pit-run base). Concrete pavement is formed by depositing fresh concrete in front of a paving machine which then spreads, shapes, consolidates, screeds, and float finishes the concrete. Concrete paving is typically reserved for highways and roads with heavy traffic loads. Jointed concrete designs provide flexibility and can handle differential movement efficiently. This method allows for a longer life span of 30–40 years, with less frequent maintenance than asphalt roads, but at a higher initial cost.

HMAC is a combination of heated stone, sand, or gravel bound together by asphalt cement from crude oil. The batch is then mixed, brought into the project site, and compacted into the streets. Asphalt pavements offer flexibility and the ability to withstand minor movements in the underlying soil. Asphalt pavements are relatively quick to construct and are a cost-effective method for lower traffic roads. This method has a moderate life span of 20–30 years but is more costly than chip sealed pavement.

Chipseal, or asphaltic penetration, can also serve as a short-term, low-cost method for road construction and maintenance. Typically, it is applied by spreading oil on either an exposed road base or an

existing roadway. Then the spreading and rolling aggregate are added into the surface. Usually either a one-course or two-course surface treatment is used, with a two-course surface used on new roads. While chipseal roads have a relatively low initial cost, they typically only last 8–10 years and require frequent maintenance.

Street Inventory

The total number of roads and their current known description is listed in Table 2, provided in Appendix 2. The inventory list was retrieved based on the current city limits. The listed pavement width, right-of-way width and pavement type details are based on best available data provided, county records and site visits.

Wimberley's location about halfway between San Marcos and Dripping Springs leads to regular regional pass-through traffic on RM 12. Local daily traffic within the city is much lower. Unfortunately, there does not seem to be publicly available data on the specific average daily traffic counts within the city limits of Wimberley.

However, related traffic data can be referenced:

- ❖ On RM 12, FM 3237, and FM 2325 through Wimberley, traffic counts are likely in the range of 5,000–10,000 vehicles per day. These are the main arteries connecting the City to major urban centers.
- ❖ Traffic is much lighter on the rural farm county roads surrounding Wimberley, perhaps only seeing a few hundred vehicles per day.

- ❖ Within Wimberley itself, traffic is concentrated on RM 12 through downtown and thoroughfares like FM 3237. But as a small city of under 3,000 people, overall traffic is relatively light.

TxDOT Planned Road Maintenance

While exact numbers are unavailable, we can estimate average daily traffic counts ranging from several thousand on the highways down to just a few hundred on rural backroads around Wimberley. Main Street and other arterials within the City see lighter local daily traffic as well.

System Conditions

Wimberley's local reports and news sources report the need for street maintenance around the City. Many of the major roads and highways around Wimberley are reported to be in fair condition, including RM 12, and FM 3237 that pass through the City. However, some aging rural Farm to Market and county roads outside the city limits are said to have poorer conditions with cracked/crumbling asphalt.

Within the Wimberley city limits, street conditions are good but require ongoing maintenance and repairs. Some specific problem areas have been reported include:

- ❖ Sections RM 12 and FM 3237 have uneven surfaces requiring overlay.
- ❖ Part of Old Kyle Rd near downtown has deteriorated pavement in need of maintenance.

STREET	PROJECT LENGTH (MILES)	FROM	TO	SCOPE	COST
FM 3237	9.1	RM 12	RM 150	Overlay	\$2.9 M
WINTERS MILL PARK	2.0	RM 12	FM 3237	Safety Improve-ment	\$1.9 M
RM 12	1.5	City Limits	Old Kyle Rd	Overlay	\$615,000
RM 12	4.8	FM 3237	RM 32	Safety Improve-ment	\$1.1 M

Figure 5.3: TxDOT Planned Road Maintenance

- ❖ Some side streets like Flite Acres Rd have potholes/cracks that need fixing.
- ❖ Drainage issues along River Rd have damaged the road surface and needs addressing.
- ❖ Downtown streets are older with limited lighting, drainage problems, and fading striping.

The City has a street department that fills potholes and makes localized repairs but lacks funding for major reconstruction projects.

Overall, Wimberley has a mix of both higher-traffic Ranch to Market (RM) roads and Farm to Market (FM) roads in good shape as well as aging rural roads and city streets that require attention and maintenance. Potholes, cracking, drainage issues, and lighting are among the street conditions needing improvement around town.

Street Maintenance Plan

Wimberley currently does not have a formal, published street maintenance plan. Regardless, some insights into the City’s street maintenance approach are as follows:

- ❖ The City has a Street Department responsible for maintaining Wimberley’s streets along with TxDOT. They perform tasks like pothole patching, crack sealing, surface treatments, signage installation, and vegetation control.
- ❖ The annual city budget allocates funding for street department operations and supplies. For example, the FY2024 budget included \$321,500 for street department expenditures.
- ❖ Occasional bonded projects and grants provide funding for major street reconstruction efforts.
- ❖ Priority is given to higher-traffic arterials and collectors such as RM 12 and FM 2325 when it comes to major repairs and rebuilds.

- ❖ Most maintenance on lower-volume residential streets is done reactively as problems arise rather than proactively.
- ❖ The City relies on citizen reports of issues to identify areas needing maintenance. There is no regular street condition survey program.

In summary, Wimberley performs street maintenance reactively with limited funding, focused on busier roads. A more robust, multi-year street maintenance plan based on programmed condition assessments could help improve road conditions across the City.

System Risks

Of the primary hazards listed above in the Hazards and Risks Assessment section, those with the potential and likelihood to impact Wimberley’s transportation system are Flood, Lightning, Extreme Heat, Wildfire, and Winter Storms. Figure 5.4 lists potential impacts due to each hazard.

HAZARD	POTENTIAL IMPACTS
FLOOD	Flooding of roadways and low-water crossings resulting impeding travel and/or potentially life-threatening situations, as well as damage to infrastructure.
LIGHTNING	Interruption of electrical service resulting in shutdown of entire or portions of the traffic control system.
EXTREME HEAT	Extreme heat can cause buckling and rutting of pavement surfaces.
WILDFIRE	Wildfire can buckle or destroy pavement surfaces and traffic controls, render roadways impassable, or threaten drivers unable to flee.
WINTER STORMS	Extended periods below 32° Fahrenheit has the potential to damage roads and bridges. Ice and snow accumulations can cause dangerous driving conditions or render roadways impassable. In addition, heavy ice accumulation can interrupt electrical service to the traffic control system.

Figure 5.4: Transportation System Risks Summary

Maintenance Strategies

- ❖ Crack Sealing: Crack sealing is a maintenance technique that places sealant into roadway cracks in order to prevent water intrusion into the asphalt pavement. Crack sealing prevents future failures and saves on maintenance expenses.
- ❖ Base Repair: The base repair consists of removing any distressed areas where the pavement has been fractured and broken, which would otherwise allow water to weaken the subgrade under the roadway. Once the distressed asphalt has been removed, a tack coat is applied, and new base material placed and compacted to grade. This work is done to extend the life of the roadway.
- ❖ Patching: Thin areas in the asphalt are patched with fine asphalt concrete. Typically, the asphalt depressions are small and have settled over time. The resulting repairs will have a patchwork appearance.

Resurfacing Strategies

- ❖ Chip and Slurry Seal: This sealing application consists of thin asphalt emulsion (liquid asphalt) on existing asphalt roadway surface followed by placement of small rock chips on the existing pavement. Sealing is a pavement preservation treatment that help extend service life of the streets by 8–10 years. The necessary steps usually taken for this procedure consists of crack sealing any selected cracks, patching any potholes or deteriorated areas, and placing of the slurry seal.
- ❖ Asphalt Resurfacing or Overlay: A more precise form of street maintenance involves the placement of a new layer of asphalt.

Each layer is approximately one and a half inches thick. This method can provide an extended life on the street by 20–30 years throughout heavily used streets.

- ❖ Reconstruction: This method is typically used when the street has been completely deteriorated and must be replaced. Reconstruction includes excavating the entire roadway, placing/compacting rock, placing/compacting Hot Mix asphalt and restoring adjacent properties. It is anticipated that reconstructed roads will typically last for 20–25 years depending on traffic, weather conditions, and the proper strategy of treatments.

The City of Wimberley needs to develop a Street Maintenance and Improvements Program to identify and prioritize necessary street projects. Prioritizing systematic methodology of the program will allow for project application on a pay-as-we-go plan. This will alleviate any additional debt or disturbances within the current budget. Allowing prioritizing projects will allow the City of Wimberley to better analyze street system to better configure and budget the deteriorating streets that are in desperate need of improvements.

Pavement Survey

The Street Maintenance and Improvements Program is critical in maintaining an effective city transportation system. In order for the Program to be effective, it must be based on the condition of the pavements comprising the network. Therefore, it is recommended that the City perform a formal Pavement Survey of all the City streets to supplement the Street Maintenance and Improvements

Program. A pavement survey generally consists of an evaluation of the pavements to document the overall condition including the type of pavement, the presence or absence of features such as curb and gutter structures, the presence or absence of distress to the pavement section, and the level of traffic on over the section. Typically, this evaluation is accomplished by visual observation.

Of the features captured by the pavement survey, the level of distress to the pavement captured in the pavement condition score and the volume of traffic captured by the traffic score are the most relevant. This is because the length of the remaining service life of a given pavement section is strongly related to its current level of distress and the volume of traffic running over the pavement. It is important to note that the rate of distress formation in a pavement is not linear. Rather, distress in a pavement begins relatively slowly and progresses slowly over the first few years of the pavement's life. The rate of distress formation accelerates over time, with a high rate of distress formation over a short period of time as the pavement reaches the end of its service life. The volume of traffic has an impact on the length of a pavement's service life as heavier traffic accelerates distress formation faster than lighter traffic.

Once the pavement survey is completed, each street segment can be rated in terms of volume of traffic and pavement condition. These ratings are numeric in nature and range from 1–9. With regard to traffic, a rating of 1 indicates the heaviest volume of traffic whereas 9 represents the lightest level of traffic. For the pavement condition, a rating of 1 indicates the poorest condition of a pavement section whereas 9 represents the best condition of the section. For both traffic and pavement conditions, scores of 1–3 indicate poor conditions, 4–6 indicate fair conditions, and 7–9

indicate good conditions. With respect to the pavement management plan, these numeric ratings are based on a rating system used with other cities' pavement management plans.

After rating each street segment in terms of traffic and pavement condition, a composite rating may be generated that is based on both the traffic and pavement conditions of each segment. The composite rating weights the pavement and traffic conditions and can be calculated according to the following formula:

$$\text{Composite Rating} = \frac{65\%(\text{Pavement Score})}{9} + \frac{35\%(\text{Traffic Score})}{9}$$

The composite rating provides a numeric value that is intended to capture the most relevant factors necessary to evaluate the overall condition of a pavement section. A composite rating score of 0–50 is considered poor, 50–70 is considered fair, and 70–100 is considered good. Once the composite ratings for each pavement segment are calculated, each section may then be ranked in terms of its priority for maintenance as well as what types of maintenance may be required to properly address the condition of each pavement section. Using the composite rating of each street segment along with specific visual observations of each segment, all street segments can be assigned to various maintenance and/or resurfacing strategies as described in the Street Maintenance and Improvements Program. The Pavement Survey should be updated on a 5-year revolving cycle.

Conclusions

Wimberley's transportation future hinges on a clear, pragmatic vision: one that balances infrastructure growth with the community's unique character and resilience needs. This chapter highlights how thoughtful integration of land use planning, hazard mitigation, and transportation investments can support long-term safety, mobility, and economic stability for the City and its surrounding areas.

Through the Wimberley Comprehensive Plan, the Wimberley Valley Transportation Plan, and the 2022 Transportation Master Plan update, the City has acknowledged both its constraints and opportunities. Key corridors like RM 12, FM 2325, and FM 3237 are essential for regional connectivity, while internal improvements around Wimberley Square reflect the community's emphasis on accessibility, tourism, and small-town appeal.

However, infrastructure alone cannot build resilience. As the City grows, so does the urgency for a coordinated and proactive street maintenance program, grounded in objective pavement and traffic assessments. The implementation of a formal Pavement Survey and prioritized maintenance strategy will help extend the life of roadways, ensure fiscal responsibility, and reduce long-term risks.

Increased collaboration with TxDOT and Hays County remains critical, especially for arterial roads and future intersection improvements. Continued planning for hazard risks, such as flooding, extreme weather, and wildfire, is equally vital to protect the functionality of Wimberley's roadways during emergencies.

By taking a systems-based, data-informed, and community-aligned approach, Wimberley can achieve a transportation network that not only moves people efficiently but also strengthens the City's resilience to future challenges, preserving both its infrastructure and its identity.



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CHAPTER 6

HOUSING

6.1 Overview

This chapter examines the current and projected demographic trends in Wimberley, highlighting their implications for housing, community resilience, and long-term growth. With a population shaped by tourism and retirement migration, Wimberley is evolving into a predominantly retirement-oriented community. The median age of 56.5 and a sizable 65+ population (33.1%) signal a strong aging trend, while the City's modest growth rate (1.4% annually) underscores a slow but steady population increase, projected to rise only slightly from 3,200 in 2020 to 3,325 by 2030.

Wimberley's housing market is characterized by high homeownership (84.5%) and elevated property values, with a median home price of \$591,131. These factors reflect a community that largely caters to higher-income households, presenting challenges for younger or lower-income residents seeking housing opportunities. While most housing stock was developed after 2000, affordability remains a concern, particularly for families and early-career professionals.

The City's limited racial and cultural diversity, reflected in a Diversity Index of 48.7, may impact its ability to attract a broader, younger, and more diverse population, risking long-term demographic stagnation. Without deliberate strategies to diversify housing options and improve affordability, Wimberley could face shrinking generational renewal and reduced economic vibrancy.

To address these dynamics, the chapter sets forth key housing objectives:

- ❖ Encourage Diverse Residential Development to accommodate a range of income levels and household types while maintaining Wimberley's small-town character.
- ❖ Expand Elder Accommodations through accessible, barrier-free housing in walkable locations to support aging-in-place.
- ❖ Promote Balanced Growth by planning for moderate expansion, fostering intergenerational communities, and aligning development with infrastructure and community needs.
- ❖ Ultimately, this chapter emphasizes that Wimberley's future resilience depends not just on physical infrastructure but on demographic vitality. Strategic housing policies that support inclusivity, affordability, and aging populations will be essential to preserving Wimberley's identity while enabling it to adapt and thrive over the next two decades.

Key Points

- ❖ Demographic Trends: Wimberley's growth is influenced by tourism and retirees, with a notable aging population particularly prevalent in the 65–69 age group.
- ❖ Population Projections: Forecast from 2020 to 2030 predicts modest growth from 3,200 to 3,325 residents, underlining the need for strategic community planning.
- ❖ Housing Market Dynamics: High home ownership rates at 84.5% with median home values at \$591,131, indicating a market skewed towards higher income brackets.

- ❖ Diversity Challenges: Limited demographic diversity with a potential impact on attracting younger, culturally diverse populations.

Strategic Housing Objectives

Goals include supporting diverse residential development and providing elder accommodations to meet the changing demographic needs.

Over the next 20 years, Wimberley's growth may be limited by its aging population, high home values, and low diversity, positioning it as a retirement-oriented community.

To encourage balanced growth, the City should focus on attracting younger families through affordable housing, expanding economic opportunities, and enhancing services for all age groups.

Without these changes, Wimberley risks slow growth and a lack of demographic diversity, potentially affecting its economic resilience and community vibrancy long-term.

6.2 Current Characteristics

Source: U.S. Census Bureau (2022). American Community Survey

Affordable, quality housing is an important element in attracting and retaining residents, businesses, and employers. Relevant data points regarding Wimberley's current housing are explored below.

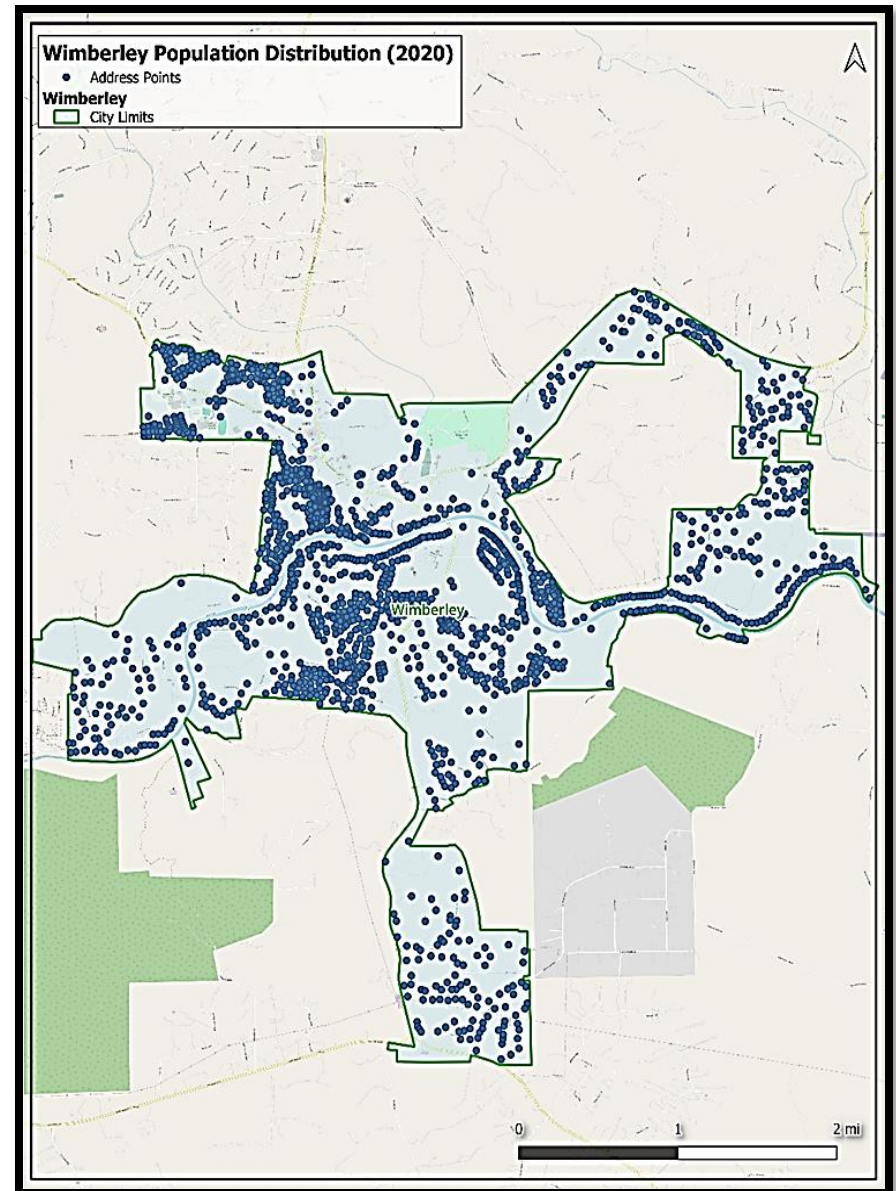


Figure 6.1: Wimberley Population Distribution (2010)

Demographics Statistics

- ❖ Population: 2,873 with a growth rate of 1.4%
- ❖ Average Household Size: 2.2
- ❖ Median Age: 56.4 years

Age Distribution by Age Groups:

- ❖ Under 18: 10.5%
- ❖ 18–64: 62.8%
- ❖ 65+: 26.7%

Demographic Indicators

Given the demographic and economic indicators of Wimberley, several implications can be drawn regarding its growth trajectory over the next 20 years.

Aging Population:

- ❖ Implication: With a median age of 56.4 and 26.7% of the population already aged 65 or older, Wimberley is likely to see a continued increase in its elderly population. This trend may lead to a higher demand for healthcare services, senior housing, and amenities geared toward older residents.
- ❖ Potential Impact: Wimberley's reputation as a retirement community might deter younger people from moving there, risking the City's demographic diversity and growth. The low proportion of young residents under 18 suggests a lack of generational renewal, which could lead to population decline if not addressed.

Moderate Population Growth Rate:

- ❖ Implication: Wimberley is experiencing moderate, steady expansion. While not rapid, this level of growth signals a gradual increase in demand for housing, businesses, and services. It provides some opportunities for economic development but may not be strong enough to drive major changes or large-scale infrastructure investments.
- ❖ Potential Impact: The City will need to manage incremental growth by planning for modest increases in housing and services while maintaining its small-town character. Although new residents can help diversify the population and workforce, growth at this pace may not significantly shift the City's economic base, requiring ongoing efforts to attract younger families and support a balanced, resilient economy.

Limited Diversity:

- ❖ Implication: With a Diversity Index of 48.7, Wimberley may lack substantial racial and cultural diversity compared to larger metropolitan areas. This limited diversity may hinder the community's ability to attract a wide range of backgrounds and experiences.
- ❖ Potential Impact: In an increasingly globalized world, limited diversity might affect the City's appeal to younger, more diverse generations looking for culturally vibrant communities. This could further reinforce the City's appeal mainly to older and established households rather than younger or more diverse populations.

6.3 Composition of Existing Housing Stock

Total Housing Units: Wimberley has approximately 1,443 housing units.

Occupancy Status:

- ❖ **Occupied Units:** Approximately 89.4% of the housing units are occupied.
- ❖ **Vacant Units:** About 10.6% are vacant.

Ownership Structure:

- ❖ **Owner-Occupied Units:** Approximately 67.4% of occupied units are owner-occupied.
- ❖ **Renter-Occupied Units:** About 32.6% are renter-occupied.

Types of Structures:

- ❖ **Single-Unit Structures:** Approximately 82.7% of the housing units are single-unit structures.
- ❖ **Multi-Unit Structures and Others:** The remaining 17.3% comprise multi-unit structures and mobile homes.

6.4 Current Housing Market Trends

Wimberley has experienced notable shifts in its housing market over the past year.

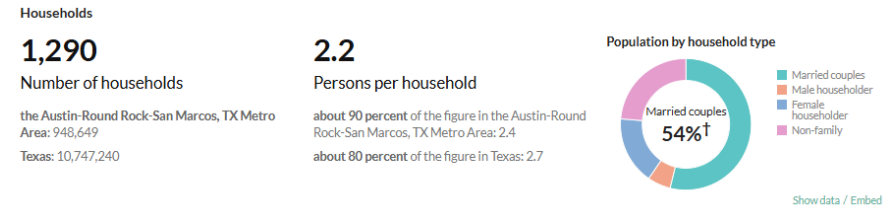


Figure 6.2: Household Data in Wimberley

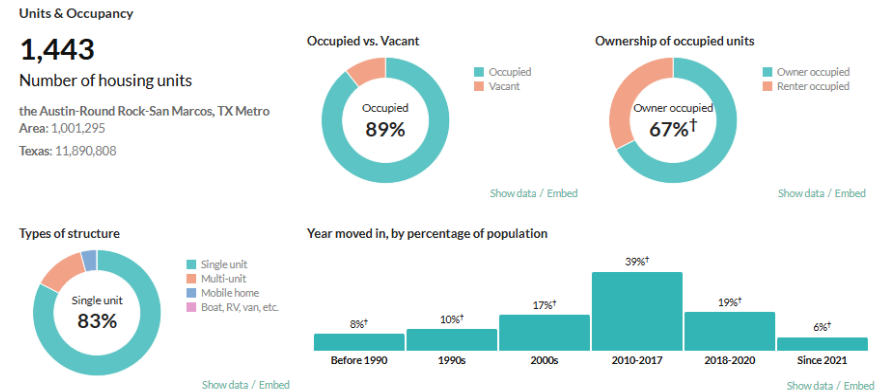


Figure 6.3: Housing Unit Data in Wimberley

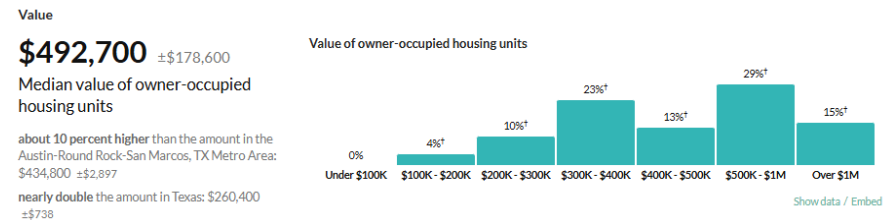


Figure 6.4: Housing Value Data in Wimberley

Home Values

Median Home Value: As of July 2025, the average home value in Wimberley is approximately \$609,948, reflecting a 0.7% decrease over the past year. [Zillow](#)

Market Activity

Active Listings: As of July 2025, there are currently 389 active home listings in Wimberley. [Realtor](#)

Median List Price: In July 2025, the median listing price was \$750,000, marking a 15.4% increase compared to the same period last year. [Realtor](#)

Median Sale Price: In July 2025, homes sold for a median price of \$407,500, representing a 2.35% below asking price compared to June 2024. [Realtor](#)

Market Competitiveness

Market Score: Wimberley's housing market is considered not very competitive, with a Redfin Compete Score™ of 15 out of 100. [Redfin](#)

Sale-to-List Price Ratio: Homes are selling for about 5% below the list price. [Redfin](#)

Days on Market: Properties typically go pending in around 82 days, indicating a slower market pace. [Redfin](#)

Inventory and Sales

Homes Sold: In June 2025, 222 homes were sold, 218 more than June the previous year, indicating an increase in sales. [Movoto](#)

Days on Market: On average, homes sold after 108 days on the market in 2025, compared to 76 days last year, suggesting a lengthening sales cycle. [Movoto](#)

Conclusion

Wimberley's housing market is experiencing mixed trends, with decreasing median sale prices, increasing median listing prices, and increased sales activity, yet a decrease in average home values and longer listing durations. These dynamics suggest a market in transition, with potential opportunities for both buyers and sellers.

6.5 Future Housing Needs for Next 10 Years

AFFH: Fair Housing and Legal Framework

The City of Wimberley is committed to upholding and affirmatively furthering fair housing under federal and state law. All housing policies, programs, and development decisions will comply with the Federal Fair Housing Act (42 U.S.C. §§ 3601–3619) and the Texas Fair Housing Act (Texas Property Code Chapter 301), which prohibit discrimination in the sale, rental, financing, advertising, or provision of housing based on race, color, national origin, religion, sex (including sexual orientation and gender identity under federal enforcement from the U.S. Department of Housing and Urban Development [HUD]), familial status, and disability.

Wimberley does not receive entitlement HUD funds and therefore is not required to submit an Assessment of Fair Housing (AFH) or Analysis of Impediments (AI). However, whenever the City applies for or administers state or federal funds (e.g., CDBG, GLO mitigation

grants, or TWDB water funds), it will certify that it will affirmatively further fair housing by taking meaningful actions to:

- ❖ Promote housing that is affordable, safe, decent, and free of unlawful discrimination
- ❖ Expand housing choice and access to opportunity-rich areas for all residents
- ❖ Reduce barriers to housing for protected classes

Key Requirements and City Practices:

- ❖ Reasonable Accommodations and Modifications: The City will adopt formal procedures by 2027 for residents to request reasonable accommodations (policy changes) or modifications (physical changes, at resident expense) related to disability.
- ❖ Protected Classes: The City follows the seven federally and state-protected classes. Wimberley has no local ordinance adding protections for sexual orientation, gender identity, source of income (Section 8 vouchers), marital status, age, or veteran status, as such expansions are either pre-empted by state law or not adopted locally.
- ❖ Source-of-Income Discrimination: Texas Local Government Code § 250.007 generally prohibits local ordinances banning discrimination based on lawful source of income (including Housing Choice Vouchers). The City will not adopt such a prohibition.
- ❖ Education and Outreach: The City will distribute fair housing materials at City Hall, the library, schools, and community events; post information on the city website; and partner with the Texas Workforce Commission Civil Rights Division for annual training.

- ❖ Complaint Process: Residents who believe they have experienced housing discrimination may file complaints with the Texas Workforce Commission Civil Rights Division (888-452-4778) or HUD (800-669-9777) at no cost.
- ❖ Monitoring: Fair housing compliance will be reviewed annually as part of the Comprehensive Plan implementation report to City Council.

By integrating these practices into zoning updates, permitting processes, and community partnerships, Wimberley ensures that new housing opportunities are equitably accessible and contribute to an inclusive, resilient community.

Projection for Future Housing Units Needed (Next 10 Years)

Wimberley's Comprehensive Plan anticipates significant population growth using the 1.4% growth rate, estimating an increase from approximately 2,896 residents in 2025 to 3,331 residents in 2035.

To estimate the number of additional housing units required, the Plan considers:

- ❖ Population Growth Estimate: Anticipating an increase of 435 residents over 10 years.
- ❖ Average Household Size: Average household size of 2.2 persons per household.
- ❖ Vacant Rates: The current vacancy rate is 10.6%. The target vacancy rate is 8%, accounting for homes on the market and rental homes. Maintaining this rate will allow for new residents to move into the area and let existing residents move homes.

Ideally, this can be achieved by updating some of the currently vacant homes or reducing the number of homes currently on the market.

- ❖ Replacement of Aging Housing Stock: Considering the age of existing structures, some units may require replacement or significant renovation. It is assumed that housing units that are currently forty years or older are considered aging housing stock. Approximately 24.9% of the housing stock, 364 units, were built before 1980 as of 2025. Of these aging units, 27 are vacant and aging. This may indicate the need to repair or upgrade the existing housing in addition to additional units. It was determined that 21 units of the vacant aging units will need to be replaced or rehabbed.
- ❖ Housing Units Needed: Approximately 224 new and rehabbed units are needed to accommodate the anticipated population growth. With 21 units being rehabbed or replaced, 203 new additional housing units would be required to accommodate the projected population growth and to reach the vacancy rate target of 8%.
- ❖ Market Demand and Economic Factors: Factors such as housing affordability, economic development, and market trends will influence the actual number of units needed.

Based on projected population growth and current housing data, Wimberley may need to develop approximately 224 new housing units over the next decade to accommodate new residents and replace aging structures. This estimate should be refined through ongoing assessments of demographic trends, economic conditions, and housing market dynamics.

Units Needed for New Residents
435 New Residents Projected
3,331 Total Residents Projected / 2.2 Average Household Size
=
1,514 Occupied Units Projected
Accounting 8% Vacancy if 1,401 Units are Occupied
=
1,646 Total Units Projected
Total Vacant Units Projected
1,443 Units Currently Exist
203 Units Needed in Addition to Currently Existing
1,646 Total Units - 1,514 Occupied Units
=
132 Total Vacant Units Projected
Total New and Rehabbed Housing Units Needed
1,290 Currently Occupied Units
1,514 Occupied Units Projected - 1,290 Currently Occupied Units
=
224 New and Rehabbed Housing Units
153 Currently Vacant Units
27 Vacant Units Built Before 1980
153 Currently Vacant Units - 132 Total Vacant Units Projected
=
21 Units to be Rehabbed
224 Additional Needed Units - 21 Rehabbed Units
=
203 NEW Additional Housing Units

Figure 6.5: Housing Units Breakdown in Wimberley

6.6 Housing Challenges

Over the next decade, Wimberley will face several housing challenges that need to be addressed to support the community's growth and sustainability:

- ❖ Affordable Housing: To address the rising need for accessible and reasonably priced homes, Wimberley should seek to promote the development of affordable housing options that serve a diverse population, including working families, seniors on fixed incomes, and young adults.
- ❖ Senior Housing: Given the aging demographic in Wimberley, there is a growing demand for senior housing. This includes developments that cater to the needs of older adults, providing accessible living spaces and community amenities that support aging in place.
- ❖ Smaller Housing: With increasing interest in affordable and flexible housing options, tiny homes have emerged as a potential solution in Wimberley. These compact dwellings appeal to a range of residents, including young professionals, retirees, and minimalists, offering a lower-cost and sustainable alternative that aligns with the City's goals for housing diversity.
- ❖ Diverse Housing: To attract a broader demographic, including younger families and professionals, Wimberley should expand its housing options. This includes developing a mix of housing types that cater to different income levels and family sizes.
- ❖ Sustainable Development: As a community that values its natural surroundings, there is a push for development that respects and integrates with the environment. This includes

green building practices and developments that minimize environmental impact.

- ❖ Infrastructure Support: With any expansion in housing, corresponding developments in infrastructure such as roads, utilities, and public services are necessary to support the growing population.

Addressing these needs will require collaborative efforts from local government, developers, and the community to ensure that Wimberley grows in a way that is sustainable and inclusive.

6.7 Comprehensive Plan Housing Goals and Objectives

Given Wimberley's residential nature, with a modest commercial and industrial presence, citizen input supports continued residential development.

GOAL 1: Support Diverse Residential Development:

- ❖ Assess housing needs to support under-served groups and promote affordable housing. Regulate new residential developments and subdivisions to maintain the City's character.
- ❖ Manage high-density multi-family development while encouraging low-density residential areas.

GOAL 2: Elder Accommodations:

- ❖ Promote small-scale, conveniently located housing for elderly citizens.
- ❖ Ensure senior housing is accessible, pedestrian-friendly, and barrier-free.



CITY OF
WIMBERLEY

CHAPTER 7

INFRASTRUCTURE

7.1 Overview

Wimberley's reliance on groundwater—water pumped from the same aquifer that supplies the local water recreational areas, which drive tourism and the economy—places water use and management at the focal point for mitigation and resilience strategies. This Plan recommends an all-of-the-above approach for diversifying and securing water availability for both recreational and potable water uses through innovative policies, infrastructure, and water management strategies, such as water/wastewater, reuse, conservation and aquifer storage and recovery (ASR), detailed in Chapter 9 and the One Water Appendix.

7.2 Water System

Overview

This chapter addresses the resilience and long-term sustainability of Wimberley's water infrastructure, an essential component of community health, safety, and growth. As the City faces future development pressures and climate-related risks, innovative policies and strategic investment in water infrastructure will play a central role in enhancing resilience, protecting resources, and guiding responsible land use.

Wimberley's primary water provider, the Wimberley Water Supply Corporation (Wimberley WSC), operates as a community Public



Water System regulated by the Texas Commission on Environmental Quality. The system relies entirely on groundwater and serves much of western Hays County under Certificate of Convenience and Necessity Number 10314. The Wimberley WSC reports water use monthly to the Hays Trinity Groundwater Conservation District and complies with state and federal standards for public water systems.

Originally constructed in the 1970s, the water system is aging and consists of a mix of pipe materials, some of which are outdated or potentially hazardous. Approximately 40% of the original infrastructure remains, including lines made of unknown or

asbestos cement materials. These older and undersized lines contribute to water inefficiencies, pose health risks, and limit water pressure needed for firefighting.

To address these vulnerabilities, the plan recommends a series of capital improvement projects focused on:

- ❖ Replacing deteriorated and undersized lines to improve pressure, flow, and safety.
- ❖ Upgrading pipe materials to meet modern standards.
- ❖ Installing fire hydrants at key locations to support emergency response.
- ❖ Planning for future demand by ensuring infrastructure keeps pace with modest population growth and development.

The Wimberley WSC system currently meets all TCEQ minimum capacity standards for active connections, and projections from the Region L 2021 Regional Water Plan indicate that groundwater supplies will remain stable through 2044. However, maintaining this reliability will require investment in proactive, innovative policies and strategies and regular assessments. In addition, this Plan recommends diversification of water resources as detailed in Chapter 9 and the One Water Appendix.

By prioritizing resilient water infrastructure, Wimberley can:

- ❖ Prevent service disruptions during emergencies.
- ❖ Protect public health.
- ❖ Support responsible growth while preserving the City's rural character.
- ❖ Align infrastructure investments with hazard mitigation and land use goals.

This chapter underscores the importance of integrating infrastructure planning with resilience strategies to ensure Wimberley's water system continues to serve residents safely and efficiently for the next 20 years and beyond.

Water Service Area

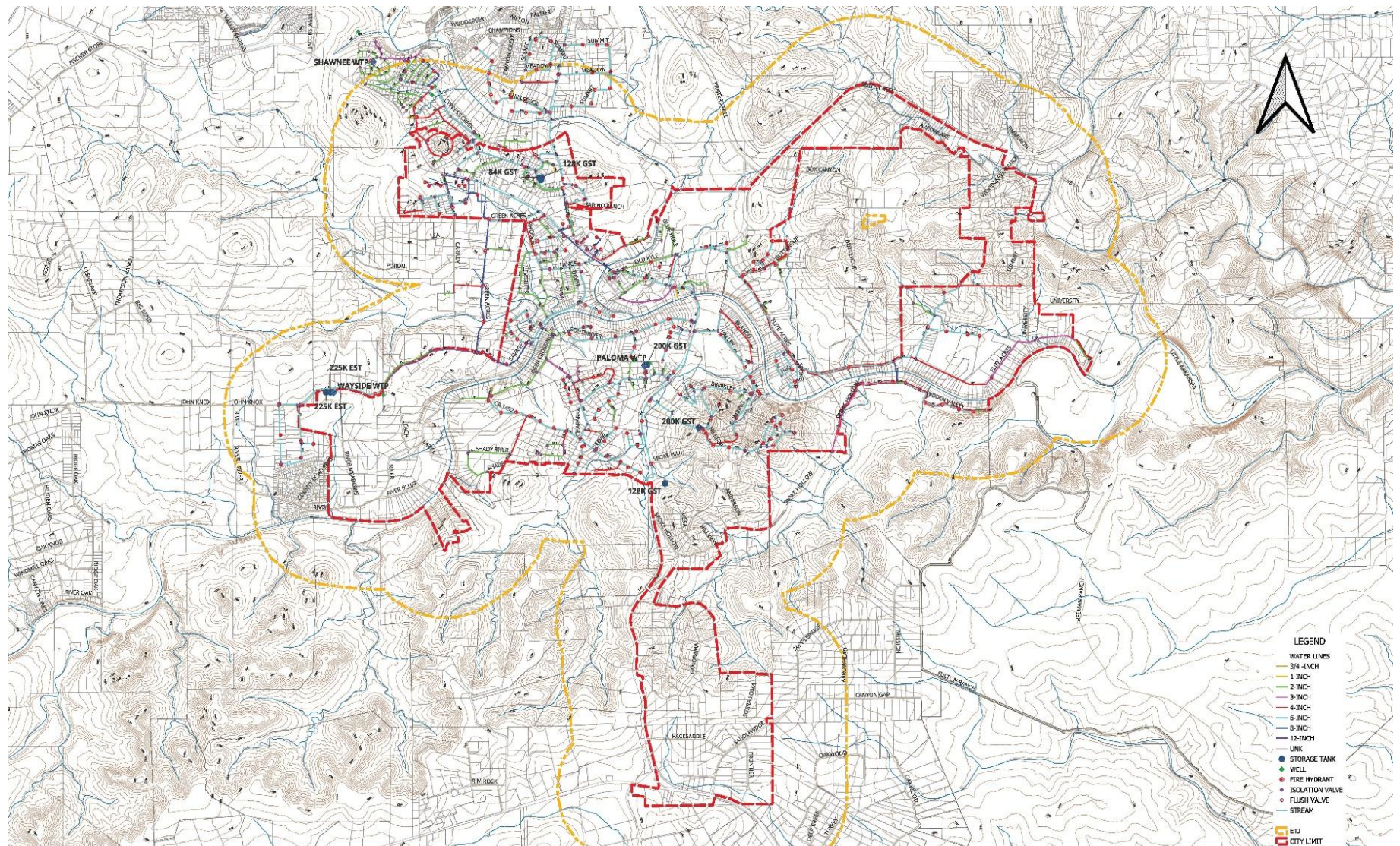
Wimberley WSC is a groundwater system which is registered with the Texas Commission on Environmental Quality (TCEQ) under Public Water System (PWS) ID 1050018 and provides treated ground water to a large portion of Wimberley. Groundwater usage is reported to the Hays Trinity Groundwater Conservation District monthly. Wimberley WSC is classified as a community PWS and operates under boundaries defined by Certificate of Convenience and Necessity (CCN) Number 10314.

Description of System

The Wimberley WSC's water supply and distribution system was originally constructed in the 1970s, and 40% of the original system remains. Wimberley WSC staff believe the system consists of 30% unknown material, 5% asbestos cement (AC), 60% polyvinyl chloride (PVC), and 5% high-density polyethylene (HDPE) lines. Pipes range in diameter from ¾" to 12".

Figure 7.1 illustrates the collected system information.

This plan includes recommended projects to replace aging, deteriorating, and/or undersized lines. Aging and deteriorated lines can contribute to system inefficiencies like water losses, as well as



Wimberley, TX
Water System Map
City of Wimberley, LCMS Inc., Ku & Associates

Figure 7.1: Wimberley Water System Map

potential health risks, while undersized lines can limit both volume and pressure within the distribution system. All proposed line replacements are sized to ensure adequate flow and pressure for firefighting. Proposed projects also include fire hydrants at the appropriate locations as needed. Perhaps more importantly, this Plan also recommends projects, policies, and strategies discussed in the One Water Study to enhance Wimberley’s water supply and economic resilience.

PWS systems operating in Texas must adhere to TCEQ, American Water Works Association (AWWA), and U.S. Environmental Protection Agency (EPA) regulations and standards. The Wimberley WSC’s water system that serves the City of is operating in

accordance with all TCEQ-adopted minimum capacity standards for current active connections.

The Region L 2021 Regional Water Plan projects that water supplies for Wimberley will remain steady during the planning period (2024–2045).

7.3 Water System Inventory

Previous water system maps that were generated by Hejl, Lee & Associates were used to create geo-referenced water system maps in GIS-compatible format. Current projects under construction or planned by the Wimberley WSC are shown in Figure 7.2.

PROJECT	SCOPE
Chapparral Dr & Kingsway Dr line replacement	Water main and service line replacement (3,300 ft, 6 in main). Reasons for replacement: aged, improperly installed infrastructure. High water loss area due to leakage. Start date: October 31, 2023 (currently under construction)
De Luna Dr	Water main and service line replacement (460 ft, 2 in main). Reasons for replacement: aged, improperly installed infrastructure. High water loss area due to leakage. Start date: April 2024
Winn Wood Rd	Water main and service line replacement (1,000 ft, 4 in main). Reasons for replacement: aged, improperly installed infrastructure. High water loss area due to leakage. Start date: November 2024
Heritage Hills	Water main and service line replacement (2,500 ft, 4 in–2 in main). Reasons for replacement: aged, improperly installed infrastructure. High water loss area due to leakage. Start date: September 2025

Figure 7.2: Wimberley WSC Project Inventory

7.4 Key Components

Wimberley's groundwater is withdrawn from the Middle Trinity Aquifer from six wells in the water system. There are 1,778 connections in four pressure planes that provide drinking water to the vast majority of residences and businesses in Wimberley.

Table 1 and Table 2 in Appendix 3 show the inventory and locations of the various components associated with the water treatment, storage, and distribution system.

System Operations

TCEQ conducted a Comprehensive Compliance Investigation (CCI) in July 2019. The last CCI indicated that the system was operating at an average pressure of 92 pounds per square inch (psi) with a residual chlorine level of 0.91 milligrams per liter (mg/L). The distribution system is known to have problems with low pressure in parts of the system supplied by undersized lines.

The Wimberley WSC employs seven employees to operate the system. One holds a Class A water license, three hold Class C groundwater licenses, and three hold Customer Service Inspection licenses.

Water System Analysis

The water system analysis evaluates the system components described in the previous section with respect to the applicable standards and criteria.

This analysis considers the following elements:

- ❖ Standards and criteria
- ❖ Supply
- ❖ Storage
- ❖ Distribution
- ❖ System pressure
- ❖ Fire protection considerations.
- ❖ System revenues
- ❖ Water losses
- ❖ System interconnections
- ❖ Future development considerations
- ❖ Regional and drought planning standards and criteria
- ❖ One Water Study recommendations

The TCEQ, the AWWA, and the EPA have established regulations and standards for the safe treatment, storage, and distribution of potable water to the public. All PWS systems operating in Texas must adhere to these regulations and standards.

Table 4 in Appendix 3 compares TCEQ-adopted engineering standards for PWS minimum production and supply capacities with the Wimberley WSC's current system capacities, according to copies of recent TCEQ routine compliance reports.

Water Supply

Wimberley's water supply is withdrawn from the Middle Trinity Aquifer from six wells in the water system. There are 1,778

connections in four pressure planes that provide drinking water to residential connections and offices in Wimberley . Wimberley’s roughly 3,000 residents depend entirely on groundwater from the Middle Trinity Aquifer for drinking water.

Pressure Plane 1 (PP1) receives water from Well Number 3 (G1050018A) and Well Number 6 (G1050018D) via Entry Point 1. Water is injected with chlorine before entering a 225,000-gallon standpipe. The standpipe provides elevated storage capacity and fills two interconnected elevated ground storage tanks, which provide additional elevated storage capacity to the 662 connections in the pressure plane.

Pressure Plane 2 (PP2) serves 563 connections and receives water from Well Number 5 (G105018C) and Well Number 8 (G1050018F) via Entry Point 2. Water is injected with chlorine before entering two interconnected 225,000-gallon standpipes located on Wayside Dr. The standpipes are 96 feet tall and provide 75,000 gallons of elevated storage capacity to the service connections in the pressure plane. Well Number 4 (G1050018B) and Well Number 7 (G1050018E) provide treated groundwater to Pressure Plane 3.

Well Number 4 (G1050018B) and Well Number 7 (G1050018E) provide treated groundwater to Pressure Plane 3 (PP3) and Pressure Plane 4 (PP4) via Entry Point 3. Water is injected with chlorine before entering a 200,000-gallon ground storage tank. Two service pumps convey water up to either 200,000-gallon or 128,000-gallon elevated ground storage tanks located at Paradise Hills. The ground storage tanks provide elevated storage for 487 connections in the lower portion of the Wimberley Hills

subdivision. A 4,000-gallon pressure tank provides additional pressure to 65 homes at higher elevation in Pressure Plane 4.

The Wimberley WSC’s water supply is rated as superior by the TCEQ Water System Data Sheet. Operating staff describe the water quality as excellent.

However, because Wimberley’s water system is under growing strain and groundwater and surface water are one interconnected system in Wimberley, an integrated approach to water resource management is recommended and discussed in detail in Chapter 9 and the One Water Appendix.

Water Storage

Texas Administrative Code, Title 30, Chapter 290, Subchapter D specifies water treatment plant design, operation, and maintenance requirements for public water systems.

The code requires water systems with more than 250 connections to have storage capacity for the total number of connections served equal to or greater than:

- ❖ 200 gallons of total storage per connection, and
- ❖ 100 gallons of elevated storage per connection, or a pressure tank capacity of 20 gallons per connection.

According to Wimberley WSC, the water system has approximately 1845 total connections.

Wimberley WSC’s system meets the established minimum standards for water storage capacity with 553,500 gallons per

connection of total storage and 675,000 gallons per connection of elevated storage.

Water Distribution System

The Wimberley WSC’s water system includes approximately 104,125 linear feet (LF) distribution lines. Pipes range in diameter from 0.75” to 12”. Older line materials are primarily asbestos cement. Newer replacement lines are primarily PVC. Undersized water lines limit both volume and pressure within the distribution system. Texas Administrative Code, Title 30, Subchapter D, Section 290.44(c) prohibits the installation of new water lines smaller than 2”.

In addition, the standards only permit more than 10 connections on existing water mains when a licensed professional engineer deems it necessary.

Lines 2” and smaller in diameter comprise 21.85% (22,752 LF) of Wimberley WSC’s water distribution system, as shown in Table 2 in Appendix 3.

Undersized lines are located at the system’s periphery where development intensity is low. However, a few undersized lines are located within established residential neighborhoods and have multiple single-family connections, as shown in Figure 7.1.

Lines 3” and 4” in diameter comprise an additional 15% (16,160 LF) of the system, as shown in Table 2 in Appendix 3.

The Wimberley WSC conducts line replacement as needed and when funding is available.

The Wimberley WSC replaces lines when required by events such as line breakage, valve malfunctions, or other related system failures.

System Water Pressure

Wimberley WSC’s water system operates at a normal working pressure of approximately 92 psi. This is sufficient to operate the system effectively.

Water System Revenues

Figure 7.3 indicates Wimberley WSC’s current rate schedule for water service.

METER	PER 0 GALLONS
5/8" x 3/4"	\$36.00
3/4" multi	\$54.00
3/4" x 3/4"	\$54.00
1"	\$90.00
1 1/2"	\$180.00
2"	\$288.00
3"	\$576.00
4"	\$900.00
6"	\$1,800.00
8"	\$2,880.00

Figure 7.3: Minimum Monthly Water Fee

According to the information provided by staff, the Wimberley WSC’s revenues and expenses related to water and sewer services are as shown in Figure 7.4.

WATER/SEWER REVENUES & EXPENSES	
Water and Operating Revenues	\$1,649,501
Water and Operating Expenses	\$1,400,281
Estimated Water Pumped	142,522,034 gallons

Figure 7.4: Water and Sewer Revenues and Expenses

Water Losses

Unmetered water usage and/or unaccounted-for usage affects the cost of providing water services.

Wimberley WSC staff indicate that the only unmetered or unbilled customers are the Wimberley WSC office that averages 1,000 gallons per month, and the Fire Department flushing hydrants that averages 9,000 gallons per month. The actual number of gallons produced in 2024 was 142,522,034 gallons compared with actual 123,007,764 gallons billed and 120,000 gallons of unbilled unmetered use, resulting in a water loss of 14.8%.

Major sources of water loss include:

- ❖ Line breaks
- ❖ Aging or faulty meters
- ❖ Inaccurate or incomplete record-keeping

❖ Water theft and unauthorized use

The Wimberley WSC plans to replace the aging lines and meters as funding becomes available.

Future Growth Analysis

As Figure 7.5 shows, the Wimberley WSC’s system meets all capacity requirements for each water facility category. The bottom two rows of Figure 7.5 provide an analysis of the water system’s needs to plan and implement the expansion of their water system capacity. The next-to-bottom row of Figure 7.5 provides the threshold when the community must begin planning for expansion based on the number of connections the water system serves. The bottom row of Figure 7.5 provides the number of new connections that Wimberley’s water system can be accommodated while still meeting TCEQ minimum requirements. In sum, Wimberley WSC’s current water system can accommodate 280 new connections until service pump capacity needs to be increased.

The City of Wimberley is projected to experience approximately 1.4% population growth during the planning period (2025–2045). Based on the average household size from the most recent Census of 2.2 persons per household, the Wimberley WSC is projected to add approximately 440 new water connections to accommodate the anticipated population changes during the planning period. If these connections will be served by Wimberley WSC, the service pump capacity must be increased to support the projected growth throughout the planning period. However, implementation of One Water strategies would potentially reduce or eliminate the need for increased service pump capacity.

Plants	Supply (GPM)	Elevated storage (Gallons)	Ground Storage (Gallons)	Total Storage (Gallons)	Service Pumps (GPM)	Connections
Plane #1						
Latoya Trail Plant	295	225,000	128,000	353,000	*	662
	360		84,000	84,000		
Plane #2						
Wayside Drive Plant	355	225,000	*	225,000	*	563
	365	225,000		225,000		
Plane #3						
Wimberley Hills Plant	370	*	200,000	200,000	500	
Wimberley Hills Plant	400				500	
Paradise Hills Plant		*	128,000	128,000		487
Paradise Hills Plant			200,000	200,000		
Plane #4						
Paradise Hills Pressure Tank			4,000	4,000	250	65
					250	
Total Capacity Provided	2,145	675,000	744,000	1,419,000	1,500	1,778
TECQ Req Per Connection	0.6	100	200	300	0.6	
Capacity Currently Required	1,067	177,800	355,600	533,400	1,067	
Maximum Allowable Connections	3,575	6,750	3,720	4,730	2,500	
85% Planning Rule Connections	3,039	5,738	3,162	4,021	2,125	
Conn. Until 85% Expansion Planning	1,261	3,960	1,384	2,243	347	
Maximum Additional Connections	1,797	4,972	1,942	2,952	722	

Figure 7.5: Wimberley Water Supply Corporation Capacity

System Risks

Of the primary hazards listed above in the Hazards and Risks Assessment section, those with the potential and likelihood to impact Wimberley's water system are Flood, Lightning, Drought, and Winter Storm. Figure 7.6 lists potential impacts due to each hazard.

HAZARD	POTENTIAL IMPACTS
Flood	Flooding of wells and treatment plants resulting in unsafe drinking water and damage to pipes, pumps, and tanks.
Lightning	Interruption of electrical service, caused by inability to pump water from wells, operate treatment plants, and distribute water to the pipe network, resulting in shutdown of entire or portions of the system. Direct lightning strikes can also damage system facilities and injure personnel.
Drought	Severe drought could potentially impact well production capacity.
Winter Storm	Extended periods below 32° Fahrenheit have the potential to damage critical equipment, freeze water in exposed lines, cause line breaks, render treatment units inoperable, and inhibit emergency generator startups. In addition, heavy ice accumulation can interrupt electrical service.

Figure 7.6: Water System Risks Summary

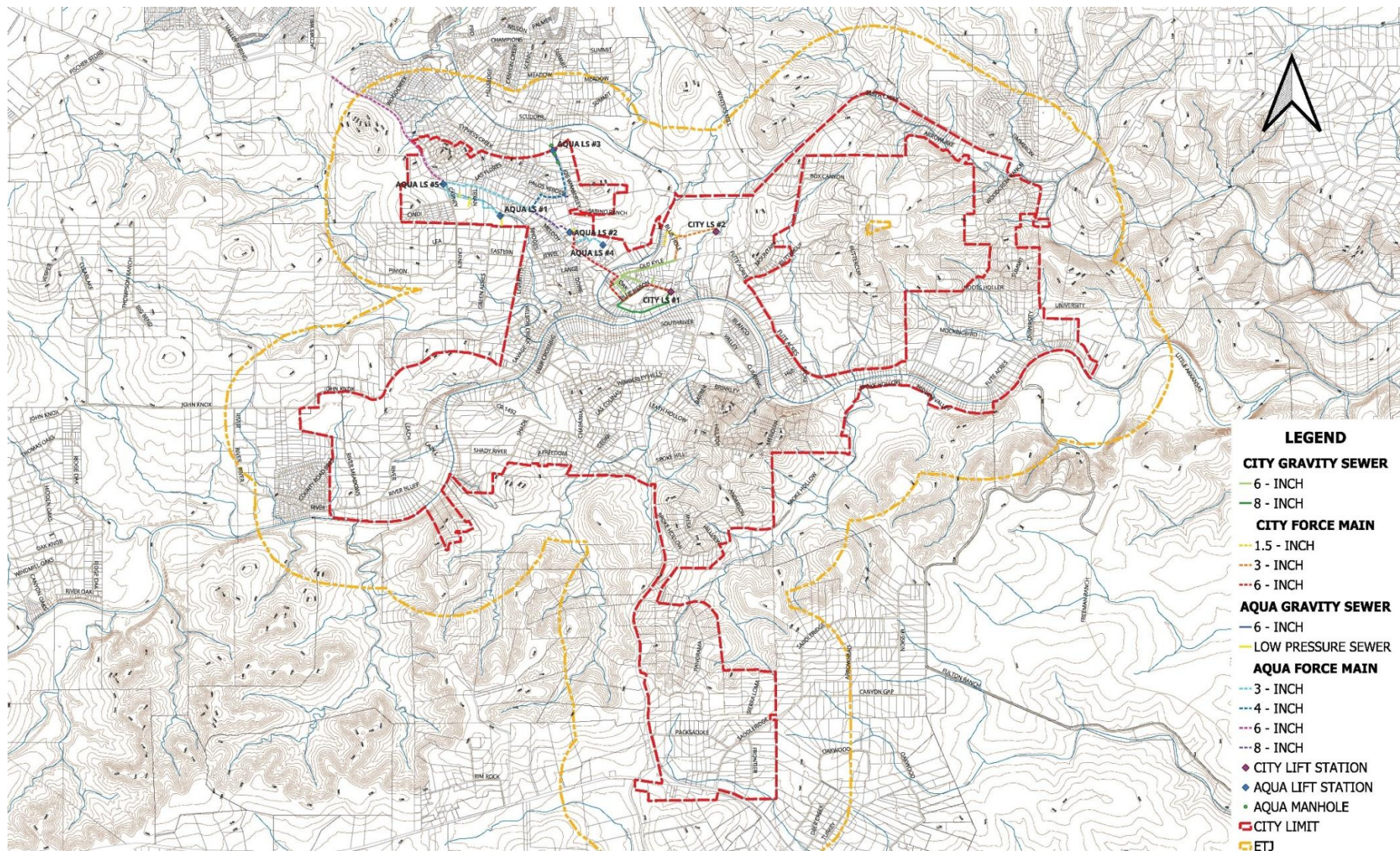
7.5 Wastewater System

The wastewater study inventories major components of the local wastewater system and identifies the areas of operation that require improvement to ensure safe, efficient, and economical collections and treatment. The study also considers and discusses wastewater management as part of the integrated water resource management strategy proposed in the One Water Study. The study concludes by providing a prioritized summary of the improvements needed and estimated costs.

Description Of The System

Most of the City of Wimberley's existing sewage collection and treatment system was constructed in the 2000s. Based on the best information available, City staff believe the system consists mainly of the original steel and PVC lines. The City's wastewater system consists of gravity sewer lines, force mains and lift stations that ultimately transport wastewater to the Woodcreek Wastewater Treatment Plant (Woodcreek WWTP) owned and operated by Aqua Texas. The system serves large commercial connections in the downtown area. The vast majority of the City's residents are on private septic systems.

The Woodcreek WWTP is an activated sludge plant using complete mix mode. Treatment units in the interim phase include one bar screen, three aeration basins, one final clarifier, and one chlorine contact chamber. The Woodcreek WWTP is currently authorized to dispose of treated domestic wastewater effluent at a daily average flow not to exceed 0.25 million gallons per day (MGD) via surface



Wimberley, TX
Wastewater System Map
City of Wimberley, LCMS Inc., Ku & Associates

Figure 7.7: Wimberley Wastewater System Map

irrigation of 143 acres of golf course. Flows that exceed the system design capacity can cause the Woodcreek WWTP to experience solids washout and other plant failures that would in turn cause violations of the permitted effluent quality.

Figure 7.7 illustrates the portions of Wimberley served by a centralized wastewater system.

Aqua Texas is preparing a \$1.3 million wastewater treatment plant expansion project, currently in the final design stage, to increase the Woodcreek WWTP capacity from 0.25 MGD to 0.375 MGD. The treatment plant project will also include improvements to upgrade the facility to produce Type 1 reclaimed water, which would expand the allowable types of re-use per TCEQ rules. Chapter 9 and the One Water Appendix include detailed discussions and recommendations for implementing wastewater reuse as a mitigative strategy to enhance water and economic security by reducing groundwater use.

Wastewater Collection System Inventory

Original System: Most of the City of Wimberley’s existing sewage collection and treatment system was constructed in the 2000s. Based on the best information available, City staff believe the system consists mainly of the original steel and PVC throughout the system. The system is completely made up of lines that connect to the Woodcreek WWTP. The system serves large commercial connections in the downtown area. Most of the City’s residents are on private septic systems.

Key Components: Table 1 in Appendix 4 inventories the collection lines associated with the wastewater collection system operated by the City of Wimberley by size, total length, and percentage of the system. Figure 7.8 provides an inventory of the lift stations in the City of Wimberley’s wastewater system. Figure 7.9 shows the location and capacity of generators used to support the Wimberley wastewater system.

NAME	PUMP CAPACITY (GPM)	YEAR BUILT	CONDITION
RM 12	UNK	New	New
Blue Hole	UNK	UNK	Good

Figure 7.8: Lift Stations Inventory in Wimberley

GENERATOR	LOCATION	CAPACITY OR SIZE
Backup Generator	None	N/A

Figure 7.9: Wastewater Backup Generators in Wimberley

System Operations

TCEQ conducted a Comprehensive Compliance Investigation (CCI) in April 2024 on the Woodcreek WWTP operated by Aqua Texas. The CCI report indicates that Aqua Texas has received several minor alleged violations for sludge provisions, monitoring and reporting,

effluent limitations, and operational requirements. Aqua Texas staff indicate that these allegations are being resolved, or have been resolved, at the time of this plan.

Wastewater System Analysis

The wastewater system analysis evaluates the system components described in the previous sections with respect to the applicable standards and criteria.

This analysis will consider the following elements:

- ❖ Standards and criteria
- ❖ Wastewater treatment facilities
- ❖ Collection facilities
- ❖ Collection system conditions
- ❖ Infiltration and inflow (I/I) problems
- ❖ Lift station conditions
- ❖ Manhole and cleanout conditions
- ❖ Unserved and underserved areas
- ❖ Impact of soil and terrain characteristics
- ❖ Operational procedure
- ❖ One Water Study recommendations

Standards and Criteria

The EPA and the TCEQ outline the standards or criteria applicable to municipal wastewater system design and operation including influent quality, collection, and treatment, and effluent quality. Texas Administrative Code, Title 30, Part 1, Chapter 217, “Design Criteria for Domestic Wastewater Systems,” outlines system design

and operations in all respects. Texas Administrative Code , Title 30, Part 1, Chapter 285, “On-site Sewage Facilities and Hays County OSSF Regulations,” outline onsite wastewater system design and operations in all respects.

EPA requirements mainly relate to discharge limitations and industrial wastewater treatment.

Treatment Facilities

The Woodcreek WWTP is an activated sludge plant using complete mix mode. The facility includes a 58.34 acre-feet storage pond in the interim phase and a 95.98 acre-feet storage pond in the final phase for storage of treated effluent prior to irrigation. Application rates shall not exceed 1.96 acre-feet per year per acre irrigated in the Interim phase, and 2-40 acre-feet per year per acre irrigated in the Final phase. The Woodcreek WWTP is currently being upgraded to provide high-quality effluent that will meet TCEQ Type I Reuse Standards. A discussion of the implications and recommendations of wastewater re-use strategies is included in the One Water Study.

Flows that exceed the system design capacity can cause the Woodcreek WWTP to experience solids washout and other plant failures that could in turn cause violations of the permitted effluent quality.

The current Permit to Discharge Waste (WQ0013989001) authorizes the discharge of treated domestic wastewater effluent at a daily average flow not to exceed 0.25 MGD. According to operations staff, the current average daily flows at the facility are an estimated 0.252 MGD. The current estimated average daily flow

represents roughly 100% of permitted levels in the interim phase and will represent roughly 67% in the final 0.375 MGD phase, as shown in Figure 7.10.

The City of Wimberley contributes approximately 0.025 MGD to the Woodcreek WWTP, or approximately 10% of the current average daily flows.

MEASURE	PERMITTED [1]	CURRENT
Maximum Daily Average Flow (MGD)	0.25	0.25 [2]
Two-Hour Peak Flow (average discharge) (GPM or MDG)	NA	NA

Figure 7.10: Permitted Wastewater Treatment Capacity

[1] Based on current Permit to Discharge Waste (WQ0013989001)

[2] Operations by Aqua Texas

Collection Systems

Design criteria for collection systems include standards for:

- ❖ Pipe size
- ❖ Horizontal and vertical spacing
- ❖ Gradient
- ❖ Manhole spacing
- ❖ Lift station connections
- ❖ Allowable infiltration and inflow

The standards require a minimum diameter of 6" for gravity collection mains.

The standards also specify minimum gradients for various pipe sizes that will be required to achieve a flow velocity of at least two feet per second (fps). Figure 7.11 lists the grade requirements and pipe size minimums required within the Wimberley system.

MAIN SIZE (IN.)	FALL IN FEET PER 100 FEET OF LINE (FT.)
6"	0.50
8"	0.33
10"	0.25
12"	0.20

Figure 7.11: Wastewater Main Requirements

The typical manhole spacing for 6" to 12" main sizes with straight alignment and uniform grades is 500' maximum. Reduced spacing may be necessary based on a system's ability to clean and maintain its sewer with available equipment.

Lift station design criteria establish general requirements that include, but are not limited to, the following:

- ❖ The raw wastewater pump, with the exception of a grinder pump, must be capable of passing a sphere of 2.5" or greater.
- ❖ The raw wastewater pump must have suction and discharge openings of at least 3" in diameter.
- ❖ The lift station pumping capacity must have a firm pumping capacity equal to or greater than the expected peak flow.
- ❖ For a lift station with more than two pumps, a force main in excess of 0.5 miles, or firm pumping capacity of 100 gallons per minute (GPM) or greater, system curves must be provided for

both the normal and peak operating conditions at C values for proposed and existing pipe.

- ❖ A collection system lift station must be equipped with a tested quick-connect mechanism, or a transfer switch properly sized to connect to a portable generator, if not equipped with an onsite generator.
- ❖ Lift stations must include an audiovisual alarm system, and the system must transmit all alarm conditions to a continuously monitored location.
- ❖ A lift station must be fully accessible during a 25-year 24-hour rainfall event.
- ❖ A force main must be a minimum of 4" in diameter, unless it is used in conjunction with a grinder pump station.
- ❖ For a duplex pump station, the minimum velocity is three feet per second with one pump in operation.
- ❖ For a pump station with three or more pumps, the minimum velocity is two feet per second with only the smallest pump in operation. The use of pipe or fittings rated at a working pressure of less than 150 psi is prohibited.

Collection System Lines

Wimberley's collection system consists of 7,295 LF of sewer line.

Many of the lines were installed with the original system in the early 2000s. From the best available information, City staff estimate that most of the 7,295 LF of pipe in Wimberley's system are steel and PVC.

Old, deteriorating pipes in the collection system are typically a primary cause for constant leaks and subsequent repairs, as well as

infiltration and inflow. However, the City did not identify any issues with leaks or inflow and infiltration due to the system being relatively new.

Infiltration and Inflow

Infiltration and inflow (I/I) are terms used to describe the flow of surface water or groundwater into a wastewater collection system.

Primary causes for I/I include:

- ❖ Deteriorated manholes that are no longer watertight
- ❖ Cracked or collapsed pipes
- ❖ Disjointed pipe connections
- ❖ Inadvertent stormwater flows into the sanitary system via storm drains (cross-connections)

I/I is a serious, continuous, and cumulative problem that has a significant adverse effect on wastewater treatment facility operation costs and efficiency.

Acceptable I/I levels are determined by applying the standard of 200 gallons per inch of diameter per mile of pipe per day.

Using information collected in the system inventory, the allowable I/I for the City of Wimberley's system would be about 51 GPD. This represents approximately 0.02% of the normal average daily flow.

Lift Stations

There are five lift stations operating within Wimberley's collection system. According to the best information available, the lift stations

are full-size lift stations. Operations staff indicate that all lift stations are functioning properly.

Manholes and Cleanouts

Wimberley's collection system includes approximately three manholes located along RM 12 north of Cypress Creek Ln. See Figure 7.7 for exact locations.

Older, deteriorating manholes are often one cause of excessive I/I into the collection system. The City should continue to monitor the condition of these manholes as resources allow.

Unserved/Underserved Areas

According to the best information available, approximately 95% of residents and businesses within the Wimberley city limits or extraterritorial jurisdiction are on their own private septic tanks and do not receive centralized sewer services. The lack of a centralized sewer system is perhaps the principal factor restricting higher density growth within the city limits.

However, based on the findings in the One Water section of this Plan, there are no recommendations for development of a centralized sewer system to serve Wimberley. Instead, the plan recommends innovative methods for treating and re-using onsite wastewater and reclaimed wastewater from the Woodcreek WWTP for irrigation to reduce overall water use as part of a One Water Strategy. See Chapter 9 and the One Water Appendix for a more detailed discussion.

Soil Conditions

Soil and topography can impact wastewater system integrity by contributing to system infiltration and inflow, pipe breakage, and other construction issues.

For example, soils with high porosity characteristics may contribute to higher system infiltration rates, particularly when collection lines and manholes have deteriorated due to age and breakage. Soils that absorb water and swell, like fat clays, can crack sewer pipes and manholes, particularly when these components have been constructed with improper bedding material or techniques.

In areas that include septic systems, certain soils may be unsuitable for septic systems if they do not have suitable porosity and percolation characteristics.

The southern most portion of the City is bounded by RM 12 on the west, the city limit on the east, and RM 32 on the south. The City is located within the Edwards Aquifer Recharge Zone and has special design requirements stipulated by both TCEQ and Hays County.

Current practice and specifications require pipe installation to be constructed with engineered bedding materials that surround the pipe. These bedding techniques address the effects of swelling and shrinking clay soils and reduce the impact of soil type.

Operational Procedures

The Woodcreek WWTP, operated by Aqua Texas, is classified as a Class C facility and requires one operator with a Class C or higher license. Aqua Texas currently employs one Class A operator, one

Class C operator, and six other licensed operators who are available to work at this facility.

Several treatment and collection issues that all sewer systems should address require minimal capital outlay. These issues are continuous and should be addressed by routine, scheduled operational procedures like the following:

- ❖ Establish a routine to locate sources of I/I and a plan to address these problems in a timely fashion.
- ❖ Establish a program for routine scheduled maintenance of plant mechanical equipment, possibly incorporating currently available technological systems such as Supervisory Control and Data Acquisition (SCADA) packages designed for this task.
- ❖ Monitor influent and effluent quality on a regularly scheduled basis, with appropriate recording and reporting procedures.
- ❖ Establish a routine line and manhole inspection schedule and a plan for the required line and manhole replacement and/or rehabilitation.

In many systems, these operational/maintenance practices occur in the form of repair as opposed to preventive maintenance.

System Risks

Of the primary hazards listed above in the Hazards and Risks Assessment section, those with the potential and likelihood to impact Wimberley's wastewater system are Flood, Lightning, Drought, and Winter Storm. However, the lack of a centralized wastewater system which utilizes electricity reduces much of the overall risk with respect to wastewater treatment and disposal,

excluding the downtown commercial district, which has centralized sewer service.

7.6 Stormwater System

Description of System

Wimberley manages stormwater drainage primarily through an open ditch network, with some underground stormwater pipes supplementing higher density areas. This chapter focuses on the City's current stormwater management strategies and infrastructure. Innovative approaches to stormwater management, such as dual purpose detention and aquifer recharge basins, are discussed and recommended in Chapter 9.

Flooding risks are present in portions of the City. The key details about the stormwater drainage system in Wimberley are as follows:

- ❖ Wimberley has a system of open ditches, culverts, and some underground storm sewers to collect and convey runoff.
- ❖ Most roadways utilize roadside open channels and ditches that gravity drain stormwater.
- ❖ Older parts of town rely more on undersized underground storm sewers that can back up and flood.
- ❖ Newer subdivisions tend to have larger capacity storm sewers and drainage ponds for detention.
- ❖ Much of the stormwater runoff eventually drains into Cypress Creek and the Blanco River.
- ❖ Some localized flooding occurs in low points during heavy rains as capacity is exceeded in places.

- ❖ The northern portions of Wimberley are within the 100-year floodplain of Cypress Creek with portions of the center of the City within the 100-year floodplain of the Blanco River.
- ❖ Storm drains and ditches are cleaned periodically to remove debris that can impede flows.
- ❖ Erosion in drainage ditches causes sedimentation issues in downstream water bodies after rains.
- ❖ The city stormwater utility fee helps fund drainage capital projects and maintenance.

Geographic Information

Wimberley is located in the Lower Blanco River watershed of the Guadalupe River Basin. Natural drainage occurs towards the Blanco River and its tributaries which bisects the City generally from east to west. Elevations in Wimberley range from approximately 1,182' to 860' above sea level. The terrain within and surrounding Wimberley is hilly with steep grades in many areas.

Wimberley's drainage system was developed over the course of the City's growth. Existing roadside ditches, culverts, curbs, and gutters serve as the primary roadway drainage infrastructure in the City.

The system does not function well in some areas in its present configuration. In some cases, ditches lack adequate capacity to convey runoff during average rainfall events, and many also do not drain well after the event.

Inadequate ditches also do not provide positive drainage for the pavement, resulting in pavement subgrade and surface deterioration. Moreover, localized flooding occurs due to the lack

of ditches, culverts, and maintenance of curb and gutters along local streets. The following sections examine the state of each drainage facility type in more detail.

Storm System Inventory

Wimberley's mix of ditches, pipes, ponds, and structures work in conjunction to direct storm runoff through topography to Cypress Creek and the Blanco River. Based on reviewing municipal documents and maps for Wimberley, Texas, the City's storm drainage system includes the following types of structures:

- ❖ Open Ditches: Grass-lined open channels along most streets and roads that collect and direct runoff.
- ❖ Culverts: Metal and concrete pipes of various diameters that allow drainage ditches to run beneath driveways, sidewalks, and road crossings.
- ❖ Storm Sewers: Underground pipes, typically 15 to 30 inches in diameter in older parts of town, that carry runoff. Includes manholes for access.
- ❖ Inlets/Catch Basins: Collect runoff into the storm sewer system from curbs and paved surfaces.
- ❖ Headwalls: Concrete structures at the outlets of larger culverts and drainage pipes.
- ❖ Detention Ponds: Landscaped ponds designed to temporarily store and slowly release stormwater in some neighborhoods.
- ❖ Outfall Structures: Where drainage systems discharge to streams and creeks. Includes riprap and concrete outlets.
- ❖ Channels: Larger open or concrete-lined channels downstream of drainage networks that lead to Rocky Creek.

- ❖ Weirs/Flumes: Concrete control structures on open channels that regulate stormwater flows.
- ❖ Debris Grates: Metal grates that trap litter and debris across some culvert and outlet points prone to clogging issues.

Drainage systems typically consist of curbs and gutters, pipes, ditches, and bridges that use the natural topography or grade of the land to facilitate the movement of stormwater out of a community’s developed areas.

Figure 7.12 inventories the number and general location of key elements in the Wimberley area’s drainage system. Culvert pipes found throughout Wimberley and the extraterritorial jurisdiction include corrugated metal pipe (CMP), reinforced concrete pipe (RCP), reinforced concrete box culvert (RCBC), high-density polyethylene (HDPE), and cast iron. Drainage channel and ditch types include roadside ditches, natural-lined channels, and concrete-lined channels.

	CITY LIMITS	TOTAL
Drainage Ditch/Channel (LF)	143,166	143,166
Curb and Gutter (LF)	6,685	6,685

Figure 7.12: Key Drainage System Components. Source: 2024 Fieldwork.

Culverts

The most significant problems with culvert facilities in Wimberley are inadequate sizing in some locations and lack of maintenance.

The most common problem encountered with culvert pipes is blockage from the accumulation of silt, vegetation, and other debris, or from damaged ends from vehicle traffic. The reduction in stormwater movement caused by the blocked culverts may lead to standing water and mosquito problems for residents.

Culvert damage can result from several factors including but not limited to:

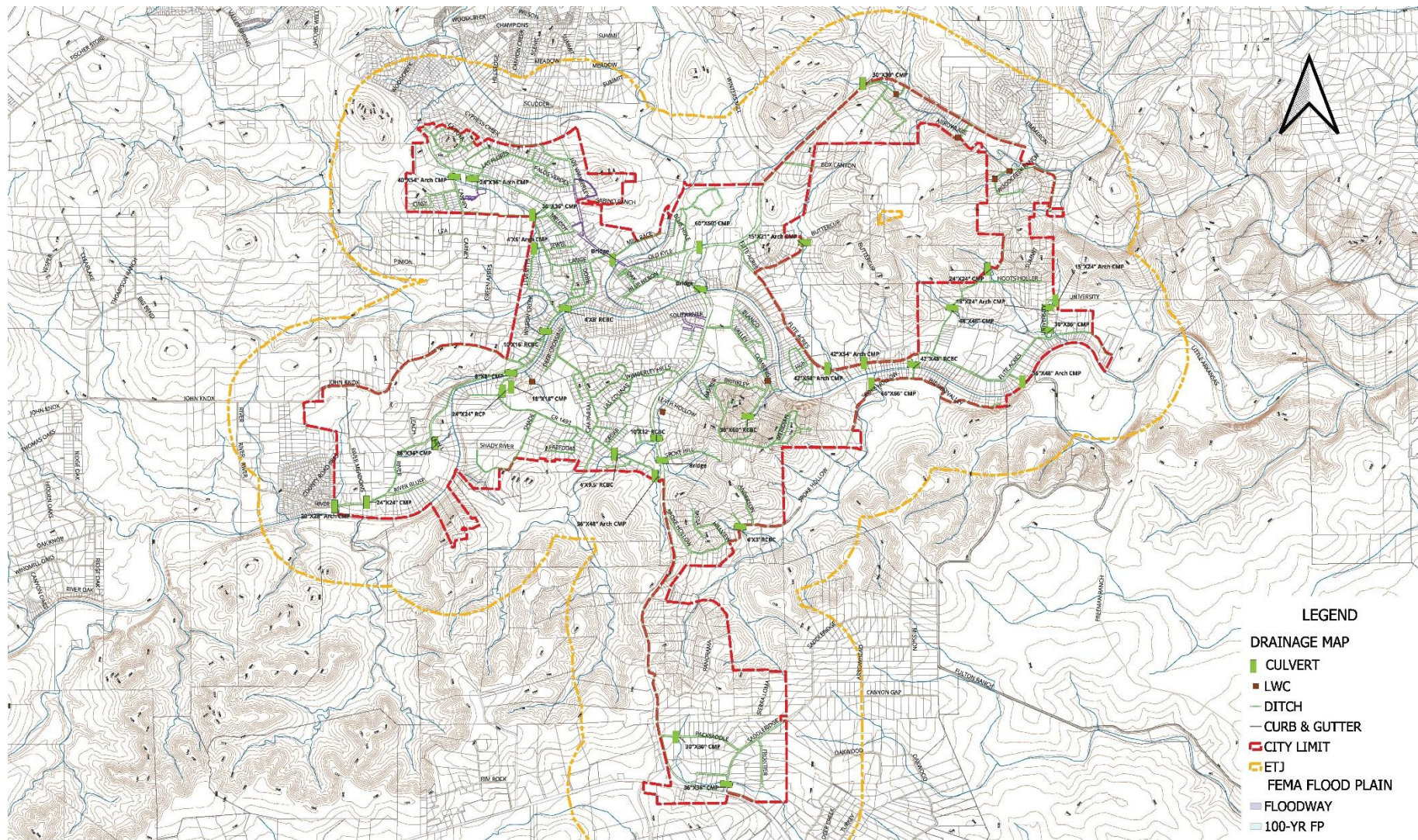
- ❖ Insufficient turning radii of pavement sections at intersections
- ❖ Insufficient pavement width at intersections
- ❖ High velocities of the runoff in ditches, channels, and streams
- ❖ Absence of protective headwalls or end treatments for the culvert pipes

These factors cause vehicular traffic, particularly truck traffic, to pass over and crush the unprotected ends of the pipes while turning. High water velocities within the ditches, channels, and streams can cause erosion and undermining of the culvert pipes, which can damage or significantly reduce their bearing capacity.

Most culverts in the Wimberley area are responsible of the City of Wimberley, TxDOT, or Hays County.

Table 1 in Appendix 5 lists the storm drainage structures within the City of Wimberley. All of which were financed and installed by the Texas Department of Transportation (TxDOT) and are along the state-maintained highways. The most current street and storm drainage is displayed in Figure 7.13.

Table 1 in Appendix 5 also inventories the number and general location of key elements in the Wimberley area’s drainage system.



Wimberley, TX
Drainage System Map
City of Wimberley, LCMS Inc., Ku & Associates

Figure 7.13: Wimberley Drainage System Map

Culvert pipes found throughout Wimberley and the ETJ include Corrugated Metal Pipe (CMP), Arch Corrugated Metal Pipe (Arch CMP), Reinforced Concrete Pipe (RCP), and Reinforced Concrete Box Culvert (RCBC).

System Condition

Wimberley's drainage system appears to be aged with moderate deterioration observed that negatively impacts performance and drainage capacity in portions of the city during rains. An overview of the general condition of the existing storm drainage system in Wimberley is as follows:

- ❖ Age: Much of the drainage infrastructure is old, with undersized systems dating back 30+ years that lack capacity for current runoff volumes.
- ❖ Pipe Condition: Older underground storm sewers are likely deteriorated, leading to cracks, leaks, and failures that contribute to infiltration and flooding issues.
- ❖ Ditch Erosion: Earthen ditches and channels have experienced erosion over time, reducing capacity and increasing sedimentation.
- ❖ Siltation: Buildup of silt, debris, and vegetation in ditches, culverts, and drainage paths obstructs flow and reduces capacity. Regular cleaning is needed.
- ❖ Structural Damage: Some culverts, headwalls, and other structures show signs of wear or distress such as cracking, subsidence, or exposed rebar.
- ❖ Undersized Capacity: Parts of the system have inadequate size to handle flows during moderate or major rain events, causing overflow and flooding.

- ❖ Lack of Detention: Few stormwater detention or retention ponds to attenuate flooding.
- ❖ Limited Mapping: Incomplete mapping and documentation of the overall drainage network makes assessment difficult.

An exhibit showing the 100-year floodplain within city limits, along with a National Flood Insurance Program (NFIP) Flood Insurance Rate Map (FIRM) Panel 48209C0238F dated 2 September 2005, are provided in Figure 7.13.

The natural flow of surface runoff is often interrupted due to debris, silt, and overgrown vegetation in the culverts. The storm drainage structures need maintenance such as clearing and mowing.

This should be completed as needed and annually at minimum. Drainage overflow from the culverts has resulted in deteriorated roads with potholes and cracks throughout the City. Street damage and drainage flow interruptions are manageable infrastructure improvements, but due to the City's financial limitations, staying ahead of the maintenance and repairs is a challenge.

It is recommended that the City perform a drainage analysis to determine the cause and severity of localized flooding. The drainage study should prioritize areas of flooding, identify solutions, and provide cost estimates for drainage improvements. It may be of interest for the City to research if grant funds are available for a drainage study.

The City should consider implementing policies and strategies that integrate stormwater as a resource, as discussed in the One Water Study.

Currently, the City does not have a formal method for documenting flooding events.

It is recommended that the City consider a documentation plan to help keep records of such flooding incidents by recording the date, time, inches, drainage route, property owner calls, and damage caused by each incident, to allow for a better understanding of the impact of these events.

To protect public health and safety, the City has adopted an ordinance that prohibits the construction of buildings within the 100-year floodplain, restricts the use of floodplains for purposes that may be harmful to the public, and prevents the alteration of stream channels and flood zones that may increase flooding. Additionally, houses in the 100-year flood plain could potentially be bought out by the City and made into parkland or open greenspace. Money is available through FEMA’s Hazard Mitigation Assistance Program for property acquisitions or buyouts within flood-prone areas. The City should consider reviewing FEMA’s grant assistance programs and researching buy-out programs.

Maintenance Process

Routine maintenance allows for operational service life to last longer by preventing prolonged drainage problems. Preventive maintenance is a precautionary method that helps reduce debris, sediments, and structural failure. Major maintenance is needed after severe damage has occurred. This type of maintenance is not needed regularly. Figure 7.14 gives examples for other maintenance activities and classifications recommended by this

Plan. To properly maintain drainage areas, the City will need to invest in the proper equipment to perform maintenance.

ROUTINE MAINTENANCE	PREVENTIVE MAINTENANCE	MAJOR MAINTENANCE
❖ Litter and Trash Removal ❖ Right of Way ❖ Mowing ❖ Vegetation/Brush Management	❖ Debris Removal ❖ Sediment Removal ❖ Channel Bank Stabilization ❖ Concrete Repair	❖ Construct New Drainage Channels ❖ Replace Low Water Crossings ❖ Repair Drainage Structures

Figure 7.14: Maintenance Plan

System Risks

Of the primary hazards listed above in the Hazards and Risk Assessment section, Flooding is the primary hazard with the potential and likelihood to impact Wimberley’s stormwater system. Impacts to the stormwater system due to flooding include overwhelming of conveyance and detention structures capacity causing additional local flooding, damage or possibly destruction of stormwater culverts and underground storm sewers, and severe erosion of ditches. Wildfires can also damage stormwater infrastructure, particularly those not made of flame- or heat-resistant materials. Lightning and Winter Storm present minimal risks to Wimberley’s stormwater system because of the utilization of gravity to move water through the system.

7.7 Conclusion: Infrastructure and Community Resilience

Wimberley's infrastructure—its water, wastewater, and stormwater systems—forms the foundation of a resilient and sustainable future. As this chapter illustrates, innovation in water resource management along with maintaining and upgrading these critical systems is essential not only for supporting current needs but also for ensuring long-term adaptability in the face of growth, aging infrastructure, and climate-related hazards.

The City's water system, reliant entirely on groundwater, serves as a cornerstone of public health and safety. While the Wimberley Water Supply Corporation meets state-mandated standards today, much of the original infrastructure remains in place, including aging and undersized lines that pose both performance and health risks. Proactive replacement and capacity upgrades will be vital to preserve water quality and quantity, meet fire protection needs, and accommodate anticipated demand. By aligning water resource management and water, wastewater, and drainage system infrastructure investments with hazard mitigation and land use planning, including the implementation of One Water strategies, Wimberley can reduce risk exposure and promote responsible growth.

Wastewater services, while limited in coverage, provide essential treatment for commercial areas and a small segment of the population. While the City's dependence on private septic systems

presents environmental and health vulnerabilities that may become more acute as development intensifies, it also presents an opportunity to reduce implementation of One Water. The proposed upgrades to the Woodcreek Wastewater Treatment Plant represent a critical step forward towards implementing wastewater reuse as a mitigative strategy. However, ongoing collaboration with Aqua Texas, regulatory compliance, and system maintenance must remain top priorities to ensure efficient and safe wastewater management for areas with centralized sewer service and to implement centralized wastewater reuse.

Stormwater management presents some of the City's most visible infrastructure challenges, particularly as flooding poses the greatest and most immediate hazard. However, innovative stormwater management represents a potential opportunity for enhancing water security and aquifer preservation through runoff capture and dual purpose detention and aquifer recharge basins. Undersized culverts, eroded ditches, and aging storm drains compromise the City's ability to withstand heavy rainfall events. Routine maintenance, expanded detention capacity, rain water harvesting, innovative solutions, and a citywide drainage study are needed to reduce flood risks and prevent roadway and property damage. These improvements will also support Wimberley's environmental values by protecting water quality in Cypress Creek and the Blanco River.

Ultimately, resilience requires foresight, coordination, and ongoing investment. Wimberley's commitment to integrating infrastructure improvements with hazard mitigation and land use policies strengthens the City's ability to recover from shocks, adapt to

changing conditions, and thrive over time. This chapter provides a roadmap to ensure that critical infrastructure systems continue to serve the community dependably while supporting its rural character, public safety, and natural resources for generations to come.



CITY OF
WIMBERLEY

CHAPTER 8

COMMUNITY FACILITIES

8.1 Overview

Wimberley's community facilities are the pillars of public life and the foundation of resilience in times of crisis. This chapter outlines the City's vision for ensuring that its civic infrastructure—buildings, parks, emergency services, schools, and natural resources—not only meets current demands but also supports a thriving, adaptable, and cohesive community for the decades ahead.

Wimberley's resilience depends on essential facilities like civic centers, public works yards, emergency services, and communications infrastructure. These sites serve daily needs and must function during emergencies. Key facilities such as the Community Center, Blue Hole Pavilion, and Oak Park are critical for coordination and shelter. Moving forward, the City must modernize City Hall, expand emergency services, and invest in green, dual-use, and tech-ready buildings to ensure safety and continuity.

The Wimberley Independent School District (Wimberley ISD) supports community resilience by promoting student success, safety, and strong local partnerships. Its improvement plans and collaboration with families and organizations position schools as hubs of education, safety, and adaptability.

Wimberley's natural beauty and ecological health are central to its identity and its future. This chapter outlines steps to protect groundwater, preserve air quality, sustain native vegetation, and safeguard scenic vistas. Strategies include rainwater harvesting, conservation easements, ridgeline protection, and public education

on threats like invasive species and oak wilt. These actions are essential to preserving the ecosystem services that support community health, safety, and quality of life.

Wimberley's vision for community facilities is rooted in civic preparedness, environmental stewardship, educational excellence, and public well-being. Infrastructure planning goes beyond buildings and parks—it's about creating a resilient, inclusive, and livable future. Through smart investments, strong partnerships, and community-driven solutions, Wimberley's facilities can serve as anchors in calm and lifelines in crisis.

Wimberley's ability to recover from disruption—whether caused by natural hazards, infrastructure failure, or population shifts—relies on a robust network of critical community facilities. These facilities form the backbone of civic function, emergency response, public engagement, and continuity of governance. Planning for future capacity, adaptability, and redundancy is essential to building community resilience.

Essential Community Facilities

These existing facilities play vital roles in maintaining Wimberley's operational continuity and community cohesion during both everyday activities and emergencies.

Wimberley Community Center:

- ❖ Functions as the City's primary hub for public meetings, civic events, and social services.
- ❖ Serves a critical emergency response role, doubling as a shelter and coordination center during disasters.

Oak Park and Welcome Center:

- ❖ Provides essential visitor orientation, public communication, and economic interface for the tourism-dependent local economy.
- ❖ Supports civic events and outreach programs, reinforcing social cohesion and community identity.

Blue Hole Regional Park Pavilion:

- ❖ In addition to its recreational use, this facility often acts as a community gathering space during crises, hosting informal briefings and staging areas for relief efforts.

Identified Needs for Future Resilience

To ensure Wimberley can withstand and recover from future shocks—whether environmental, infrastructural, or socio-economic—the City must proactively invest in strategic infrastructure with resilience, redundancy, and adaptability in mind.

Dedicated Emergency Services Facilities:

- ❖ Evaluate the need for local fire, emergency medical services (EMS), and police substations within city limits to enhance response times and reduce dependence on regional facilities.
- ❖ Consider multi-agency coordination centers co-located with civic buildings for joint operations during high-risk events.

City Hall Expansion or Modernization:

- ❖ Ensure adequate space, technology, and continuity of operations infrastructure in City Hall to support government functions during disasters.

- ❖ Prioritize accessibility, backup power systems, and remote-work capabilities for governance continuity.

Public Works and Maintenance Yards:

- ❖ Secure centrally located land for storage of vehicles, materials, and emergency repair equipment.
- ❖ Build in capacity for post-storm debris management, waterline repairs, and transportation system recovery.

Technology and Communications Infrastructure:

- ❖ Expand public Wi-Fi, digital signage, and redundant communications systems in public buildings.
- ❖ Integrate real-time emergency alert systems and public engagement platforms to ensure outreach during crises.

Building Resilience

To meet evolving threats and support long-term community well-being, Wimberley should integrate the following best practices into all capital facility planning:

- ❖ Prioritize Dual-Use Design: Design buildings like the Community Center to operate as both everyday spaces and emergency shelters, staging areas, or cooling/warming centers during extreme events.
- ❖ Adopt Green and Resilient Building Standards: Construct or retrofit public buildings to meet LEED, ENERGY STAR®, or other high-performance resilience certifications, incorporating solar power, rainwater harvesting, and fire-resistant design.
- ❖ Utilize Underused or Vacant Lands Strategically: Identify and acquire sites for new civic infrastructure that provide geographic redundancy and community accessibility.

- ❖ Leverage State and Federal Resilience Funding: Apply for grants through FEMA, HUD, historic preservation programs. Prioritize projects that align with hazard mitigation, environmental sustainability, and community equity goals.

Conclusion

As Wimberley plans for the future, investing in critical community facilities is more than a question of infrastructure; it is a commitment to the safety, unity, and adaptive capacity of the City. By embracing a resilience-first approach, the City can ensure that its buildings not only serve today's needs but also safeguard tomorrow's future, enabling the entire community to withstand, adapt to, and thrive in the face of adversity.

8.2 Parks, Trails, and Recreation System

The 2024 Parks and Recreation Comprehensive Master Plan for the City of Wimberley was developed through a collaborative effort involving the City Council, Parks & Recreation Board, City staff, and Wimberley residents. This most recent update reflects extensive community engagement and data analysis, ensuring the plan aligns with current and projected needs. Building on previous versions—originally adopted in 2001 and last revised in 2018—the 2024 Plan provides strategic guidance for land acquisition, park development, and facility enhancement. It serves as a long-range planning and fiscal management tool for the City's park system. To maintain

responsiveness to evolving community priorities, the Parks & Recreation Board is encouraged to conduct annual evaluations and periodic updates of the plan.



Inventory

As of 2024, the City of Wimberley owned the following parks or recreational properties:

- ❖ Blue Hole Regional Park: A 126-acre park featuring a natural swimming area on Cypress Creek, along with trails, sports fields, and picnic areas.
- ❖ Cypress Creek Nature Preserve: A 7.24-acre preserve along Cypress Creek, located within walking distance of the Downtown Square.
- ❖ Martha Knies Community Park: A 1.2-acre park in Downtown Wimberley that includes a playscape, pavilion, restrooms, and a water feature.
- ❖ Oak Park and Welcome Center: A 0.72-acre public space adjacent to the Wimberley Square, serving as a community gathering area and visitor resource.
- ❖ Wimberley Community Center: An 8,000-square-foot facility situated one block from the Downtown Square, used for public meetings, events, and community programs.
- ❖ Patsy Glenn Refuge: A 1.7-acre undeveloped natural area adjacent to the Wimberley Community Center, designated for habitat conservation and passive recreation.

- ❖ **Old Baldy Park:** A 4.3-acre park located off FM 2325, approximately 2.5 miles from the Downtown Square, known for its elevated views and access trail.
- ❖ **Sunrise Park:** A 0.90-acre park located along RM 12, offering a landscaped setting for informal outdoor use.

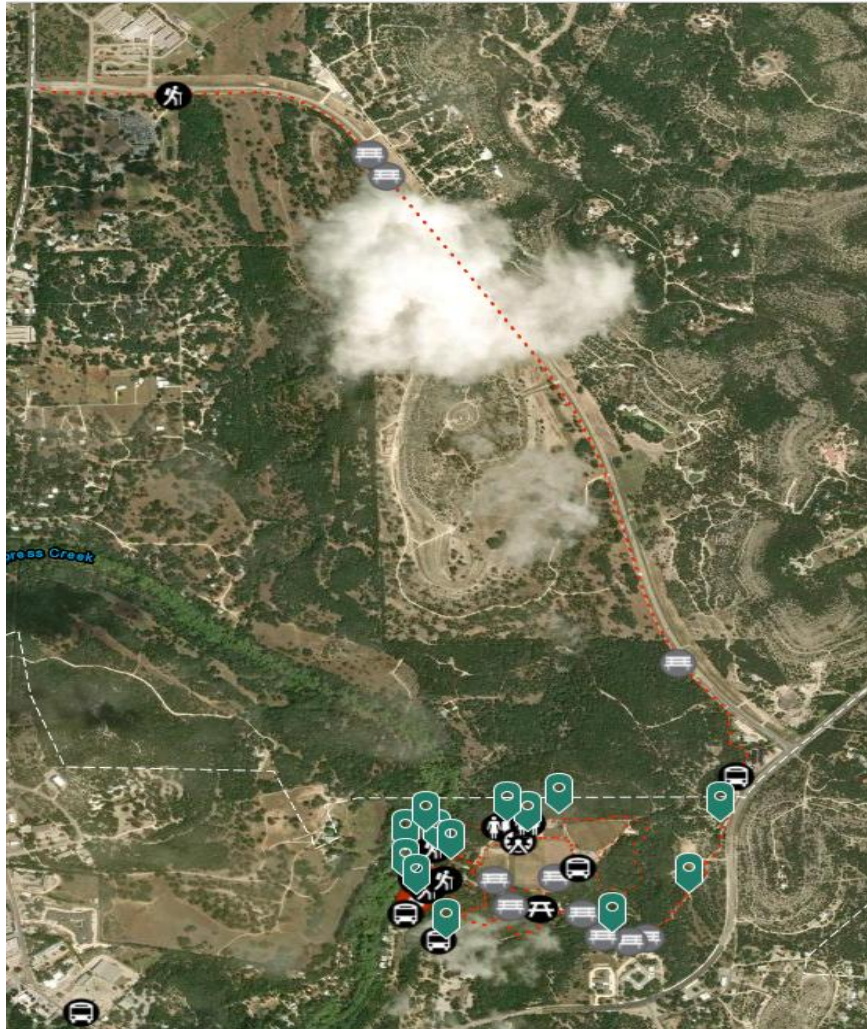


Figure 8.1: City of Wimberley Parks, Trails, and Recreation Sites

The City of Wimberley's finances are primarily sourced from a one percent sales tax, franchise fees, and development-related fees, without levying any property tax. Therefore, funding future infrastructure and community amenities will rely heavily on grants, partnerships with landowners, and ongoing community support and volunteerism.

Parks and Recreation

In developing the overall Comprehensive Plan, citizens expressed a substantial interest in seeing the City government take active steps to provide various kinds of recreational facilities.

1. Expand Recreational Opportunities:

- ❖ Offer recreational activities for all ages and abilities in existing parks.
- ❖ Develop a variety of parks, including neighborhood playgrounds.
- ❖ Create nature-appreciation areas for hiking, biking, jogging, horseback riding, bird watching, and picnicking.
- ❖ Maintain and protect the Blue Hole Regional Park as per the Parks & Recreation Master Plan.
- ❖ Partner to provide swimming pools.
- ❖ Include ball fields and tennis courts.

2. Promote Green Spaces in New Developments:

- ❖ Urge developers to incorporate green spaces and parks in new projects.

3. 2025–2045 Future Needs:

- ❖ Guide the development of resilient parks, recreation, and trails in Wimberley over the next 20 years, the following key points from the Parks & Recreation Master Plan should be considered:
- ❖ Continue to collaborate with City Council, Parks & Recreation Board, City staff, and citizens to develop the Plan, providing regular updates to reflect changing needs and population growth and to ensure it remains relevant.

Comprehensive Inventory

Wimberley currently owns several parks and recreational properties, including the Cypress Creek Nature Trail, Wimberley Community Center, Patsy Glenn Refuge, Blue Hole Regional Park, and Old Baldy Park, each offering unique recreational opportunities. This Plan sets a foundation for resilient and adaptive park development, ensuring Wimberley's parks and recreation services meet the community's evolving needs over the next two decades.

Future Planning: Recommendations in the plan include land acquisition, park expansion, and development, with a fiscal planning framework focusing on the next five years. Annual reviews by the Parks & Recreation Board will ensure alignment with community needs and priorities.

Funding: With limited financial resources, future infrastructure development will depend on grants, partnerships, and community support, as Wimberley relies primarily on sales tax and fees rather than property taxes.

Expanded Recreational Opportunities: There is a strong community interest in expanding recreational facilities for all ages and abilities. This includes creating nature areas for various outdoor activities, maintaining key parks like Blue Hole Regional Park, and promoting the inclusion of green spaces in new developments.

Trails

Wimberley's existing trail system is primarily centered around Blue Hole Regional Park, with an additional trail connection extending toward Woodcreek. The network includes both paved and natural-surface trails, offering a variety of terrain types and difficulty levels for users.

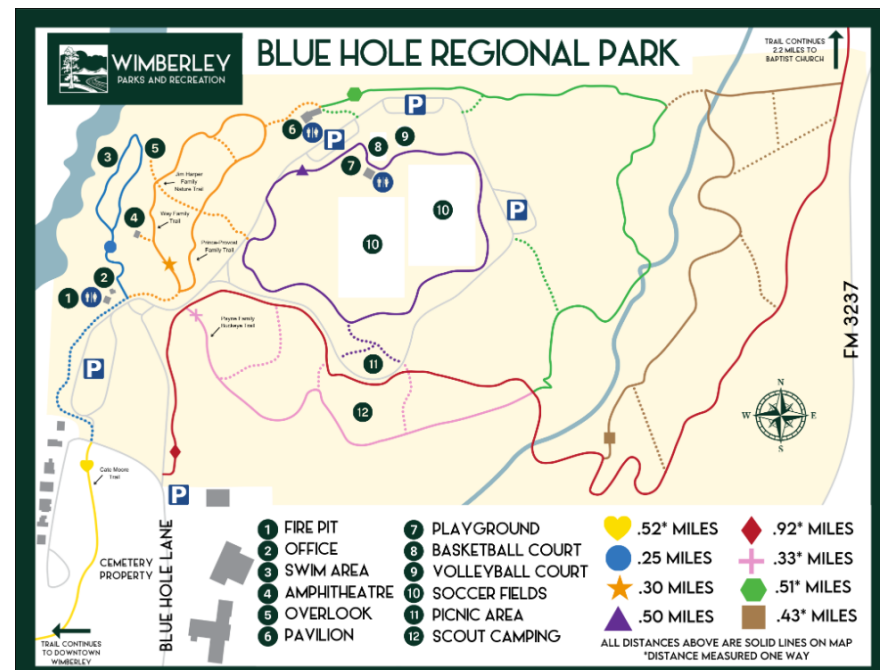


Figure 8.2: Blue Hole Regional Park's Trail System and Amenities

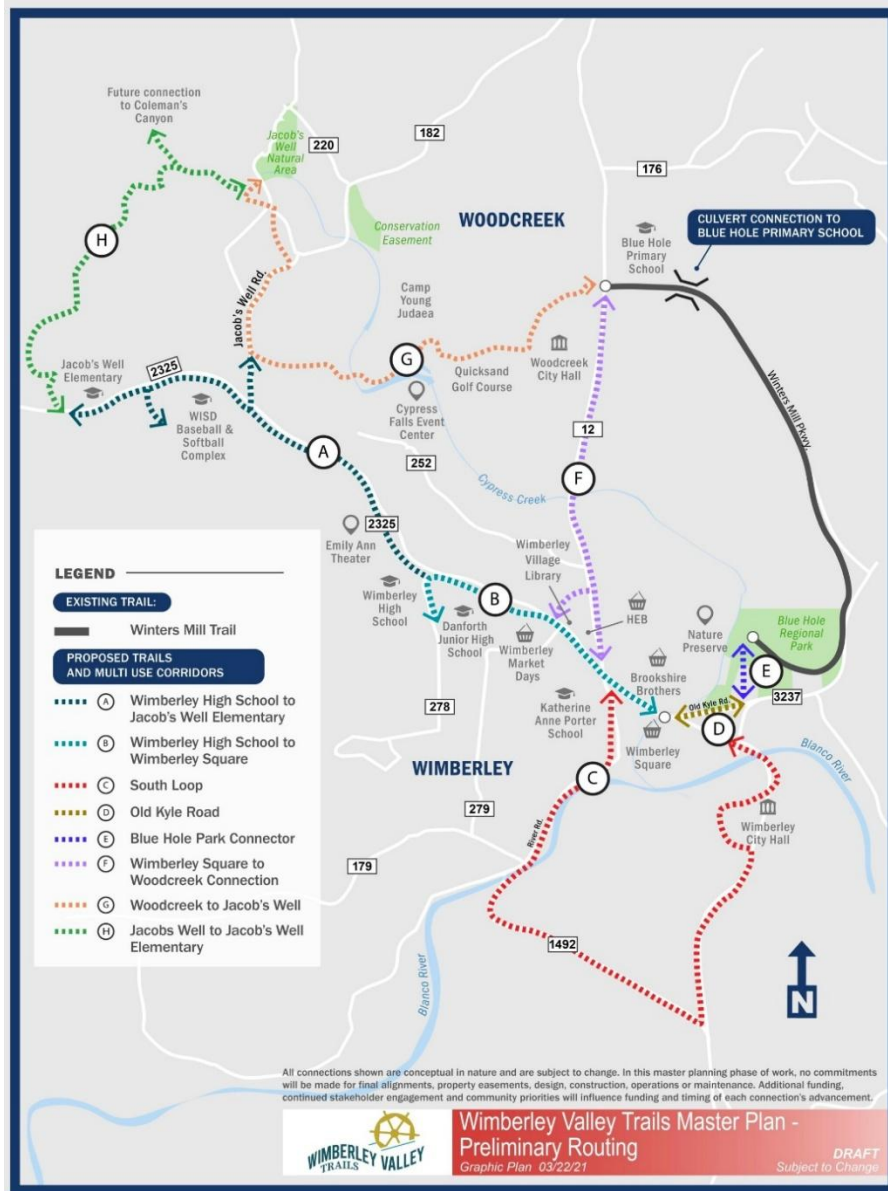


Figure 8.3: Wimberley Valley Trails Map Draft

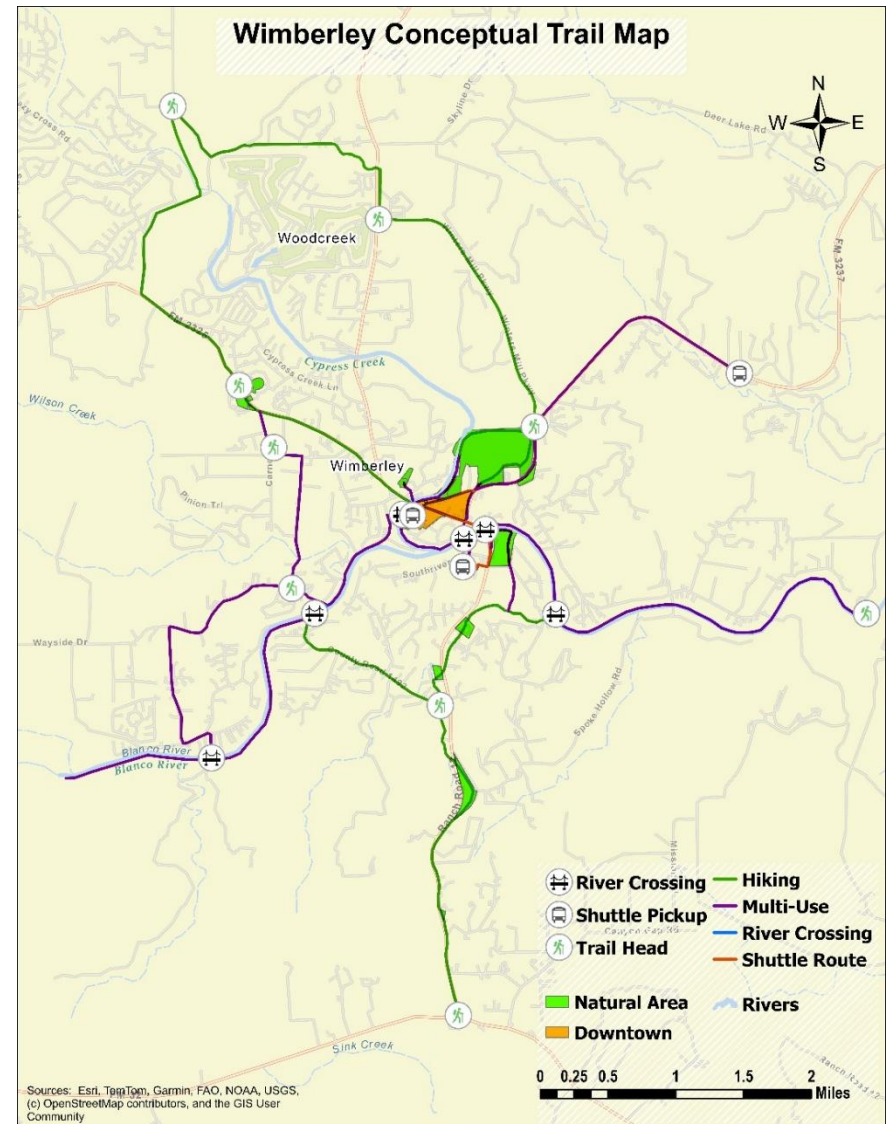


Figure 8.4: Wimberley Valley Conceptual Trails Map

While the existing trail system provides a solid recreational foundation, Wimberley has identified a growing need for stronger community connectivity and solutions to downtown traffic congestion. Drawing from a previous draft of the Wimberley Valley Trails Master Plan, a conceptual trails map (Figure 8.4) has been developed to help visualize a more connected and comprehensive future trail network. The draft Wimberley Valley Trails Map (Figure 8.3) served as a strong foundation for the conceptual trails map, retaining the larger trail loop around Jacob’s Well to better integrate it into the overall system. As emphasized previously, the primary theme of the proposed network is interconnectivity: strengthening community connections while helping alleviate downtown traffic and parking pressures, by providing residents and visitors with alternative modes of transportation that still maintain access to downtown Wimberley.



Beyond transportation and recreation, the trail system also presents an opportunity to highlight Wimberley’s unique culture and environmental values. Wayfinding elements such as sculptures, plaques, interpretive displays, and other public art installations could be incorporated at trailheads or as checkpoints throughout the network. These features would not only improve navigation but also help visitors and residents better understand and connect with Wimberley’s identity and history.

The Wimberley Valley Arts and Cultural Alliance already plays a strong role within the community and could serve as a valuable partner should the City choose to incorporate cultural programming into the trail system. Likewise, Wimberley’s strong commitment to environmental stewardship could be reflected through educational signage and interpretive displays that inform users about the region’s unique ecosystem and the importance of preserving it.

Using the trail system as both a transportation network and a cultural and educational resource would strengthen community identity, improve connectivity, and further enhance Wimberley’s long-term vision for a more refined and integrated trail system.

8.3 Schools

The Wimberley Independent School District (Wimberley ISD) is operating under the 2023–2024 District Improvement Plan and Strategic Plan.

Demographics and Boundary

The current student body is estimated at 2,700 total students. The Improvement Plan describes the District's demographics as seen in Figure 8.5.

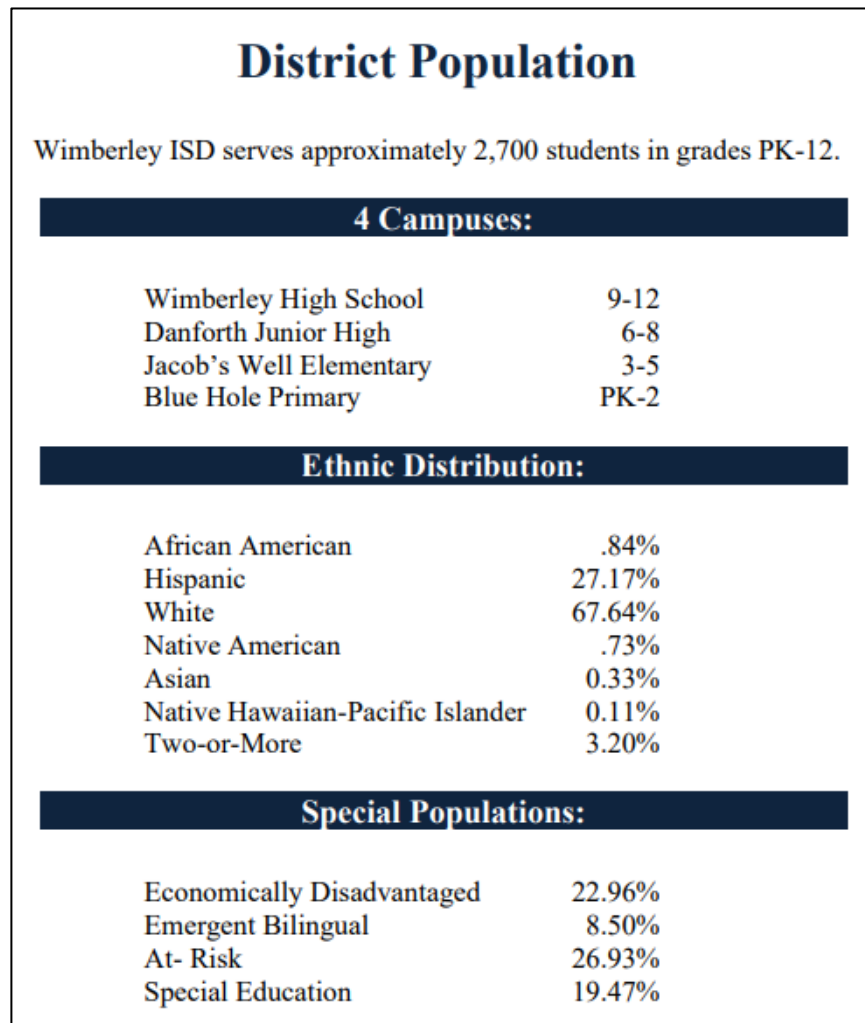


Figure 8.5: Wimberley ISD Population Data

District Improvement Plan and Resiliency

The District Improvement Plan was developed by the District Education Improvement Committee. Principals are responsible for using a similar process with the involvement of their School Improvement Teams to develop their campus plans. The Improvement Plan lays out the following four priority strategies:

1. Empower Student Excellence:

- ❖ Academic Achievement and Growth: Focus on advancing student academic performance at all levels.
- ❖ Safety and Well-Being: Prioritize the physical and emotional safety of students.
- ❖ College, Career, and Military Readiness: Prepare students for life after school, whether in college, careers, or military service.

2. Support Faculty and Staff Excellence:

- ❖ Satisfaction and Well-Being: Ensure faculty and staff are satisfied and engaged, and that their well-being is prioritized.
- ❖ Continuous Development: Provide ongoing professional development and training opportunities.
- ❖ Competitive Compensation: Offer competitive salaries and benefits to attract and retain high-quality staff.



3. Strengthen Community Excellence:

- ❖ Parent and Family Engagement: Foster strong relationships with parents and families to increase their satisfaction and involvement in the educational process.
- ❖ Community Satisfaction and Engagement: Engage the broader community to build trust and support for the schools.
- ❖ Community Partnerships: Develop partnerships with local organizations and businesses to enhance educational and extracurricular opportunities.

4. Ensure Operational Excellence:

- ❖ Financial Stewardship: Maintain strong financial management and operational efficiency to ensure resources are used effectively.
- ❖ Facility Planning: Implement transparent, long-term planning for school facilities to meet future needs.
- ❖ Open Communication: Establish two-way communication channels to keep stakeholders informed and involved.

The District Improvement Plan enhances both Wimberley ISD and the City's community resiliency by empowering student success, ensuring a safe and supportive environment that prepares students for future challenges, and prioritizing faculty and staff well-being and professional growth. It strengthens community ties through active engagement with parents, families, and local organizations, fostering collaboration and trust. Additionally, the Plan's emphasis on financial stewardship, transparent facility planning, and open communication ensures sustainable and efficient operations, building a resilient foundation for the entire community.



8.4 Natural Resource Protection

Wimberley Comprehensive Plan: Natural Resources

Water Quality and Conservation: Because the community relies heavily on groundwater from private wells and a few private or cooperative distribution systems for its potable water supply, Wimberley's quality of life is tied directly to water availability. However, the rate of water withdrawal from the aquifer exceeds the replenishment rate from rainfall, posing a sustainability challenge.

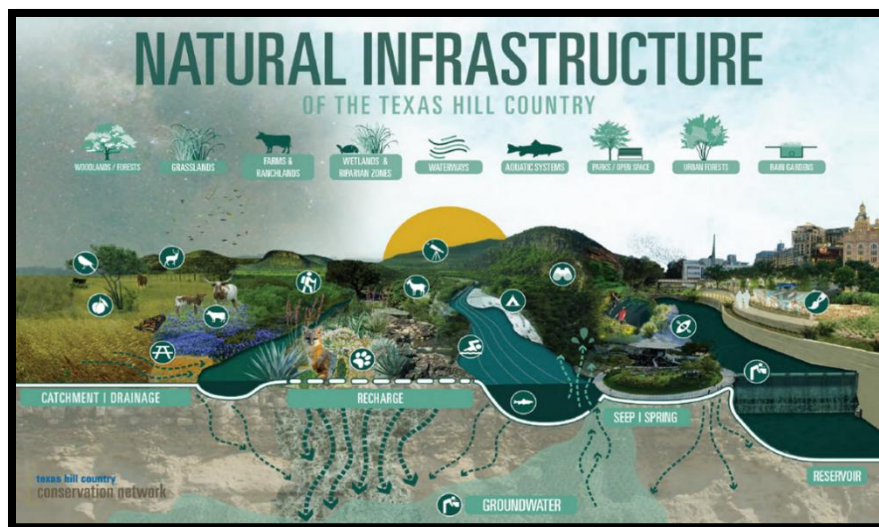
Water Management: Preserve potable water supply by:

- ❖ Encouraging rainwater collection and One Water standards in new and existing buildings.
- ❖ Launching public education programs on water conservation.
- ❖ Collaborating with regional entities to safeguard groundwater.

- ❖ Seeking grants with local partners for a Source Water Protection Plan.
- ❖ Implementing policies to protect water supply and quality, such as requiring low-impact development (LID) and green infrastructure in new development.
- ❖ Adopting Gallons per Capita per Day (GPCD) reduction targets (≤ 130 by 2035; ≤ 120 by 2045; ≤ 110 by 2055).
- ❖ Requiring WaterSense fixtures and drought-tolerant landscaping.

Water Reuse: Encourage water reuse practices by:

- ❖ Facilitating safe water reuse according to regulations.
- ❖ Implementing water reuse in city operations.
- ❖ Promoting education on safe water reuse in homes and businesses.
- ❖ Completing Aqua Texas reclaimed water distribution for public facilities.



Air Quality: Protect Wimberley's air quality by:

- ❖ Supporting Non-Polluting Industries: Encourage industries that minimize pollution.
- ❖ Promoting Permeable Surfaces in Developments: Advocate for the use of permeable materials in new developments to reduce dust.
- ❖ Collaborating on Regional Air Quality Efforts: Join efforts with civic, governmental, and quasi-governmental entities to protect regional air quality.

Natural Environment: Protect local flora and fauna by:

- ❖ Supporting studies to identify key local species and areas of importance.
- ❖ Promoting the protection of significant native life.
- ❖ Implementing conservation easements and tools.
- ❖ Educate the public on invasive species.

Native Plants: Develop land with respect to native species by:

- ❖ Enacting policies to safeguard specimen trees and plants.
- ❖ Educating on threats like oak wilt.
- ❖ Implementing tree and plant replacement policies.
- ❖ Starting a planting program.

Scenic Vistas and Open Spaces

The Wimberley Valley is distinguished by a diverse natural landscape that includes rolling hills, prominent rock formations, winding waterways, open meadows, and densely forested areas. This varied topography contributes significantly to the region's visual character while also supporting a high level of ecological diversity, enhancing its overall environmental significance.

Landscape Protection: Preserve scenic vistas and open spaces by:

- ❖ Recognizing and Protecting Visual Landscapes: Safeguard vistas and open spaces that improve the visual experience from public viewpoints.
- ❖ Considering Scenic Preservation in Permitting: Factor in the preservation of scenic vistas and spaces in the building permit process.
- ❖ Protecting Natural Hillside Features: Prevent extensive grading and destruction of native flora on hillsides and ridges. Limit construction on ridgelines and hilltops.



CITY OF
WIMBERLEY

CHAPTER 9

ONE WATER EXECUTIVE SUMMARY

9.1 Overview

Wimberley’s water is its identity, its economy, and its future. Jacob’s Well, Cypress Creek, the Blanco River, Pleasant Valley Springs, and the Trinity Aquifer are all interconnected—they are the foundation upon which the future resiliency of this region depends. The One Water Study establishes the scientific, institutional, and policy framework that makes all other resilience investments possible. Without water security, there is no community resilience.

9.2 Purpose

This chapter presents the One Water Study, a nearly 400 page, science-based analysis commissioned as a foundational pillar of the Wimberley Comprehensive Resiliency Plan. The One Water Study is integrated into the Plan because water security is not one issue among many in Wimberley, but the precondition for every other resilience investment the community makes. Flood mitigation, wildfire preparedness, land use planning, economic vitality, and ecological health are all downstream, literally and figuratively, of a reliable, locally governed water supply.

One Water is a governing philosophy that treats drinking water, wastewater, gray water, stormwater, rainwater, and environmental flows not as separate management problems but as a single, integrated resource. Applied to Wimberley, it means managing every gallon that falls on or flows through the Wimberley Valley as though it matters, because it does. The Texas Hill Country is

entering an era of structural water stress. Wimberley can choose to be a casualty of that stress or a model of adaptation. This chapter makes the case for the latter.

The One Water Study is structured under six pillars. The first and most critical of these is Regional Governance and the establishment of a Public Utility Authority for the Wimberley Valley as the institutional foundation upon which every other One Water recommendation depends.

The second pillar, Aquifer Protection and Spring Flow Preservation, focuses on leaning into all of our existing tools of groundwater management, particularly in areas where the aquifers recharge, to manage waste, incentivize conservation, and study the potential solutions to bring back spring flow in water-competitive zones.

The third pillar is no less important, and could be implemented as a strong conservation strategy today: zero net water systems and best-practice development principles when it comes to land-use. The Plan offers a framework for the multi-pronged changes in county rules, incentives, and public education to make buildings more efficient, builders interested in Net-Zero approaches, and water protective land management strategies the new norm.

Pillar four also addresses existing water in the system that is underutilized by solving for system inefficiencies and fixing the leaks in our infrastructure. This element of the Plan will require regional planning and financing, but it is considered “low hanging fruit” to mitigate the tight timeline of aquifer depletion. Water utilities must protect their source, and handle the resource with diligence, to manage water scarcity.

Pillar 5, Land Conservation as Water Supply Strategy, is an available model that has great success in the wider region, from Austin to San Antonio. Protecting recharge lands is among the most cost-effective, longest-lasting water supply investments Wimberley can make in its natural infrastructure.

Holding the Plan together is Pillar 6: Regional Collaboration and Source Water Protection. Without coming together across jurisdictions to align codes, collaborate on projects, and share knowledge, we risk an island effect that does not support generational resilience.

The Resiliency Comprehensive Plan is the first General Land Office-funded plan of its kind in Texas. That distinction carries responsibility. How Wimberley plans, governs, and protects its water will influence policy and practice across the Hill Country and the state. The One Water Study provides the intellectual and technical foundation for that leadership.

9.3 The Urgency: A System Under Structural Stress

Currently, Wimberley depends entirely on the Middle Trinity Aquifer. That single dependency—one aquifer, multiple providers, no backup supply—is both the community’s greatest vulnerability and the clearest argument for the One Water approach. Figure 9.1 defines the scope of the crisis.

INDICATOR	CURRENT CONDITION
Jacob’s Well zero-flow days (2022–25)	More than 495 days, including 218 in 2023 alone
Mean spring flow decline since 2000	Greater than 90% — structural aquifer failure
Aquifer water level trend (2012–24)	Mean decline of 5 feet per year across 3 aquifers
District wells below 50th-percentile level (2025)	95% of HTGCD monitoring network
Aqua Texas system water loss (2022)	Up to 32% — more than Jacob’s Well annual flow
Top-15 HTGCD permittee line losses (2024)	129 million gallons (397 acre-feet) wasted
Hays County demand projection by 2070	Nearly triple current demand (TWDB 2022 State Water Plan)
Wimberley WSC service pump capacity remaining	Approximately 348 additional connections before expansion required
Wastewater treatment plant status	Aqua Texas Woodcreek WWTP at maximum capacity
Alignment with Desired Future Conditions	District-wide aquifer levels have dropped 40 feet since 2008 baselines — past the DFC set for 2060

Figure 9.1: Middle Trinity Aquifer Crisis Indicators and Conditions

One foot of aquifer drawdown eliminates approximately 5 cubic feet per second (CFS) of Jacob’s Well spring flow. Aqua Texas exceeded drought curtailment requirements in 2022, 2023, 2024, and 2025, measurably worsening spring flow loss. The Double J Ranch golf course pumped 56.94 acre-feet from the Middle Trinity in 2024 despite having treated effluent available for irrigation, a vivid illustration of the governance gaps this Plan must close.

The Hays Trinity Groundwater Conservation District (HTGCD), the regulatory body responsible for overseeing groundwater in this region, is itself under financial stress, in part due to litigation costs from Aqua Texas challenges. A weakened HTGCD cannot protect the aquifer. Stabilizing and adequately funding the District is itself an act of water security.

This is not a forecast of future risk. This is a description of current reality. The crisis is already here. The One Water Study was commissioned because Wimberley cannot afford to treat these conditions as anything less than an emergency.

9.4 The One Water Framework

The One Water framework rejects the siloed thinking that created the current crisis. It integrates six water streams—drinking water, wastewater, stormwater, rainwater, gray water, and environmental flows—under unified governance and a shared conservation ethic. Applied to Wimberley, One Water has six strategic pillars, as shown in Figure 9.2.

STRATEGIC PILLAR	CORE OBJECTIVE
1. Regional Governance	Form a Public Utility Authority to unify management and financing
2. Aquifer Protection and Spring Flow Preservation	Enforce curtailments, support HTGCD, fund groundwater governance
3. Zero Net Water and Conservation-Based Development	Require rainwater harvesting and OSSF reuse in new conservation based development
4. Infrastructure Modernization and System Efficiency	Eliminate system losses, achieve smart metering, replace aging mains
5. Land Conservation as Water Supply Strategy	Protect 50% of the critical Jacob’s Well recharge zone by 2035
6. Regional Collaboration and Source Water Protection	Formalize partnerships, fund aquifer stewardship from utility revenues

Figure 9.2: One Water Strategic Pillars

These pillars are not independent initiatives but interlocking components of a single system. Governance enables financing. Financing enables infrastructure. Infrastructure enables conservation. Conservation protects the aquifer. Aquifer protection sustains the springs. Springs sustain the community. Remove any link and the chain fails. This chapter presents each pillar in turn, anchored to the overarching target established at the April 2026 Joint P&Z and City Council Workshop: a 25% reduction in per capita consumption, achieved through a multi-pronged approach with all options on the table.

9.5 Water Security Goals and Measurable Objectives

In alignment with the Hays County Hazard Mitigation Plan and the resiliency goals and objectives framework presented to the P&Z and City Council in April 2026, the One Water Study establishes the following goals and measurable objectives for Wimberley’s water future. These targets feed directly into the implementation action items detailed in the action framework.

GOAL 1: Reduce Total Per Capita Water Consumption by 25%

Wimberley’s current per capita water use reflects a system with significant outdoor irrigation demand: approximately 60% of residential water use occurs outdoors, predominantly for lawn irrigation. Reducing this demand through tiered pricing, native

landscaping requirements, and aggressive conservation programming and incentives is the fastest, most cost-effective pathway to aquifer relief.

For reference: San Antonio has achieved under 140 GPCD; Austin averages 122–129 GPCD; Brownsville and Houston have reached as low as 69 GPCD through sustained conservation programs. The 25% reduction target is ambitious but firmly within the range of what Texas cities have already demonstrated is achievable.

TARGET METRIC	2030 OBJECTIVE	2035 OBJECTIVE	2045 OBJECTIVE
Per capita water use (GPCD)	≤110 GPCD	≤90 GPCD	≤80 GPCD
System water loss	≤15%	≤10%	≤5–8%
Supply from reuse/rain-water	10–15%	20–30%	≥40%
Jacob’s Well baseflow	Continuous dry-season base flow	Continuous all-season	Fully restored

Figure 9.3: Water Reduction Goals

GOAL 2: Restore and Maintain Continuous Baseflow at Jacob's Well

Jacob's Well is a significant karst spring and the cultural heart of Wimberley. It is also the primary hydrologic indicator of aquifer health. Restoring continuous baseflow, especially during drought, requires reducing pumping pressure within the Jacob's Well Groundwater Management Zone (JWGMZ), protecting recharge lands, and implementing demand management across all classes.

GOAL 3: Diversify Water Supply Portfolio

Wimberley's single-source dependence on the Middle Trinity Aquifer is a structural vulnerability. By 2035, the One Water Study targets supplying 20–30% of total demand through rainwater harvesting and water reuse. Aquifer Storage and Recovery (ASR) represents the most significant medium-term supply augmentation opportunity, with a feasibility study to be completed by 2027 and pilot implementation by 2030–2031.

GOAL 4: Establish Resilient, Locally Accountable Governance

Fragmented governance—across the City of Wimberley, City of Woodcreek, Hays County, Wimberley Water Supply Corporation (Wimberley WSC), Aqua Texas, and the HTGCD—is itself a hazard. Unifying water governance through a Regional Public Utility Authority is the institutional prerequisite for achieving all other goals.

GOAL 5: Explore Down-Dip Water Supply Below the Tom Creek Fault

The Tom Creek Fault is a critical hydrogeological boundary in the Wimberley Valley. This fault restricts horizontal groundwater flow from northwest to southeast through the Middle Trinity Aquifer, creating an upgradient zone where pumping has a dramatically amplified effect on Jacob's Well spring flow. Wells 21 and 22 in Woodcreek North—currently operated by Aqua Texas within or proximate to the JWGMZ—draw from this highly sensitive upgradient zone. Relocating supply wells downdip of the fault would allow the same volumes of water to be produced with substantially less impact on spring flow.

Wimberley Watershed Association Study: A 2021 feasibility study by the Wimberley Watershed Association established the technical and economic foundation for this source-switch strategy. Key findings include:

- ❖ Two viable pipeline routes evaluated from a potential downdip well site to the existing Well 21 ground storage tank.
- ❖ The total project cost for route 2, the shortest and most cost-effective, is \$933,000 at current average demand (167 GPM), rising to \$1.76 million at a future triple-demand scenario (500 GPM)
- ❖ Net annual costs, including debt service and O&M, range from \$75,000 to \$145,000 across all demand scenarios.
- ❖ Preliminary geochemical analyses indicate no treatment of downdip water would be required.
- ❖ Pipeline modeling evaluated 4" to 8" pipe diameters across both routes.

- ❖ Wheeling or blending with Aqua Texas or other provider supply routes should be explored to maximize delivery efficiency.

New HDR Engineering Study: Hays County has hired HDR Engineering to update their 2011 study, and build on the TWT Task 1 findings. This study aims to explore down-dip groundwater supply capacity below the Tom Creek Fault as a medium-term strategy to reduce pumping pressure within the Jacob’s Well Groundwater Management Zone. This Plan calls on HDR to advance the following specific work items:

- ❖ Identify and evaluate specific candidate well sites downdip of the Tom Creek Fault suitable for sustained production.
- ❖ Conduct aquifer pump tests to determine the long-term sustainability and yield potential of downdip well locations.
- ❖ Assess regional groundwater capacity across the broader Middle Trinity Aquifer system, evaluating how demand distribution, exempt well density, and development patterns affect aquifer response across the Wimberley Valley.
- ❖ Model the projected spring flow recovery benefit at Jacob’s Well under multiple downdip source-switch scenarios.
- ❖ Explore funding opportunities through the Texas Water Development Board (TWDB), U.S. Department of Agriculture (USDA), and federal infrastructure programs for pipeline construction and well development.
- ❖ Evaluate coordination opportunities with Aqua Texas CCN holders to integrate downdip supply into existing distribution infrastructure.

This goal directly advances Pillar 2 (Aquifer Protection) by decoupling water supply delivery from the most hydrologically sensitive portion of the aquifer. These strategies are the most

targeted, and cost-effective interventions available to protect Jacob’s Well, and should be a priority scope item for the 2026 HDR Engineering Study.

GOAL 6: Engage HDR Engineering to Evaluate ASR as a Mid-Term Supply Strategy

Aquifer Storage and Recovery (ASR) is the process of injecting treated water—from reuse systems, captured high-flow periods, or other sources—into suitable underground formations during periods of surplus, then recovering it during drought. For Wimberley, ASR in the Lower Trinity Aquifer represents the most promising medium-term strategy to build a water reserve that can be drawn upon when the Middle Trinity is most stressed, precisely the conditions that cause Jacob’s Well to stop flowing.

The One Water Study identifies ASR as a transformative opportunity while acknowledging that Wimberley’s karst geology requires careful site selection. Portions of the Lower Trinity Aquifer with adequate confining layers may offer favorable storage characteristics where injected water can be retained and recovered rather than migrating away through fractures. Identifying those zones is the essential first step.

The HDR Engineering Study should assess the feasibility of ASR in the Lower Trinity Aquifer as a medium-term supplemental water supply strategy for the Wimberley Valley, and should include the following ASR-specific scope items:

- ❖ Detailed hydrogeologic assessment to identify Lower Trinity zones with adequate confinement, favorable porosity, and minimal karst connectivity.
- ❖ Injection and recovery modeling to evaluate capacity, recovery efficiency, and residence time under local aquifer conditions.
- ❖ Water quality compatibility analysis between potential source waters (reclaimed, high-flow capture) and native Lower Trinity groundwater.
- ❖ Regulatory pathway evaluation including TCEQ Class V injection-well permitting requirements under the Safe Drinking Water Act.
- ❖ Impact analysis on existing groundwater rights, neighboring wells, and spring flow dynamics.
- ❖ Comparative economic analysis of ASR capital and O&M costs versus alternative supply strategies including GBRA surface water import.
- ❖ Phased implementation framework, with a pilot program targeting 50–100 million gallons/year, scaling to 200–500 million gallons/year with regional integration potential.

Cities across Central Texas, including San Antonio and Buda, have successfully deployed ASR in Trinity and Carrizo-Wilcox aquifer systems. Wimberley’s opportunity is to design an ASR system specifically calibrated to protect Jacob’s Well: banking water in wet years so that the Middle Trinity is not drawn down in dry ones. If the HDR feasibility study confirms viable storage zones, ASR could be operational by 2030–2035, creating the first locally controlled water reserve in the Wimberley Valley’s history.

9.6 Pillar 1: Regional Governance: The Public Utility Authority

The most important recommendation in the One Water Study is also the most urgent: the City of Wimberley, City of Woodcreek, and Hays County should form a Regional Public Utility Authority (PUA) within the next 12 months, authorized under Texas Local Government Code Chapter 572.

A PUA does not merely create a new utility. It is the institutional foundation upon which every other One Water recommendation depends. Without a PUA, Wimberley cannot bond for infrastructure, cannot access up to \$10 million from TWDB’s \$1 billion infrastructure fund, cannot negotiate regionally from a position of strength, and cannot redirect ratepayer revenues toward conservation and aquifer stewardship. With a PUA, all of these become possible.

A regional PUA enables:

- ❖ Local Control and Accountability: Board members appointed by local governments, public meetings, locally driven priorities.
- ❖ Bonding Authority: Issue low-interest bonds for infrastructure, ASR, and land conservation without impacting municipal debt caps.
- ❖ Grant Eligibility: Access TWDB programs, SWIFT financing, and federal infrastructure funding streams, grants, and low interest rates unavailable to fragmented utilities.

- ❖ Integrated One Water Management: Unify drinking water, wastewater reuse, stormwater, and conservation under one governance structure.
- ❖ Revenue Reinvestment: Keep ratepayer dollars working for Wimberley rather than flowing to out-of-region shareholders.
- ❖ Regional Standing: Stronger voice in GMA-9, Region L water planning, and negotiations with investor owned utilities.

Formation steps include:

1. Cities and County pass resolutions authorizing participation.
2. Entities execute an Interlocal Cooperation Agreement.
3. Governing board is seated. Wimberley WSC participation is an essential and natural next conversation.

The State of Texas has chosen Public Utility Authorities as the primary regionalization tool for water management. A PUA does not automatically override existing utility franchises or Certificates of Convenience and Necessity (CCNs). What it creates is the legal and financial infrastructure for collective planning, creative financing of large projects, and best quality water at lowest possible cost to the consumer. The formation of a PUA is the single act most likely to change Wimberley's water trajectory.

9.7 Pillar 2: Aquifer Protection and Spring Flow Preservation

The Middle Trinity Aquifer is Wimberley's primary water source. Protecting is an absolute necessity. The One Water Study identifies five interconnected strategies for aquifer protection.

STRATEGY 1: Enforce and Fund the HTGCD

The Hays Trinity Groundwater Conservation District (HTGCD) has the legal authority to curtail pumping, enforce drought restrictions, and regulate the Jacob's Well and Blanco Valley Groundwater Management Zones (JWGMZ). However, it cannot exercise that authority without adequate funding. The One Water Study recommends formalizing a sustainable, long-term funding structure for the HTGCD through standardized production fees and administrative assessments: providing fiscal resources for comprehensive monitoring, vigorous enforcement, and science-based aquifer management. Supporting HTGCD is among the highest-leverage, lowest-cost actions Wimberley can take.

STRATEGY 2: Curtail Within the Jacob's Well Groundwater Management Zone

Pumping within the JWGMZ has a disproportionate and measurable impact on Jacob's Well spring flow. Strong science supports relocating commercial wells downdip of the Tom Creek Fault to less sensitive zones of the aquifer. The One Water Study recommends expanding HTGCD oversight within the JWGMZ, engaging exempt well owners in voluntary drought-sharing agreements, and supporting a source-switch strategy that repositions supply wells away from the most hydrologically sensitive areas. Infrastructure investment in building-scale rainwater harvesting and distributed reuse systems in this specific area will further ensure long-term curtailments remain viable and sustainable.

STRATEGY 3: Implement Tiered Water Rates and Conservation Pricing

Outdoor irrigation represents approximately 60% of residential water use. Tiered rate structures that price the first increment of use at cost-of-service and apply sharply escalating rates to high-volume outdoor use are the most effective single policy tool for reducing aquifer demand. Local water supply corps should adopt coordinated tiered rates by 2027.

STRATEGY 4: Engage Exempt Wells and Large Users

There are hundreds of exempt wells in the Wimberley Valley, wells that draw from the same aquifer that feeds Jacob's Well but operate outside HTGCD permitting requirements. The One Water Study recommends a structured outreach and voluntary drought curtailment program for exempt well owners, along with stronger requirements for large commercial users to utilize available reuse water before pumping groundwater.

STRATEGY 5: Participate in the 2026 HDR Engineering Study

A regional engineering study for the Wimberley Valley is underway. Wimberley's active participation in this study—providing data, stakeholder participation, and local context—is essential to ensure that the study's findings align with One Water priorities and feed into the implementation framework. The study should specifically

address two new goals established in this plan, which address both water supply and spring flow protection: the down-dip water supply feasibility below the Tom Creek Fault (Goal 5) and ASR viability in the Lower Trinity Aquifer (Goal 6). Both are detailed in Section 9.5 above.

9.8 Pillar 3: Zero Net Water and Conservation-Based Development

Perhaps the most forward-looking element of the One Water Study is the set of standards codified in Appendix II II in Annex 2 (Zero Net Water, by David Venhuizen, P.E.) and Appendix III in Annex 2 (Conservation Development Matrix, Hays County). Together, these define what it means to grow responsibly in the Wimberley Valley and Western Hays County, and establish that responsible growth is both technically feasible and economically rational.

Zero Net Water: The Concept

Zero Net Water is an integrated water management strategy combining three components:

1. Building-scale rainwater harvesting as the primary water supply
2. Decentralized wastewater management focused on reusing treated effluent for irrigation
3. Low-impact development (LID) stormwater practices that maintain the hydrologic integrity of the land as it develops.

The mathematics are striking: in an average rainfall year, more than 11 billion gallons of rain fall on the Wimberley WSC service area. Total annual system production is approximately 154 million gallons, about 1.5% of available rainfall. Zero Net Water cannot and need not capture all of that rainfall, but it demonstrates the potential scale of supply augmentation through building-scale harvesting. Blue Hole Primary School's One Water campus already meets up to 90% of its water needs through rainwater, air conditioning condensate, and recycled water, conserving an estimated 237 acre-feet of groundwater over 30 years. That is the proven model to scale.

Rainwater harvesting in the region is now considered a reliable, “firm yield” solution, if paired with effective design and storage large enough to carry the system through drought. Even as supplemental supply, building scale rainwater collection and on-site reuse like AC condensate capture can significantly reduce our water consumption, today. The [RAINFAL](#) calculator from the Meadows Center for Water and the Environment (MCWE) is a strongly vetted tool for creating a drought–resilient system design. Hays County leads the nation in Rainwater Collection companies. Dual plumbing systems that utilize A/C condensate collection and on-site reuse of wastewater are already in use across the region as features of resilient buildings that retain value over time.

This is the most immediate, affordable, localized solution to our regional water pressures. All new developments, renovations, and retrofits should be considered with water saving in mind. This solution keeps resources in our community, lays the groundwork for generational resilience, and empowers the community in times of water stress. Incentives should be considered.

Conservation-Based Requirements

Development

The Conservation Development Matrix (Addendum III) provides a framework for rewriting subdivision rules, zoning ordinances, and water quality standards across the Wimberley Valley and the broader Blanco-Cypress watershed. In coordination with Woodcreek and Hays County through the Blanco-Cypress Watershed Protection Plan (BCWPP), the following requirements should apply to new development:

- ❖ Mandatory rainwater harvesting for all new residential and commercial development.
- ❖ On-site wastewater reuse (OSSF-to-drip-irrigation systems, among other methods of beneficial reuse) as standard practice for development outside the sewer district.
- ❖ 20% impervious cover cap maintained for all new development. Mitigation required for any exceptions.
- ❖ Post-development stormwater runoff volumes not to exceed pre-development levels.
- ❖ Wherever there is centralized water and wastewater infrastructure, a purple pipe reuse should be required, integrating dual plumbing on any new development.
- ❖ "One Water Ready" certification pathway that expedites permitting for developments meeting all standards.
- ❖ Native and drought-adapted landscaping required for commercial and large residential developments.

Why One Water Matters for Resiliency: Every new home or business built to One Water standards is one that does not add net demand to an already overdrawn aquifer. Every subdivision built to

Conservation Development standards is one that maintains recharge, controls runoff, and reduces the long-term infrastructure costs borne by developers and future ratepayers. The County is currently codifying conservation development rules with incentives for implementation of these standards. Continued education and implementation is essential for Wimberley’s resilience. Wimberley can grow and still protect Jacob’s Well, Blue Hole, Cypress Creek, the Blanco River, and its local economy.

9.9 Pillar 4: Infrastructure Modernization and System Efficiency

The most immediate source of new water supply for Wimberley is not a pipeline or a reservoir: it is the tens of millions of gallons currently being lost to leaking infrastructure every year. Aqua Texas reported water losses of up to 32% in 2022, a volume that exceeds Jacob’s Well’s annual spring flow. The top 15 HTGCD permittees collectively lost 129 million gallons of line loss in 2024 alone. Recovering that water costs a fraction of what new supply sources require.

Smart metering is currently being implemented across multiple utilities in the valley. This is already providing real-time detection of leaks, unusual consumption, and billing anomalies which allows system operators to respond within hours.

INFRASTRUCTURE ACTION	TARGET	TIMELINE
Replace aging water mains (priority: oldest, leakiest sections)	~25,000 linear feet	Phase over 5 years, 2025–30
Smart meter deployment (full system coverage)	100% of connections	By 2027
System water loss reduction — interim goal	≤15%	By 2030
System water loss reduction — long-term goal	≤5–8%	By 2035
Wastewater treatment capacity expansion (Aqua Texas Woodcreek WWTP)	0.375 MGD design	In design; Wimberley access TBD
Reclaimed water (purple pipe) system for parks, schools, non-potable uses	15–20% potable demand offset	Operational by 2030
ASR feasibility study (HDR Engineering — Goal 6)	Complete study; identify Lower Trinity sites	2027–30
ASR pilot implementation	50–100 million gallons/year storage	2030–31
Down-dip well feasibility and pump testing (HDR Engineering — Goal 5)	Site selection and aquifer pump tests	2026–27
Down-dip pipeline construction (Route 2 preferred)	\$933K–\$1.76M depending on demand scenario	2028–30

Figure 9.4: Infrastructure Modernization Actions, Targets, and Timeline

Aquifer Storage and Recovery, coupled with Zero Net water investment, represents the most significant medium-term supply diversification opportunity. ASR allows surplus water, captured during wet years or produced by reuse systems, to be injected into the Lower Trinity Aquifer for recovery during drought. Wimberley's karst geology presents site selection challenges that make a rigorous feasibility study essential before committing capital. HDR Engineering should complete that study by 2027 with pilot implementation targeting 2030–2031 and a long-term storage capacity of 50–500 million gallons. Zero Net Water investments from building-scale rainwater harvesting to distribution of beneficial wastewater reuse systems ensure long term sustainable water sources for the Wimberley Valley.

9.10 Pillar 5: Land Conservation as Water Supply Strategy

Protecting recharge lands is among the most cost-effective, longest-lasting water supply investments Wimberley can make. Every acre of critical recharge zone permanently protected is one acre that continues to recharge rainfall to the Middle Trinity Aquifer, a service no infrastructure can replicate at comparable cost.

The One Water Study establishes a concrete and ambitious goal: permanently protect 50% of the critical recharge zone of Jacob's Well and Pleasant Valley Spring through conservation easements and fee-simple purchases by 2035. The Karst Canyon Preserve dedication—176 acres adjacent to Jacob's Well Natural Area, preserved through a decade of grassroots effort when it was slated

for 1,600 homes—is the proven model to scale across the watershed.

Land Protection Tools and Financing Mechanisms

Conservation Easements and Fee-Simple Purchases Targeting High-Priority Karst and Contributing-Zone Lands in the JWGMZ:

- ❖ Prioritize parcels including high-permeability karst terrain, lands within the JWGMZ and BVGMZ, and properties adjacent to Jacob's Well Natural Area.
- ❖ Partner with Hill Country Headwaters Conservation Initiative (HCHCI) for Regional Conservation Partnership Program (RCPP) funding.

Parks and Open Space Bond Elections:

- ❖ Advocate for Hays County and City of Wimberley bond elections for source water protection.
- ❖ Leverage local bond funds for state and federal match; the 70% approval rate of Proposition A demonstrates community support.

RCPP and TWDB Grants:

- ❖ Pursue USDA RCPP funds targeting watershed-scale conservation.
- ❖ Access TWDB Source Water Protection grants and WSIG funds authorized under HB 500.

Source Water Protection Fund:

- ❖ Establish a dedicated, locally controlled fund capitalized through a per-gallon surcharge on utility revenues from Wimberley WSC, Aqua Texas, and any successor PUA.
- ❖ Provide sustainable, recurring revenue for land conservation, easement monitoring, and aquifer stewardship.
- ❖ Leverage this fund with a regional PUA with bonding authority to access capital markets for accelerated land protection.

The economic case for land conservation is not separate from the economic case for water supply. The Cypress Creek watershed, the Blanco River corridor, and the Jacob's Well Natural Area collectively anchor Wimberley's identity as a Hill Country destination. Degradation of these systems would compromise water supply and seriously undermine the tourism economy, property values, and quality of life that make Wimberley worth protecting. Land conservation is water policy, economic policy, and resiliency policy simultaneously.

9.11 Pillar 6: Regional Collaboration and Source Water Protection

Wimberley cannot protect the Middle Trinity Aquifer alone. The aquifer does not respect city limits or county boundaries. Drawdown in Woodcreek harms Jacob's Well in Wimberley. Unregulated subdivision in Hays County unincorporated areas

destroys recharge zones that serve the entire Wimberley Valley. Regional collaboration is a hydrogeologic necessity.

Key Regional Partners and Actions

Blanco-Cypress Watershed Protection Plan (BCWPP): Expand and renew the 2024 Interlocal Agreement to formalize shared conservation standards across the watershed. Use the BCWPP as the vehicle for coordinating subdivision rules, impervious cover standards, and water quality ordinances across Wimberley, Woodcreek, and Hays County.

Wimberley Water Supply Corporation (Wimberley WSC): Work closely with Wimberley WSC to coordinate future water supply infrastructure and develop strategies to achieve water conservation goals.

Hays Trinity Groundwater Conservation District (HTGCD): Support legislative initiatives to provide sustained financial means for the HTGCD to sustainably manage the Trinity Aquifer and protect groundwater owners property rights, to conduct science and participate actively in regional planning as a member of Groundwater Management Area 9.

Texas State University (TSU) and the Meadows Center for Water and the Environment (MCWE): Expand monitoring partnerships, leverage TSU's expertise in karst hydrology and spring ecology, and co-develop the public dashboard tracking Jacob's Well and aquifer health.

Hays County: Pursue Hays County resolution to participate in PUA formation, coordinate on the 2026 HDR Engineering Study, and develop a joint land conservation bond strategy.

Region L Water Planning Group: Remain active participants in regional water planning to ensure Wimberley’s conservation-first strategy is represented in statewide planning decisions.

The Watershed Association (WA) and Regional Land Trusts: Continue the partnership with WA and the MCWE through the BCWPP and expanded land conservation and community education programs to support the goals for regional open space land stewardship and source water protection.

9.12 A Precautionary Advisement: The GBRA WaterSECURE Pipeline

The Guadalupe-Blanco River Authority’s WaterSECURE project—a proposed regional pipeline that would bring surface water from the lower Guadalupe River system northward along the I-35 corridor, with potential extensions toward Wimberley—was presented at the April 2026 Joint Workshop with both pros and cons. The consensus in the room reflected serious caution, and the One Water Study endorses that caution formally.

The local cautionary precedent is documented: a 2015 MCWE study found that after the Dripping Springs surface water pipeline was

POTENTIAL BENEFITS	DOCUMENTED RISKS AND UNINTENDED CONSEQUENCES
Alternative supply independent of the Trinity Aquifer	Capital cost: estimated \$13.1M (2018), expected to rise to \$30M–\$50M+ by 2030. High cost: \$12–\$30 per 1,000 gallons, which is 2–3x current rates
Reduces pressure on Jacob’s Well and Cypress Creek during drought, if groundwater wells are retired	Increases wastewater discharge volumes with disposal challenges in Hill Country waterways and land-application in the recharge zone
Supports long-term municipal growth demand	Surface water imports historically accelerate development, aquifer drawdown outside of the service area, and increase impervious cover
Included in Region L Plan; eligible for TWDB SWIFT funding	Long-term debt service could reduce local financial control and flexibility
Brings in extra water for regional population projection demands	May undermine the urgency and political will for local conservation, may not suit local interests in rural character and land use

Figure 9.5: WaterSECURE Project Benefits and Risks

installed, groundwater pumpage in the study area increased, driven primarily by additional exempt wells drilled on the periphery of service. West-side wells near Dripping Springs have experienced

117-foot aquifer level declines in less than ten years, despite supplemental surface water. Without binding growth controls, imported water induces the sprawl it is intended to serve, with necessary development of new taps to fund the project.

One Water Study Recommendation on GBRA WaterSECURE:

Prioritize Aquifer Storage and Recovery (ASR), water reuse, Zero Net Water rainwater harvesting, on-site reuse, and aggressive conservation before committing to imported surface water. Remain engaged in regional planning conversations and keep options open. If a pipeline connection is ultimately pursued, it must be conditioned on strong land use controls, wastewater management standards at least as protective as existing Hill Country waterway standards, and a binding growth cap to prevent the infrastructure from inducing the sprawl it is intended to serve. Absent those conditions, the WaterSECURE pipeline risks compounding the problem it proposes to solve.

PHASE	TIMEFRAME	PRIORITY ACTIONS
Foundation	2025–2027	Pass City and County resolutions authorizing PUA formation • Execute Interlocal Agreement and seat PUA governing board • Adopt tiered water rates (Wimberley WSC and Aqua Texas coordination) • Begin 25,000 LF pipe replacement program • Deploy smart metering system-wide by 2027 • Adopt Conservation Development and Zero Net Water standards into subdivision ordinance • Establish Source Water Protection Fund via per-gallon surcharge • Formalize HTGCD funding structure • Engage HDR Engineering for down-dip well site identification and aquifer pump tests (Goal 5) • Commission HDR ASR feasibility study scope (Goal 6) • Participate in 2026 HDR Engineering Study
Expansion	2028–2031	Down-dip pipeline construction (Route 2 preferred: \$933K–\$1.76M) • ASR feasibility study complete; initiate pilot • Expand reclaimed water (purple pipe) distribution • Achieve ≤15% system water loss • Reach 10–15% supply from reuse/rainwater • Permanently protect 25% of critical JWGMZ recharge zone • Launch public One Water dashboard with real-time aquifer and spring data • Formalize BCWPP expansion with Hays County subdivision rule coordination
Resilience	2032–2035	ASR potentially operational (50–500 million gallons/year storage capacity) • Achieve ≤90 GPCD per capita consumption • Permanently protect 50% of JWGMZ recharge zone • Supply 20–30% of demand through reuse/rainwater • Achieve continuous Jacob’s Well baseflow even in drought years • Publish first One Water Five-Year Progress Report • Evaluate and update plan based on updated climate and growth data

Figure 9.6: One Water Implementation Roadmap

9.13 The One Water Implementation Roadmap

Figure 9.6 translates One Water goals into time-bound actions. Detailed action items, responsible parties, funding sources, and performance metrics for each item appear in the implementation and action framework.

Monitoring and accountability are built into the implementation framework. Annual metrics—total water production, per capita use, system losses, Jacob’s Well spring flow, wastewater reuse volumes, rainwater system installations, and drought restriction compliance—will be tracked and published. A comprehensive One Water Progress Report will be published every five years, triggering a public review cycle that includes community workshops, Council hearings, and Plan updates. The Plan is adaptive; if conditions change, such as a more severe drought, accelerated growth, major flood, a new technology, the framework provides the institutional structure to respond.

9.14 Conclusion: The Foundation Everything Else Rests On

The Wimberley Comprehensive Resiliency Plan addresses flooding, wildfire, wind hazards, drought, water supply, spring flow protection, and cyber threats. Each chapter assumes a community with a functioning water supply.

The One Water Study does not describe a future problem, but a present emergency: over 1,400 zero-flow days at Jacob’s Well spring since 2022, a 90% decline in mean spring flow, an aquifer declining at five plus feet per year on average, and a governance structure too fragmented to respond at the scale and speed the crisis demands. The good news is that Wimberley has every resource needed to respond: a passionate, knowledgeable community; a proven model in Blue Hole Primary School’s One Water campus; emerging institutional mechanisms in the BCWPP and the PUA framework; and, for the first time, a GLO-funded Comprehensive Resiliency Plan that gives those resources a unified strategic home.

Wimberley’s springs, aquifer, and community prosperity are deeply intertwined. Protecting the aquifer is protecting the economy. Restoring Jacob’s Well is restoring the community’s identity. Building resilient water governance is building a resilient Wimberley.

The One Water approach will build a system robust enough to withstand whatever the Hill Country’s uncertain future brings.

Wimberley’s Path Forward at a Glance:

- ❖ Form a Regional Public Utility Authority within 24 months.
- ❖ Reduce per capita water consumption (GPCD) 25% to ≤110 GPCD by 2030, ≤90 GPCD by 2035, ≤80 GPCD by 2045.

- ❖ Eliminate 32% or more system water losses, and reach $\leq 15\%$ by 2030 and 5–8% long-term.
- ❖ Adopt Zero Net Water and Conservation Development standards for all new developments.
- ❖ Engage HDR Engineering to study down-dip water supply below the Tom Creek Fault (Goal 5).
- ❖ Commission HDR Engineering ASR feasibility study for Lower Trinity Aquifer (Goal 6).
- ❖ Complete ASR feasibility study by 2027; achieve pilot implementation by 2030–2035.
- ❖ Establish Source Water Protection Fund from utility revenue surcharge.
- ❖ Permanently protect 50% of the Jacob's Well recharge zone by 2035.
- ❖ Fund and stabilize HTGCD through standardized production fees.
- ❖ Exercise caution on GBRA WaterSECURE pipeline; pursue local solutions first.
- ❖ Restore and maintain continuous baseflow at Jacob's Well for future generations.

These actions feed directly into the Implementation and Action Framework of the Wimberley Comprehensive Resiliency Plan.

One Water Study (393 pages) | David Baker and Nick Nordak, principal authors | Kleinfelder-Doucet, engineering review | Zero Net Water Addendum: David Venhuizen, P.E. | Conservation Development Addendum: Hays County Matrix | Down-Dip Well Study: TWT Jacob's Well Task 1, Wimberley Watershed Association, Texas Water Association & Aqua Strategies (2021) | Administered under GLO Resiliency Planning Grant | Langford Community Management Services, grant administrator



CITY OF
WIMBERLEY

CHAPTER 10

STRATEGIC IMPLEMENTATION

10.1 Resilient Strategies Implementation



Wimberley’s 2025–2045 Resilient Comprehensive Plan honors the cherished Hill Country character while equipping the City to weather future physical, social, and economic challenges. This chapter began with eight focus areas that shaped the Plan’s decisions: Land Use and Future Development, Transportation, Housing, Infrastructure, Community Facilities, Historic and Cultural Resources, Safety and Security, Economic Development, and Community Resilience. Each section defined clear goals, measurable objectives, and time-bound actions, keeping us accountable and on course.

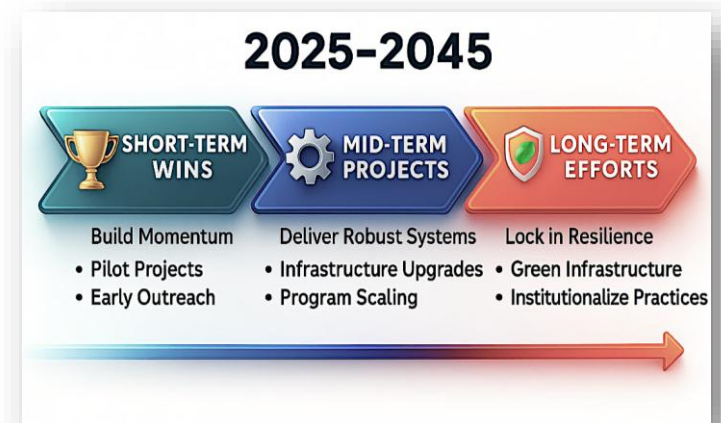
Why this structure? Because Wimberley’s greatest strength is the interdependence of its people, places, and natural systems. By embedding multi-hazard mitigation into land-use policy, the City can not only protect lives and property, but also set the stage for green infrastructure, sustainable growth, and an attractive business climate. By aligning transportation corridors with the Plan’s growth vision, the City can connect residents of all ages to jobs, services, and recreation while reducing congestion and emissions. Diversifying housing and modernizing codes let the City welcome new neighbors, support aging in place, and strengthen community resilience. Targeted investments in infrastructure, community facilities, historic preservation, and economic opportunity create lasting value for current and future generations. Although resilience is integrated throughout each implementation theme, community resiliency is included as a standalone theme to emphasize the City’s commitment to advancing comprehensive resilience practices across all aspects of planning and development.

Each initiative is phased – short-term wins build momentum, mid-term delivers robust systems, and long-term lock in resilience.

Milestones such as a zoning overhaul in 2028, a demand-response shuttle pilot in 2028, and broadband expansion through 2035 ensure we keep moving forward.

Annual tabletop exercises, rolling maintenance schedules, and periodic audits institutionalize continuous improvement.

Above all, this plan is action-oriented. Every task identifies who leads, when it starts, and how success is measured. With this roadmap, residents, business owners, elected officials, and community partners commit to stewarding Wimberley’s distinctive spirit while building a safer, greener, and more prosperous future.



1. Planning, Land Use, and Future Development

1.1 Integrate Hazard Mitigation Actions

- 1.1.1 Embed multi-hazard mitigation policies in the 2025 Comprehensive Plan update by incorporating hazard-specific goals and implementation items aligned with the Hays County Mitigation Plan
- 1.1.2 Host an annual joint tabletop exercise with emergency services, City staff, and regional partners to evaluate preparedness for priority hazards

1.2 Guide Sustainable Growth

- 1.2.1 Launch Voluntary Drought-Sharing Program for exempt well owners
- 1.2.2 Adopt Low-Impact Development (LID) ordinance for stormwater infiltration
- 1.2.3 Adopt Water Availability Certification requirement for subdivisions
- 1.2.4 Establish Water Sustainability Fund
- 1.2.5 Adopt green infrastructure standards for all new plats
- 1.2.6 Launch a green building incentive program
- 1.2.7 Adopt Zero Net Water and Conservation Development standards for all new developments

- 1.2.8 Assign a department within the City to be responsible for the Comprehensive Plan's implementation and coordination across the City

- 1.2.9 Expand and preserve green infrastructure networks through conservation easements, low-impact development policies, native landscaping standards, and river corridor protection measures

1.3 Support Business & Public Realm Enhancements

- 1.3.1 Develop gateway corridors as vibrant mixed-use destinations through coordinated streetscape improvements, signage standards, public art, and pedestrian-oriented design
- 1.3.2 Enhance highway corridor development through coordinated infrastructure improvements, signage standards, access management, and corridor design that support economic activity while minimizing visual clutter and congestion

1.4 Modernize Development Codes

- 1.4.1 Convene a zoning/subdivision task force
- 1.4.2 Adopt updated drought ordinance aligned with Hays Trinity Groundwater Conservation District (HTGCD) stages and City conservation triggers
- 1.4.3 Adopt code overhaul aligned with growth vision
- 1.4.4 Update zoning and subdivision regulations to align with the Future Land Use Plan.

1.5 Safeguard Properties

- 1.5.1 Launch a community property-risk audit program
- 1.5.2 Adopt stricter wind- and flood-resilient building standards

1.6 Incorporate Resilience Into Planning

- 1.6.1 Establish One Water Program Manager position and MOU among City, the Wimberley Water Supply Corporation (Wimberley WSC), Aqua Texas, and HTGCD
- 1.6.2 Develop annual State of the Water Report and public data dashboard
- 1.6.3 Establish Wimberley Valley Public Utility Authority
- 1.6.4 Incorporate resilience into long-term comprehensive planning and economic development planning as they are updated or modified.
- 1.6.5 Incorporate critical systems resilience responsibilities into the job description of one member of the planning staff
- 1.6.6 Develop interagency drought messaging protocols (City–HTGCD–Wimberley WSC–Aqua)
- 1.6.7 Expand school & public education programs (Wimberley ISD and MCWE)
- 1.6.8 Expand and renew support of Blanco-Cypress Watershed Protection Plan (BCWPP) for regional collaboration
- 1.6.9 Expand green infrastructure and native vegetation practices to improve flood mitigation and ecological resilience

- 1.6.10 Develop a connected greenway and trail network that supports recreation, alternative transportation, and environmental awareness

2. Transportation

2.1 Maintain a Comprehensive Transportation Master Plan

- 2.1.1 Update traffic-safety audit every three years and identify high-risk corridors and intersections and prioritize targeted safety improvements
- 2.1.2 Integrate ADA and school route priorities in each CIP cycle
- 2.1.3 Improve key transportation corridors, including RM 12 and FM 2325, to enhance mobility, safety, and regional connectivity
- 2.3.4 Develop a hierarchical road system that categorizes roads based on their capacity and purpose (arterial, collector, local)

2.2 Connect People & Places

- 2.2.1 Improve connectivity between single-family, natural area, and highway corridor zones
- 2.2.2 Pilot a demand-response shuttle for seniors and workers
- 2.2.3 Coordinate roadway planning and design standards with land use designations to ensure transportation infrastructure supports planned and sustainable development patterns

2.3 Ensure Adequate Parking & Circulation

- 2.3.1 Adopt downtown shared-parking ordinance
- 2.3.2 Require circulation studies for new commercial sites

3. Housing

3.1 Diversify Housing Types

- 3.1.1 Complete a housing needs assessment with an emphasis on under-served groups
- 3.1.2 Update subdivision standards to guide a broader range of housing types and densities while maintaining City character
- 3.1.3 Guide high-quality building and zoning codes that support high-quality infill housing development, focusing on design standards, lot-size flexibility, and compatibility with neighborhoods

3.2 Accommodate Elder Residents

- 3.2.1 Incentivize small-scale senior housing units near essential services
- 3.2.2 Apply design rules to all senior projects that ensure accessibility and are pedestrian-friendly

3.3 Mitigate Hazard Risk in Housing

- 3.3.1 Enroll 80% of eligible owners in NFIP and wildfire insurance reviews

- 3.3.2 Offer retrofit rebates for flood and fire resilience

- 3.3.3 Utilize green building practices and standards to minimize negative environmental impact

3.4 Fair, Inclusive, And Resilient Housing

- 3.4.1 Adopt written fair housing procedures and forms
- 3.4.2 Apply AFFH review to all state and federal grant projects
- 3.4.3 Conduct annual fair housing training and outreach campaign
- 3.4.4 Post and maintain fair housing complaint referral information
- 3.4.5 Include fair housing/equity checklist in annual plan report

3.5 Promote Affordable Housing Choices

- 3.5.1 Partner with nonprofit organizations and housing authorities to expand affordable rental opportunities
- 3.5.2 Encourage the development of new workforce housing units through incentives, funding programs, and public-private partnerships
- 3.5.3 Preserve long-term affordability by protecting existing low-income housing stock from conversion or loss

4. Infrastructure

4.1 Enhance Durability

4.1.1 Switch to Class IV impact-rated materials for public facilities

4.1.2 Institute a rolling 5-year preventative-maintenance schedule

4.2 Improve Flexibility and Redundancy

4.2.1 Integrate smart sensors for real-time load monitoring

4.2.2 Plan alternate water and power micro-grids for critical sites

4.2.3 Expand digital and mobility connectivity

4.2.4 Close broadband gaps in underserved blocks

4.2.5 Synchronize traffic signals along major corridors

4.2.6 Explore feasibility and implement reclaimed-water network for parks, schools, and commercial users

4.2.7 Conduct ASR Feasibility Study

4.2.8 Evaluate regional surface water interconnection

4.2.9 Add monitoring wells and aquifer-level sensors near recharge zone

4.2.10 Expand “Net Zero” on-site wastewater reuse to commercial corridors and HOAs

4.3 Reduce Hazard Exposure for Critical Infrastructure

4.3.1 Reduce flood risk to critical facilities and systems in the 500-year floodplain

4.3.2 Install emergency generator and lightning protection to reduce risk of electrical service disruptions to wastewater lift stations and the Woodcreek WWTP

4.3.3 Install AMI water meter to reduce the impacts of drought to water supply

4.3.4 Reduce system losses < 15% and drought impact through replacement of 25,000 LF of aging water mains

5. Community Facilities

5.1 Build Sustainable, Resilient Facilities

5.1.1 Install solar street lighting on all collectors

5.1.2 Weatherize municipal buildings to 20% energy reduction target

5.1.3 Ensure shelters, medical facilities, and emergency management facilities can operate with minimal interruption during an incident

5.1.4 Establish benchmarks for lifeline service restoration to critical facilities, the central business district, and the population at large

5.2 Advance Zero-Waste Initiatives

5.2.1 Adopt a municipal Zero-Waste Resolution

5.2.2 Publish “Recycle Right” guides and host quarterly workshops

5.3 Protect Natural Resources

- 5.3.1 Map flash flood risk and mark low-water crossings
- 5.3.2 Launch public alert signage and education campaign

6. Historic and Cultural Resources

6.1 Restore Historic Properties

- 6.1.1 Create a low-interest loan pool with local banks
- 6.1.2 Freeze property taxes for qualifying restorations

6.2 Revitalize Downtown

- 6.2.1 Adopt design guidelines ensuring context-sensitive infill
- 6.2.2 Improve pedestrian networks and shade structures

6.3 Support Artistic and Cultural Programs

- 6.3.1 Encourage activities of civic groups, cultural groups, and organizations that support or promote the arts and preserve Wimberley's cultural identity
- 6.3.2 Support and expand existing arts and cultural programs while encouraging the development of new initiatives
- 6.3.3 Develop incentives to support arts and culture-related businesses, such as property tax stabilization measures or tax abatements
- 6.3.4 Explore the feasibility of establishing an arts and culture district to promote tourism, support creative industries, and strengthen community identity

7. Safety & Security

7.1 Prepare for Hazardous-Materials Incidents

- 7.1.1 Update emergency response guides and train annually for hazardous material incidents

7.2 Strengthen Public Alert Systems

- 7.2.1 Expand emergency notification systems and improve access to real-time hazard monitoring and warning information
- 7.2.2 Expand social media/digital billboard alerts for weather events

8. Economic Development

8.1 Promote Safe Business Growth

- 8.1.1 Map and market low-risk commercial zones
- 8.1.2 Offer relocation grants and tax abatements to targeted firms
- 8.1.3 Protect natural amenities that support recreation and tourism

8.2 Foster Long-Term Wealth Creation

- 8.2.1 Launch local entrepreneur micro-grant fund
- 8.2.2 Provide semi-annual financial literacy workshops
- 8.2.3 Support infrastructure investments for highway commercial areas

- 8.2.4 Promote gateway branding, signage, and placemaking initiatives

9. Community Resiliency

9.1 Strengthen Hazard Mitigation Planning

- 9.1.1 Complete and maintain hazard-specific mitigation plans, including a Community Wildfire Protection Plan (CWPP), and integrate recommendations into local planning efforts
- 9.1.2 Conduct periodic assessments of community vulnerability to flooding, wildfire, drought, severe weather, and emerging hazards

9.2 Improve Community Preparedness and Awareness

- 9.2.1 Conduct annual public education campaigns focused on hazard preparedness, emergency response, evacuation planning, and risk reduction
- 9.2.2 Partner with schools, businesses, and community organizations to expand community preparedness training and outreach programs
- 9.2.3 Conduct periodic emergency response exercises and community preparedness drills

9.3 Strengthen Natural Resource Resilience

- 9.3.1 Promote water conservation, rainwater harvesting, reclaimed water use, and other One Water strategies to improve long-term water supply resilience

- 9.3.2 Support vegetation management, fuel reduction, and defensible space practices in areas vulnerable to wildfire

9.4 Reduce Risk to Existing Development

- 9.4.1 Identify and prioritize repetitive-loss properties and other high-risk structures for mitigation, acquisition, elevation, relocation, or retrofit projects
- 9.4.2 Pursue federal, state, and regional funding opportunities for hazard mitigation and resiliency projects

9.5 Enhance Emergency Response Capabilities

- 9.5.1 Develop and maintain emergency operations procedures for severe weather, flooding, wildfire, drought, winter weather, and other hazard events
- 9.5.2 Establish contracts and mutual aid agreements for emergency resources, equipment, and specialized response services

9.6 Strengthen Cybersecurity and Digital Resilience

- 9.6.1 Conduct regular cybersecurity assessments and implement technology upgrades to address emerging threats and vulnerabilities
- 9.6.2 Develop and maintain cyber incident response, disaster recovery, and continuity of operations plans
- 9.6.3 Provide recurring cybersecurity awareness training for municipal staff and elected officials

Implementation Table

Key:

CM = Office of City Manager

PW = Public Works

P&Z = Planning and Zoning Commission

EDC = Economic Development Corporation

PCD = Planning & Community Development

HPC = Historic Preservation Commission

EM = Emergency Management

EMS = Emergency Services

A&C =Wimberley Valley Arts & Culture Alliance

Short-Term = 1-5 Years

Mid-Term = 5-10 Years

Long-Term = 10-15 Years

PLANNING, LAND USE, AND FUTURE DEVELOPMENT

Ref	Action	Lead	Time Frame	Success Metric
1.1 Integrate Hazard Mitigation Actions				
1.1.1	Embed multi-hazard mitigation policies in the 2025 Comprehensive Plan update by incorporating hazard-specific goals and implementation items aligned with the Hays County Mitigation Plan	CM, PCD	Short-Term	Plan & Policies adopted by 2026
1.1.2	Host an annual joint tabletop exercise with emergency services, City staff, and regional partners to evaluate preparedness for priority hazards	CM, PCD, EM, EMS	Ongoing	Annual exercise with after-action items recorded
1.2 Guide Sustainable Growth				
1.2.1	Launch Voluntary Drought-Sharing Program for exempt well owners	CM, PW	Short-Term	Enroll at least 25% of exempt well owners in the drought-sharing program within five years
1.2.2	Adopt Low-Impact Development (LID) ordinance for stormwater infiltration	PCD	Short-Term	Adopt LID ordinance by 2030 and apply standards to 100% of applicable development applications thereafter
1.2.3	Adopt Water Availability Certification requirement for subdivisions	PCD	Short-Term	Require Water Availability Certification for 100% of new subdivision applications by 2030

1.2.4	Establish Water Sustainability Fund	CM	Short-Term	Establish fund by 2030 and secure at least one dedicated annual funding source
1.2.5	Adopt green infrastructure standards for all new plats	PCD	Short-Term	Apply green infrastructure standards to 100% of new plats approved after ordinance adoption
1.2.6	Launch green building incentive program	EDC, PCD	Short-Term	Enroll at least 10 qualifying projects in the green building incentive program within five years of adoption
1.2.7	Adopt Zero Net Water and Conservation Development standards for all new developments	PCD, PW	Short-Term	Apply Zero Net Water and Conservation Development standards to 100% of eligible developments by 2030
1.2.8	Assign department for Comprehensive Plan implementation	CM	Short-Term	Assign lead department by 2027 and publish annual implementation progress reports beginning the following year
1.2.9	Expand and preserve green infrastructure networks through conservation easements, low-impact development policies, native landscaping standards, and river corridor protection measures	PCD	Ongoing	Incorporate green infrastructure, native landscaping, or conservation measures into applicable development regulations and City projects by 2035
1.3 Support Business & Public Realm Enhancements				
1.3.1	Develop gateway corridors as vibrant mixed-use destinations through coordinated streetscape	PCD, A&C	Mid-Term	Adopt gateway corridor design standards and implement gateway

	improvements, signage standards, public art, and pedestrian-oriented design			enhancements at key community entrances by 2035
1.3.2	Enhance highway corridor development through coordinated infrastructure improvements, signage standards, access management, and corridor design that support economic activity while minimizing visual clutter and congestion	PCD	Mid-Term	Adopt corridor design and access management standards and apply them to future development along designated highway corridors
1.4 Modernize Development Codes				
1.4.1	Convene zoning/subdivision task force	PCD, CM, P&Z	Short-Term	Establish task force by 2027 and present code amendment recommendations within 12 months
1.4.2	Adopt updated drought ordinance aligned with Hays Trinity Groundwater Conservation District (HTGCD) stages and City conservation triggers	CM, PCD	Short-Term	Adopt updated drought ordinance by 2028 and achieve 100% compliance with drought-stage regulations
1.4.3	Adopt code overhaul aligned with growth vision	PCD, CC, P&Z, CM	Short-Term	Adopt a comprehensive code update by 2027
1.4.4	Update zoning and subdivision regulations to align with the Future Land Use Plan	PCD, CC, P&Z, CM	Short-Term	Complete zoning and subdivision regulation updates within two years of Comprehensive Plan adoption
1.5 Safeguard Properties				
1.5.1	Launch community property-risk audit program	CM, PCD	Short-Term	100% high risk parcels assessed within 5 years
1.5.2	Adopt stricter wind- and flood-resilient building standards	PCD, P&Z	Short-Term	Adopt enhanced wind and flood standards by 2031 and apply them to

				100% of new construction permits thereafter
1.6 Incorporate Resilience into Planning				
1.6.1	Establish One Water Program Manager position and MOU among City, the Wimberley Water Supply Corporation (Wimberley WSC), Aqua Texas, and HTGCD	CM	Short-Term	Hire One Water Program Manager and execute MOU among all partner agencies by 2028
1.6.2	Develop annual State of the Water Report and public data dashboard	CM, PW	Ongoing	Publish one State of the Water Report annually and maintain quarterly dashboard updates
1.6.3	Establish Wimberley Valley Public Utility Authority	CM, PW	Mid-Term	Complete feasibility evaluation by 2030 and establish authority if determined feasible
1.6.4	Incorporate resilience into long-term comprehensive planning and economic development planning as they are updated or modified.	PCD	Ongoing	Integrate resilience objectives into 100% of major plan updates and economic development strategies
1.6.5	Incorporate critical systems resilience responsibilities into the job description of one member of the planning staff	PCD, CM	Short-Term	Update planning staff job description by 2028 and assign resilience responsibilities
1.6.6	Develop interagency drought messaging protocols (City–HTGCD–Wimberley WSC–Aqua)	CM	Short-Term	Adopt interagency drought messaging protocol by 2028 and activate during all drought stages
1.6.7	Expand school & public education programs (Wimberley ISD and MCWE)	CM, PCD	Ongoing	Conduct at least three public or school-based educational programs annually

1.6.8	Expand and renew support of Blanco-Cypress Watershed Protection Plan (BCWPP) for regional collaboration	PCD	Ongoing	Continue participation in BCWPP coordination meetings and implementation
1.6.9	Expand green infrastructure and native vegetation practices to improve flood mitigation and ecological resilience	PCD	Ongoing	Increase acreage of native vegetation and green infrastructure installations by 10% by 2035
1.6.10	Develop a connected greenway and trail network that supports recreation, alternative transportation, and environmental awareness	PCD	Mid-Term	Assess the feasibility of designating at least 5 miles of connected greenways and trails by 2035

TRANSPORTATION

Ref	Action	Lead	Time Frame	Success Metric
2.1 Maintain a Comprehensive Master Plan				
2.1.1	Update traffic-safety audit every three years and identify high-risk corridors and intersections and prioritize targeted safety improvements	PCD, PW	Ongoing	Traffic safety audit completed every 3 years with 100% of identified priority corridors evaluated
2.1.2	Integrate ADA and school route priorities in each CIP cycle	PW	Ongoing	Ensure ADA and school-route projects are designated in each CIP cycle
2.1.3	Improve key transportation corridors, including RM 12 and FM 2325, to enhance mobility, safety, and regional connectivity	PCD, PW	Mid-Term	Complete improvements on all priority segments of RM 12 and FM 2325 by 2035

2.1.4	Develop a hierarchical road system that categorizes roads based on their capacity and purpose (arterial, collector, local)	PCD, PW	Mid-Term	Hierarchical roadway classification system adopted by 2035
2.2 Connect People and Places				
2.2.1	Improve connectivity between single-family, natural area, and highway corridor zones	PCD	Mid-Term	Complete at least 3 connectivity projects between residential, natural area, and commercial districts by 2035
2.2.2	Pilot a demand-response shuttle for seniors and workers	CM, PCD	Short-Term	Shuttle pilot launched by 2030 with annual ridership exceeding 1,000 trips within 3 years
2.2.3	Coordinate roadway planning and design standards with land use designations to ensure transportation infrastructure supports planned and sustainable development patterns	PCD	Ongoing	Transportation standards reviewed for consistency with land use designations during 100% of major development reviews
2.3 Ensure Adequate Parking and Circulation				
2.3.1	Adopt downtown shared parking ordinance	PCD	Short-Term	Shared parking ordinance adopted by 2030
2.3.2	Require circulation studies for new commercial sites	PCD	Ongoing	Circulation studies completed for 100% of qualifying commercial developments
Housing				
Ref	Action	Lead	Time Frame	Success Metric

3.1 Diversify Housing Types				
3.1.1	Complete a housing needs assessment with an emphasis on under-served groups	PCD	Short-Term	Housing Needs Assessment completed and updated every 5 years
3.1.2	Update subdivision standards to guide a broader range of housing types and densities while maintaining City character	PCD, P&Z	Short-Term	Subdivision standards updated by 2028 to accommodate at least 2 additional housing types
3.1.3	Guide high-quality building and zoning codes that support high-quality infill housing development, focusing on design standards, lot-size flexibility, and compatibility with neighborhoods	PCD, P&Z	Mid-Term	Updated infill development standards adopted by 2035
3.2 Accommodate Elder Residents				
3.2.1	Incentivize small-scale senior housing units near essential services	PCD	Mid-Term	Facilitate development of at least 50 senior housing units by 2035
3.2.2	Apply design rules to all senior projects that ensure accessibility and are pedestrian-friendly	PCD	Ongoing	Accessibility standards applied to 100% of new senior housing developments
3.3 Mitigate Hazard Risk in Housing				
3.3.1	Enroll 80% of eligible owners in NFIP and wildfire insurance reviews	PCD	Mid-Term	Complete insurance review outreach to 80% of eligible property owners by 2035
3.3.2	Offer retrofit rebates for flood and fire resilience	PCD	Mid-Term	Complete resilience retrofits for at least 50 residential structures by 2035

3.3.3	Utilize green building practices and standards to minimize negative environmental impact	PCD	Ongoing	Green building practices incorporated into 100% of City-supported housing projects
3.4 Fair, Inclusive, and Resilient Housing				
3.4.1	Adopt written fair housing procedures and forms	PCD, CM	Short-Term	Fair Housing procedures and forms reviewed and maintained annually with consistent citywide use
3.4.2	Apply AFFH review to all state and federal grant projects	PCD, CM	Ongoing	Every CDBG, GLO, TWDB, or similar grant includes AFFH certification and documented fair housing review
3.4.3	Conduct annual fair housing training and outreach campaign	PCD, CM	Ongoing	At least one training held per year. Materials posted at City Hall, library, schools, events, website
3.4.4	Post and maintain fair housing complaint referral information	PCD, CM	Ongoing	HUD and TWC compliant contact info visibly posted at key facilities and on website; updated annually
3.4.5	Include fair housing/equity checklist in annual plan report	PCD, CM	Ongoing	Fair-housing checklist completed and presented with each annual Resiliency Plan implementation report
3.5 Promote Affordable Housing Choices				
3.5.1	Partner with nonprofit organizations and housing authorities to expand affordable rental opportunities	PCD, EDC	Mid-Term	Establish at least 2 affordable housing partnerships by 2035

3.5.2	Encourage the development of new workforce housing units through incentives, funding programs, and public-private partnerships	PCD, EDC	Mid-Term	Facilitate creation of at least 50 workforce housing units by 2035
3.5.3	Preserve long-term affordability by protecting existing low-income housing stock from conversion or loss	PCD	Ongoing	Preserve at least 90% of existing income-restricted housing units through 2035

Infrastructure

Ref	Action	Lead	Time Frame	Success Metric
4.1 Enhance Durability				
4.1.1	Switch to Class IV impact-rated materials for public facilities	PW	Mid-Term	Upgrade 100% of public facilities with Class IV materials during major renovations by 2035
4.1.2	Institute a rolling 5-year preventative-maintenance schedule	PW	Ongoing	Maintain preventative maintenance schedule covering 100% of critical assets
4.2 Improve Flexibility and Redundancy				
4.2.1	Integrate smart sensors for real-time load monitoring	PW	Mid-Term	Install smart monitoring systems at 100% of critical utility facilities by 2035
4.2.2	Plan alternate water and power micro-grids for critical sites	PW	Long-Term	Complete microgrid feasibility and implementation plans for all critical facilities by 2045

4.2.3	Expand digital and mobility connectivity	PW	Mid-Term	Expand high-speed connectivity to 95% of residents by 2035
4.2.4	Close broadband gaps in underserved blocks	PW	Mid-Term	Reduce underserved broadband areas by 90% by 2035
4.2.5	Synchronize traffic signals along US major corridors	PW	Short-Term	Synchronize traffic signals along all designated major corridors by 2030
4.2.6	Explore feasibility and implement reclaimed-water network for parks, schools, and commercial users	PW	Mid-Term	Complete reclaimed-water feasibility study and implement at least one reuse project by 2035
4.2.7	Conduct ASR Feasibility Study	PW	Mid-Term	ASR feasibility study completed by 2032
4.2.8	Evaluate regional surface water interconnection	PW	Short-Term	Complete regional surface water interconnection evaluation by 2030
4.2.9	Add monitoring wells and aquifer-level sensors near recharge zones	PW	Short-Term	Install monitoring wells and sensors at all identified recharge zones by 2030
4.2.10	Expand “Net Zero” on-site wastewater reuse to commercial corridors and HOAs	PW	Long-Term	Implement wastewater reuse systems in at least 3 commercial corridors or HOAs by 2045
4.3 Reduce Hazard Exposure to Critical Infrastructure				
4.3.1	Reduce flood risk to critical facilities and systems in the 500-year floodplain	PW	Mid-Term	Reduce flood risk for 100% of critical facilities located within the 500-year floodplain by 2035

4.3.2	Install emergency generator and lightning protection to reduce risk of electrical service disruptions to wastewater lift stations and the Woodcreek WWTP	PW	Mid-Term	Backup power installed at 100% of wastewater lift stations and treatment facilities by 2035
4.3.3	Install AMI water meter to reduce the impacts of drought to water supply	PW	Short-Term	Install AMI meters for 100% of water customers by 2030
4.3.4	Reduce system losses < 15% and drought impact through replacement of 25,000 LF of aging water mains	PW	Short-Term	Reduce system losses below 15% and replace 25,000 LF of water mains by 2030

Community Facilities

Ref	Action	Lead	Time Frame	Success Metric
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Build Sustainable, Resilient Facilities

5.1.1	Install solar street lighting on all collectors	PW	Short-Term	Install solar street lighting on 100% of collector roadways by 2030
5.1.2	Weatherize municipal buildings to 20% energy reduction target	PW	Short-Term	Reduce municipal facility energy consumption by 20% from 2025 baseline by 2030
5.1.3	Ensure shelters, medical facilities, and emergency management facilities can operate with minimal interruption during an incident	CM, PW, EM	Mid-Term	Ensure 100% of designated shelters and emergency facilities have backup power and continuity plans by 2035
5.1.4	Establish benchmarks for lifeline service restoration to critical facilities, the central business district, and the population at large	CM, PW, EM	Mid-Term	Lifeline restoration benchmarks adopted and reviewed annually beginning in 2030

5.2 Advance Zero-Waste Initiatives				
5.2.1	Adopt Zero-Waste Resolution	CM	Short-Term	Zero-Waste Resolution adopted by 2028, and updated appropriately
5.2.2	Publish “Recycle Right” guides and host quarterly workshops	CM	Ongoing	Publish educational materials annually and conduct four workshops per year.
5.3 Protect Natural Resources				
5.3.1	Map flash flood risk and mark low-water crossings	CM, PW	Short-Term	Complete flood-risk mapping and signage for 100% of low-water crossings by 2030
5.3.2	Launch public alert signage and education campaign	CM	Short-Term	Install warning signage at all identified high-risk crossings and conduct annual awareness campaigns for natural resources
Historic and Cultural Resources				
Ref	Action	Lead	Time Frame	Success Metric
6.1 Restore Historic Properties				
6.1.1	Create a low-interest loan pool with local banks	HPC, EDC	Short-Term	Establish loan pool by 2030 and assist at least 10 restoration projects by 2035

6.1.2	Freeze property taxes for qualifying restorations	HPC, EDC	Short-Term	Adopt restoration incentive program by 2030 and approve at least 10 qualifying projects by 2035
6.2 Revitalize Downtown				
6.2.1	Adopt design guidelines ensuring context-sensitive infill	HPC, PCD, P&Z	Short-Term	Downtown design guidelines adopted by 2028
6.2.2	Improve pedestrian networks and shade structures	PW	Mid-Term	Complete at least 3 pedestrian and shade improvement projects by 2035
6.3 Support Artistic and Cultural Programs				
6.3.1	Encourage activities of civic groups, cultural groups, and organizations that support or promote the arts and preserve Wimberley's cultural identity	HPC, CM, A&C	Ongoing	Support at least 2 arts and cultural organizations annually
6.3.2	Support and expand existing arts and cultural programs while encouraging the development of new initiatives	HPC, A&C, CM, EDC	Ongoing	Increase participation in arts and cultural programming by 25% by 2035
6.3.3	Develop incentives to support arts and culture-related businesses, such as property tax stabilization measures or tax abatements	EDC, CM, A&C	Mid-Term	Establish incentive program and support at least 5 arts-related businesses by 2035
6.3.4	Explore the feasibility of establishing an arts and culture district to promote tourism, support creative industries, and strengthen community identity	CM, HPC, A&C, EDC	Short-Term	Complete arts and culture district feasibility study by 2030
Safety and Security				

Ref	Action	Lead	Time Frame	Success Metric
7.1 Prepare for Hazardous-Material Incidents				
7.1.1	Update emergency response guides and train annually for hazardous material incidents	EM, CM	Ongoing	Conduct annual hazardous materials training and update response guides annually
7.2 Strengthen Public Alert Systems				
7.2.1	Expand emergency notification systems and improve access to real-time hazard monitoring and warning information	CM, EM, EMS	Short-Term	Increase emergency notification enrollment to 75% of households by 2035
7.2.2	Expand social media/digital billboard alerts for weather events	CM, EM, EMS	Short-Term	Achieve capability to distribute alerts across all designated communication platforms by 2028
Economic Development				
Ref	Action	Lead	Time Frame	Success Metric
8.1 Promote Safe Business Growth				
8.1.1	Map and market low-risk commercial zones	EDC	Short-Term	Map and market all designated low-risk commercial areas by 2030
8.1.2	Offer relocation grants and tax abatements to targeted firms	EDC	Mid-Term	Assist at least 10 targeted firms through incentives by 2035

8.1.3	Protect natural amenities that support recreation and tourism	EDC, PCD	Ongoing	Maintain or expand protected recreational and tourism-supporting natural amenities by 10% by 2035
8.2 Foster Long-Term Wealth Creation				
8.2.1	Launch local entrepreneur micro-grant fund	EDC	Mid-Term	Award at least 20 grants by 2035
8.2.2	Provide semi-annual financial literacy workshops	EDC, CM	Ongoing	Conduct two financial literacy workshops annually
8.2.3	Support infrastructure investments for highway commercial areas	EDC	Mid-Term	Complete infrastructure improvements for all designated highway commercial districts by 2035
8.2.4	Promote gateway branding, signage, and placemaking initiatives	EDC	Mid-Term	Complete gateway branding and placemaking improvements at all primary entrances by 2035
Community Resiliency				
Ref	Action	Lead	Time Frame	Success Metric
9.1 Strengthen Hazard Mitigation Planning				
9.1.1	Complete and maintain hazard-specific mitigation plans, and/or pursue a Community Wildfire Protection Plan (CWPP), and integrate recommendations into local planning efforts	PCD	Mid-Term	Complete CWPP and other priority hazard mitigation plans by 2030 and update every 5 years

9.1.2	Conduct periodic assessments of community vulnerability to flooding, wildfire, drought, severe weather, and emerging hazards	PCD, EM	Ongoing	Conduct community vulnerability assessments every 5 years
9.2 Improve Community Preparedness and Awareness				
9.2.1	Conduct annual public education campaigns focused on hazard preparedness, emergency response, evacuation planning, and risk reduction	CM, EM	Ongoing	Conduct at least one community-wide preparedness campaign annually
9.2.2	Partner with schools, businesses, and community organizations to expand community preparedness training and outreach programs	CM, EM, EMS	Ongoing	Conduct at least four preparedness outreach events annually
9.2.3	Conduct periodic emergency response exercises and community preparedness drills	CM, EM, EMS	Ongoing	Conduct at least one emergency exercise or drill annually
9.3 Strengthen Natural Resource Resilience				
9.3.1	Support vegetation management, fuel reduction, and defensible space practices in areas vulnerable to wildfire	PW	Ongoing	Implement wildfire fuel reduction or defensible space treatments on at least 100 acres by 2035
9.4 Reduce Risk to Existing Development				
9.4.1	Identify and prioritize repetitive-loss properties and other high-risk structures for mitigation, acquisition, elevation, relocation, or retrofit projects	PCD	Mid-Term	Mitigate, acquire, elevate, relocate, or retrofit at least 25 high-risk structures by 2035
9.4.2	Pursue federal, state, and regional funding opportunities for hazard mitigation and resiliency projects	CM	Ongoing	Actively apply for funding opportunities annually
9.5 Enhance Emergency Response Capabilities				

9.5.1	Develop and maintain emergency operations procedures for severe weather, flooding, wildfire, drought, winter weather, and other hazard events	CM, EM	Short-Term	Emergency procedures updated every 3 years and exercised annually
9.5.2	Establish contracts and mutual aid agreements for emergency resources, equipment, and specialized response services	CM, EM	Ongoing	Maintain mutual aid agreements with all primary response partners and review every 2 years
9.6 Strengthen Cybersecurity and Digital Resilience				
9.6.1	Conduct regular cybersecurity assessments and implement technology upgrades to address emerging threats and vulnerabilities	CM	Ongoing	Conduct cybersecurity assessments annually and remediate identified critical vulnerabilities within 12 months
9.6.2	Develop and maintain cyber incident response, disaster recovery, and continuity of operations plans	CM	Short-Term	Cyber incident response and continuity plans adopted by 2030 and updated every 3 years
9.6.3	Provide recurring cybersecurity awareness training for municipal staff and elected officials	CM	Ongoing	Achieve annual cybersecurity training participation by 100% of municipal employees and elected officials



AGENDA ITEM:	1. Hold a Public Hearing and consider a recommendation to the City Council regarding acceptance of the final draft of the Comprehensive Plan and Future Land Use Map and authorization to submit the documents to the Texas General Land Office for Milestone #4.
SUBMITTED BY:	
DATE SUBMITTED:	07/30/2026
MEETING DATE:	August 13, 2026

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

The Planning and Zoning Commission must make a recommendation toward the adoption of the Comprehensive Plan and Future Land Use Map. Full draft comprehensive plan and appendices can be found here: <https://langfordplanning.com/wimberley-rcp/wimberley-comprehensive-plan-draft>

REQUESTED ACTION

Motion

FINANCIAL

STAFF RECOMMENDATION

ATTACHMENT/S

None



AGENDA ITEM:	2. Hold a public hearing and consider possible action on a request for a certificate of appropriateness for exterior modifications at 13904 Ranch Road 12.
SUBMITTED BY:	
DATE SUBMITTED:	07/20/2026
MEETING DATE:	August 13, 2026

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

This is a request to replace the door of 13904 Ranch Road 12 Suite #3. Please see application and pictures attached. Replacement of doors in the historic district requires a Certificate of Appropriateness from the Planning and Zoning Commission.

REQUESTED ACTION

Motion

FINANCIAL

STAFF RECOMMENDATION

Staff recommends approval of this application. Replacement door will match style of existing doors on the building.

ATTACHMENT/S

1. COA-26-004 Supporting Documents



CITY OF
WIMBERLEY

Planning & Development Department
221 Stillwater, Wimberley, TX 78676
P (512) 847-0025
www.cityofwimberley.com

APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS

Name of Applicant: The Forager Botanical Infusions / Aleta Giffillan

Mailing Address: 13904 Ranch Rd. 12 #3 Wimberley TX 78676

Phone Number: [REDACTED] Email Address: [REDACTED]

Name of Owner (if different than Applicant): _____

Mailing Address: _____

Phone Number: _____

Address of Property Where Structure/Site Located: 13904 Ranch Rd 12 #3
Wimberley TX 78676

Zoning Classification of Property: _____

Proposed Use of Property (reference Land Use Chart in Zoning Ordinance):

C3 Retail

Description of Proposed Work: Replace the existing deteriorated
wood entry door with a new sealed iron door
that is compatible with the buildings architectural
character. The new door will improve weather
resistance and be more energy efficient.

Description of How Proposed Work will be in Character with Architectural and/or Historical Aspect of Structure/Site and the Applicable Zoning Requirements:

It will match the rest of the building and will
be made by the same vendor.

Estimated Cost of Proposed Work: \$ 1200.00

Intended Starting Date of Proposed Work: 7/15

Intended Completion Date of Proposed Work: 7/15

ATTACH THE FOLLOWING DOCUMENTS (in a form acceptable to the City):

- ☐ Current photograph of the property and adjacent properties (view from street/right-of-way)
- ☐ Concept Site Plan: A drawing of the overall conceptual layout of a proposed development, superimposed upon a topographic map or aerial photo which generally shows the anticipated plan of development
- ☐ Elevation drawings/sketches of the proposed changes to the structure/site
- ☐ Samples of materials to be used
- ☐ Color chips of the colors which will be used on the structure (if applicable)
- ☐ Sign Permit Application (if applicable)
- ☐ Building Permit Application (if applicable)
- ☐ Application for alternative exterior design standards and approach (if applicable)
- ☐ Supplemental Design Information (as applicable)

Andrew M. Gillman
Signature of Applicant

7/8/26
Date
7/9/26

Russell Whisler

Signature of Property Owner Authorizing the Proposed Work

Date

******TO BE FILLED OUT BY CITY STAFF******

Date Received: _____ Received By: _____

Project Eligible for Expedited Process: ☐ Yes ☐ No

Action Taken by Historic Preservation Officer: ☐ Approved ☐ Denied

☐ Approved with the following Modifications: _____

Signature of Historic Preservation Officer

Date

Date Considered by Planning & Zoning Commission (if required): _____

☐ Approved ☐ Denied

☐ Approved with the following Modifications: _____

Planning & Zoning Commission Decision Appealed by Applicant: ☐ Yes ☐ No

Date Appeal Considered by City Council (if required): _____

☐ Approved ☐ Denied

☐ Approved with the following Modifications: _____

*Submit this application to City Hall at 221 Stillwater, Wimberley, Texas 78666.
Call City Hall at (512)847-0025 if you have questions regarding this application.*

This is the current door. We painted it but it still looks rough, it is not sealed good and not a very strong door.



This is Mikes door with the Howdy Neighbor.



This is the design of the door. He is still making it but I can send a picture once he is done. It is the same person that made the other door. I tried to keep some of the character of the old door.





AGENDA ITEM:	3. Hold a public hearing and consider making a recommendation to City Council regarding amendments to Article 9.03 - Zoning, of the City of Wimberley Code of Ordinances, related to Short-Term Rentals by amending certain regulations.
SUBMITTED BY:	
DATE SUBMITTED:	08/06/2026
MEETING DATE:	August 13, 2026

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

Planning and Zoning Commission will hold a public hearing and make a recommendation to City Council regarding making changes to the City of Wimberley Zoning Code related to Short-Term Rentals.

Proposed changes include removing the ability for property owners to obtain a Short-Term Rental 2 Conditional Use Permit (CUP) for the Single-Family Residential 3 and Single-Family Residential 2 zoning districts.

Short-Term Rental Committee recommendations also included allowing lodging up to 30 units as a permitted use within the Commercial Low Impact (C1), Commercial Moderate Impact (C2) and Commercial High Impact (C3), zoning districts by right.

Commissioners have held several public hearings to gather public input on these proposed changes.

REQUESTED ACTION

Motion
Ordinance

FINANCIAL

STAFF RECOMMENDATION

ATTACHMENT/S

1. Ord. 2026-XX Amending Article 9.03 related to STRs (Redine)

ORDINANCE 2026-XX

AN ORDINANCE AMENDING CHAPTER 9 PLANNING AND DEVELOPMENT REGULATIONS, ARTICLE 9.03 – ZONING, OF THE CITY OF WIMBERLEY CODE OF ORDINANCES, RELATED TO SHORT TERM RENTALS BY AMENDING CERTAIN REGULATIONS AND REPEALING CERTAIN USES; REPEALING ALL ORDINANCES OR SECTIONS OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AN EFFECTIVE DATE; AND PROPER NOTICE AND MEETING.

WHEREAS, the City Council adopted Ordinance 2019-08, which amended certain definitions and regulations; and

WHEREAS, the City of Wimberley City Council appointed a committee to review the City's regulations regarding short term rentals and said committee has met for numerous months regarding the City's short term rental regulations; and

WHEREAS, the committee presented its proposed amendments to the City's zoning regulations to the Planning and Zoning Commission in which they held a public hearing on July 9, 2026, at which all persons were given an opportunity to appear and express their opinion concerning the proposed amendments; and

WHEREAS, the Planning and Zoning Commission provided a preliminary report regarding the proposed amendments and recommended approval to City Council; and

WHEREAS, a public hearing was held by City Council on July 16, 2026, on such preliminary report and recommendation at which all persons were given an opportunity to appear and express their opinion concerning the proposed amendments; and

WHEREAS, the City Council of the City of Wimberley has determined it to be in the public interest to adopt the proposed amendments which in its best judgement are intended to promote the orderly use and ongoing management of short term rental properties in an effort to avoid overwhelming services and infrastructure, the reduction of available housing for residents, inflation of housing prices and to keep tourism in balance with the lifestyle of the locals.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WIMBERLEY, TEXAS:

- 1. Section 9.03.073 Single-family residential 2; R-2** is hereby amended as set forth below (with a ~~strikethrough~~ meaning such language is deleted and an underlining meaning such language is added):

(c) *Conditional uses.*

- (1) STR1 located ~~only~~ in the residential building or an accessory dwelling unit;

- (2) Home day care;
- (3) Home commercial crafts or hobbies;
- (4) Telecommunications towers, commercial antennas, and broadcast towers, subject to all applicable city regulations;
- (5) Two-family residential (duplex);
- (6) One secondary single-family residential building built on-site;
- (7) One manufactured home installed on a permanent foundation, as the primary residence; and
- ~~(8) STR2; and~~
- (8)(9) Personal care home.

2. **Section 9.03.074 Single-family residential 3; R-3** is hereby amended as set forth below (with a ~~strikethrough~~ meaning such language is deleted and an underlining meaning such language is added):

(c) *Conditional uses.*

- (1) STR1 located only in the residential building;
- (2) Home day care (fewer than seven children);
- (3) Home commercial crafts or hobbies;
- (4) Telecommunications towers, commercial antennas, and broadcast towers, subject to all applicable city regulations;
- (5) Two-family residential (duplex);
- (6) One manufactured home installed on a permanent foundation, as the primary residence; and
- ~~(7) STR2; and~~
- (7)(8) Personal care home.

3. **Section 9.03.083 Commercial – low impact; C-1** is hereby amended as set forth below (with a ~~strikethrough~~ meaning such language is deleted and an underlining meaning such language is added):

(b) *Permitted uses.*

- (1) Administrative and professional office:
 - a. Insurance, real estate, attorneys, accountants, architects, investment services, travel agencies;
 - b. Photography studios, doctors, dentists;
 - c. Nonprofit organizations (with certain restrictions);
 - d. Civic uses (such as city halls);
 - e. Research services: limited; and
 - f. Office.
- (2) Religious assembly;
- (3) Retail sales and services: limited;
- (4) Business support services;
- (5) Child care center;
- (6) Repair services: consumer;

- (7) Eating establishments: sit-down, not including the sale of beer, wine, or alcohol for on-premises consumption;
- (8) Animal sales and services: grooming;
- (9) Convalescent services;
- (10) Arts and crafts sales and instruction;
- (11) Commercial/single-family residential;
- (12) Adult day care facility;
- (13) Private primary educational services;
- (14) Private secondary educational services;
- (15) Medical services: limited;
- (16) Personal services: limited;
- (17) Bank and savings and loan;
- (18) Accessory uses to the main use;
- (19) Single-family residence; and
- (20) Low impact institutional: residential oriented.

(21) STR1

(22) Lodging: Low Impact

(23) Lodging: Moderate Impact

(c) *Conditional uses.*

- (1) A drive-through or drive-in facility otherwise allowed in any permitted use in this district shall be allowed only with a conditional use permit;
- (2) Bank and savings and loan (drive-through);
- ~~(3) STR1;~~
- (3) Telecommunications towers, commercial antennas, and broadcast towers, subject to all applicable city regulations;
- (4) Eating establishments: fast food with drive-through order windows;
- (5) Package store;
- (6) Eating establishments: sit-down, including the sale of beer, wine, and alcohol for on-premises consumption; and
- ~~(8) STR2; and~~
- (7) (9) Personal care home.

4. Section 9.03.084 Commercial – moderate impact; C-2 is hereby amended as set forth below (with a ~~striketrough~~ meaning such language is deleted and an underlining meaning such language is added):

(b) *Permitted uses.*

- (1) Administrative and professional office:
 - a. Insurance, real estate, attorneys, accountants, architects, investment services, travel agencies;
 - b. Photography studios, doctors, dentists;
 - c. Nonprofit organizations (with certain restrictions);

- d. Civic uses (such as city halls);
- e. Research services: limited; and
- f. Office.
- (2) Religious assembly;
- (3) Medical services: limited;
- (4) Personal services: general;
- (5) Accessory uses to the main use;
- (6) Retail sales and services: general;
- (7) Retail sales and services: flea market/market day;
- (8) Eating establishments: sit-down, not including the sale of beer, wine, or alcohol for on-premises consumption;
- (9) Plant nurseries;
- (10) Emergency shelter and feeding site (humans);
- (11) Communications services: limited (such as studios);
- (12) Commercial/residential;
- (13) Banks and savings and loan associations;
- (14) Funeral and interment services: cremating;
- (15) Funeral and interment services: interring;
- (16) Funeral and interment services: undertaking;
- (17) Animal interment services;
- (18) Private primary educational services;
- (19) Private secondary educational services;
- (20) Single-family residence; and
- (21) Low impact institutional: residential oriented.
- ~~(22) STR1~~
- ~~(23) Lodging: Low Impact~~
- ~~(24) Lodging: Moderate Impact~~

(c) *Conditional uses.*

- (1) A drive-through or drive-in facility otherwise allowed in any permitted use in this district shall be allowed only with a conditional use permit;
- (2) Personal services: limited;
- (3) Gasoline sales: limited;
- (4) Automotive washing;
- (5) Personal storage;
- ~~(6) STR1;~~
- (6) Telecommunications towers, commercial antennas, and broadcast towers, subject to all applicable city regulations;
- (7) Eating establishments: fast-food with drive-through order windows;
- (8) Eating establishments: sit-down, including the sale of beer, wine, or alcohol for on-premises consumption;
- (9) Package store;
- (10) Liquor store; and
- ~~(12) STR2; and~~
- ~~(11) (13)~~ Personal care home.

5. **Section 9.03.085 Commercial – high impact; C-3** is hereby amended as set forth below (with a ~~strikethrough~~ meaning such language is deleted and an underlining meaning such language is added):

(b) *Permitted uses.*

- (1) Administrative and professional office:
 - a. Insurance, real estate, attorneys, accountants, architects, investment services, travel agencies;
 - b. Photography studios, doctors, dentists;
 - c. Nonprofit organizations (with certain restrictions);
 - d. Civic uses (such as city halls);
 - e. Research services: limited; and
 - f. Office.
- (2) Religious assembly;
- (3) Food and beverage retail sales (such as grocery);
- (4) Medical services: general; large facilities, hospitals;
- (5) Eating establishments: sit-down, including the sale of beer, wine, or alcohol for on-premises consumption;
- (6) Eating establishments: sit-down fast-foods;
- (7) Agricultural supplies and services;
- (8) Commercial blood centers;
- (9) Commercial off-street parking;
- (10) Parking lot and parking garage, automotive;
- (11) Transportation facilities: surface, limited (such as cross-country truck companies and their distribution centers);
- (12) Transportation facilities: aircraft;
- (13) Commercial/single-family residential;
- (14) Private primary educational services;
- (15) Private secondary educational services;
- (16) Nonprofit civic;
- (17) Retail sales and services: general;
- (18) Bank and savings and loan;
- (19) Personal services: general;
- (20) Accessory uses to the main use;
- (21) Single-family residence; and
- (22) Retail sales and services: flea market/market day.

(23) STR1

(24) Lodging: Low Impact

(25) Lodging: Moderate Impact

(c) *Conditional uses.*

- (1) A drive-through or drive-in facility otherwise allowed in any permitted use in this district shall be allowed only with a conditional use permit;

- (2) Alcoholic beverage sales and consumption in a private club as defined and registered by the Texas Alcoholic Beverage Code;
- (3) Bars/taverns;
- (4) Gasoline sales: truck stops;
- (5) Automotive sales, rentals, and repairs;
- (6) Automotive and equipment: sales and rentals, farm and heavy equipment;
- (7) Automotive and equipment: sales and rentals, light equipment;
- (8) Custom manufacturing;
- (9) Construction sales and services;
- (10) Eating establishments: fast-food with drive-through order windows;
- (11) Eating establishments: drive-in;
- (12) Adult entertainment (such as sexually oriented business) use as may be provided for or restricted by other city ordinances;
- ~~(13) STR1;~~
- ~~(13) (14)~~ Automotive washing;
- ~~(14) (15)~~ Personal storage;
- ~~(15) (16)~~ Telecommunications towers, commercial antennas, and broadcast towers, subject to all applicable city regulations;
- ~~(17) STR2;~~
- ~~(16) (18)~~ Personal care home;
- ~~(17) (19)~~ Liquor store; and
- ~~(18) (20)~~ Package store.

6. Existing Short Term Rental Conditional Use Permits.

Notwithstanding any other provision of this Ordinance, including the amendment or repeal of any use or regulation set forth herein, any conditional use permit authorizing a short term rental that was validly granted and approved by the City Council and is in effect as of the effective date of this Ordinance shall be preserved and shall continue in full force and effect. The use authorized by each such conditional use permit may continue indefinitely, without expiration and without any requirement of renewal or reapplication, subject to the terms and conditions under which the permit was originally approved. No such conditional use permit shall be terminated, revoked, or otherwise removed except by the City Council through an amendment to the zoning regulations of the City adopted in accordance with the procedures required by law for such an amendment.

7. Savings.

The repeal of any ordinance or part of ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the City under any section or provisions of any ordinances at the time of passage of this Ordinance.

8. Severability.

Should any sentence, paragraph, subdivision, clause, phrase, or section of this Ordinance be adjusted or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this Ordinance in whole or any part of provision thereof, other than the part so declared to be invalid, illegal or unconstitutional.

9. Repealer.

The provisions of this Ordinance shall be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent or in conflict with any of the provisions of this Ordinance are hereby expressly repealed to the extent that such inconsistency is apparent. This Ordinance shall not be construed to require or allow any act that is prohibited by any other ordinance.

10. Effective Date.

This Ordinance shall take effect immediately upon its passage, publication and other authorizations as may be required by law.

11. Proper Notice and Meeting.

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED AND APPROVED this 16th day of July 2026, by a vote of ____ (Ayes) to ____ (Nays) ____ (Abstain) vote of the City Council of the City of Wimberley, Texas.

CITY OF WIMBERLEY

ATTEST:

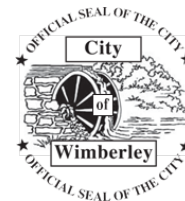
Tammy Heller, City Secretary

BY:

James T. Chiles, Mayor

APPROVED AS TO FORM:

City Attorney





AGENDA ITEM:	1. Discuss and consider possible action on a replat of Lot 3, Block 1, Brookshire Brothers Subdivision No. 67 and 1 Acre in the Benjamin Page Survey Abstract 365, Hays County, Texas.
SUBMITTED BY:	Nathan Glaiser
DATE SUBMITTED:	07/21/2026
MEETING DATE:	August 13, 2026

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

This is a replat that transfers a small amount of acreage (.13 acres) from Lot 3, Brookshire Brothers Subdivision, to an unplatted 1 acre property to the North of Lot 3 on Ranch Road 12. The unplatted 1 acre property is where Hill County Automotive is located. Brookshire Brothers Lot 3 is where Alexis Pointe is located. The unplatted acre will be known as Lot 4 upon approval. This replat will provide Hill Country Automotive with ownership of a small portion of land that is being used as currently as a driveway off of Ranch Road 12 by Hill Country Automotive.

REQUESTED ACTION

Motion

FINANCIAL

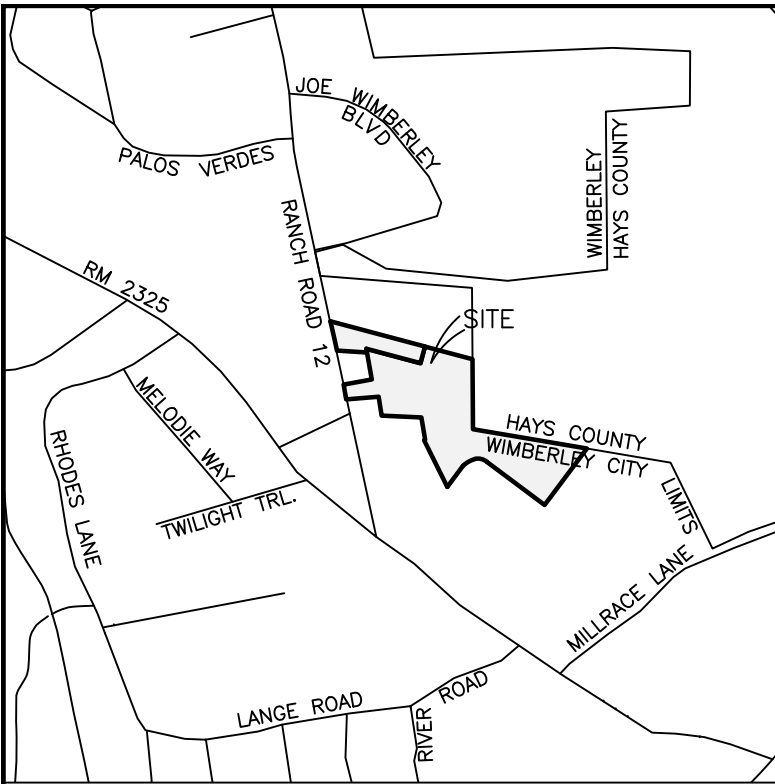
N/A

STAFF RECOMMENDATION

Staff finds this replat to be consistent with the City of Wimberleys Development Code. The application is mostly complete, except for missing utility acknowledgements from PEC and Aqua Texas. Staff recommends conditional approval of this replat until submittal of the utility acknowledgements.

ATTACHMENT/S

1. Brookshire replat 7-22-26
2. Brookshire Replat Comment Letter 2
3. Hill Country Tire Replat Subdivision Application



VICINITY MAP - 1"=1000'

PEDERNALES ELECTRIC COOPERATIVE NOTES

1. PEDERNALES ELECTRIC COOPERATIVE (PEC) IS HEREBY DEDICATED A FIFTEEN (15) FOOT WIDE UTILITY EASEMENT ALONG ALL LOT LINES ADJOINING PUBLIC RIGHT OF WAY AND A TEN (10) FOOT WIDE UTILITY EASEMENT ALONG ALL OTHER FRONT, SIDE, OR REAR LOT LINES.
2. ALL EXISTING OVERHEAD AND UNDERGROUND LINES SHALL POSSESS A TWENTY (20) FOOT WIDE UTILITY EASEMENT CENTERED 10' EACH SIDE OF THE LINE.
3. EACH LOT IS SUBJECT TO A FLOATING TEN (10) FOOT WIDE BY THIRTY (30) FOOT LONG GUY WIRE EASEMENT AS REQUIRED BY PEC.
4. ALL UTILITY EASEMENTS ARE FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), INSPECTING, READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND LINES.
5. NO BUILDINGS OR ANY OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN UTILITY EASEMENTS. WHERE ACCESS IS OBSTRUCTED WITHIN EASEMENT PEC SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND TO AND FROM SAID UTILITY EASEMENT.

SURVEYORS NOTES

1. FENCES MEANDER.
2. BEARINGS, DISTANCES AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.
3. ACCORDING TO SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48209C0238G, DATED 1/17/2025, THIS TRACT LIES WITHIN ZONE X, (AREAS OF MINIMAL FLOOD HAZARD).
4. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENT, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.
5. ORIGINAL SURVEY LINES SHOWN HEREON ARE APPROXIMATE ONLY AND WERE NOT LOCATED ON THE GROUND. THIS SURVEYOR DID NOT DETERMINE THE EXISTENCE OF ANY VACANCY, EXCESS, OR SHORTAGE OF AREA IN ANY OF THE ORIGINAL GRANTS SHOWN HEREON.
6. THE BEARING BASIS FOR THIS SURVEY PLAT WAS DETERMINED FROM GPS OBSERVATIONS AND REFERS TO GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.
7. ACCORDING TO SCALING FROM TCEQ MAPS NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE AND ALL OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER CONTRIBUTING ZONE.
8. THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE WIMBERLEY INDEPENDENT SCHOOL DISTRICT.
9. ALL OF THIS TRACT LIES WITHIN THE BOUNDARIES OF THE CITY OF WIMBERLEY.
10. THIS SUBDIVISION LIES WITHIN ESD NUMBERS 4 AND 7.
11. THIS SUBDIVISION LIES WITHIN THE HAYS / TRINITY GROUNDWATER CONSERVATION DISTRICT.
12. MAIL BOXES PLACED WITHIN THE ROW, SHALL BE OF AN APPROVED TXDOT OR FHWA DESIGN, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 751, SUBCHAPTER 7.03(B).
13. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL CITY OF WIMBERLEY DEVELOPMENT AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED.
14. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SYSTEM OR STATE-APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLY, PROSPECTIVE OWNERS ARE CAUTIONED BY HAYS COUNTY TO QUESTION THE SELLER CONCERNING GROUNDWATER AVAILABILITY. RAINWATER COLLECTION IS ENCOURAGED AND, IN SOME AREAS, MAY OFFER THE BEST RENEWABLE WATER SOURCE.
15. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PERMITTED SEWER SYSTEM OR TO AN ON-SITE SEWAGE FACILITY THAT HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY.
16. BUILDING SETBACKS ALONG PREVIOUSLY PLATTED INTERIOR LOT LINES WITHIN THIS SUBDIVISION ARE HEREBY ABANDONED.
17. A 10' WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT IS REQUIRED AT ALL ROAD EASEMENTS, RIGHT-OF-WAYS AND PROPERTY LINES.

STATE OF TEXAS*
COUNTY OF HAYS*

KNOW ALL MEN BY THESE PRESENTS, THAT I, BELSCHNER HOLDINGS, LLC, OWNER OF 1.00 ACRE IN THE BENJAMIN PAGE SURVEY, A-365 HAYS COUNTY, TEXAS AS CONVEYED TO ME BY DEED DATED 4/12/2016, AND RECORDED IN HAYS COUNTY INSTRUMENT NUMBER 16011407 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS, AND 0.13 OF AN ACRE IN THE BENJAMIN PAGE SURVEY, A-365 HAYS COUNTY, TEXAS AS CONVEYED TO ME BY DEED DATED _____, AND RECORDED IN HAYS COUNTY INSTRUMENT NUMBER _____ OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS DO HEREBY REPEAT THIS PROPERTY TO BE KNOWN AS REPLAT OF LOT 3, BLOCK 1, BROOKSHIRE BROTHERS SUBDIVISION NO. 67 AND 1.13 ACRES IN THE BENJAMIN PAGE SURVEY, A-365, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

BELSCHNER HOLDINGS, LLC, OWNER

STATE OF TEXAS*
COUNTY OF HAYS*

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID BELSCHNER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, A.D., 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS*
COUNTY OF HAYS*

KNOW ALL MEN BY THESE PRESENTS, THAT I, VTR ALEXIS WIMBERLEY, LLC, OWNER OF A PORTION OF LOT 3, BLOCK 1, BROOKSHIRE BROTHERS SUBDIVISION NO. 67, HAYS COUNTY, TEXAS AS CONVEYED TO ME BY DEED DATED 1/28/2026, AND RECORDED IN HAYS COUNTY INSTRUMENT NUMBER 26002849 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS, DO HEREBY REPEAT THIS PROPERTY TO BE KNOWN AS REPLAT OF LOT 3, BLOCK 1, BROOKSHIRE BROTHERS SUBDIVISION NO. 67 AND 1.00 ACRE IN THE AMASA TURNER SURVEY, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

VTR ALEXIS WIMBERLEY, LLC, OWNER

STATE OF TEXAS*
COUNTY OF HAYS*

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, A.D., 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

BASED ON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF THE CITY OF WIMBERLEY. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR THE VERIFICATIONS OF THE FACTS ALLEGED. THE CITY OF WIMBERLEY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATIONS OF THE REPRESENTATION, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND/OR THE DOCUMENTS ASSOCIATED WITH IT.

TIMOTHY PATEK _____ DATE
CITY ADMINISTRATOR

I, TIMOTHY PATEK, CITY ADMINISTRATOR OF THE CITY OF WIMBERLEY, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS TO WHICH APPROVAL IS REQUIRED.

TIMOTHY PATEK _____ DATE
CITY ADMINISTRATOR

I HEREBY CERTIFY THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS TO WHICH APPROVAL IS REQUIRED.

NATHAN GLAISER, _____ DATE
DEVELOPMENT SERVICES DIRECTOR

THIS REPLAT OF LOT 3, BLOCK 1, BROOKSHIRE BROTHERS SUBDIVISION NO. 67 AND 1.00 ACRE IN THE AMASA TURNER SURVEY HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WIMBERLEY, AND IS HEREBY APPROVED.

BY _____ DATE
CHAIRPERSON
BY _____ DATE
SECRETARY

STATE OF TEXAS *
COUNTY OF HAYS *

I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20____, AT _____ O'CLOCK _____.M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN INSTRUMENT NUMBER _____.
WITNESS MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, A.D. 20____.

ELAINE H. CARDENAS, COUNTY CLERK
HAYS COUNTY, TEXAS

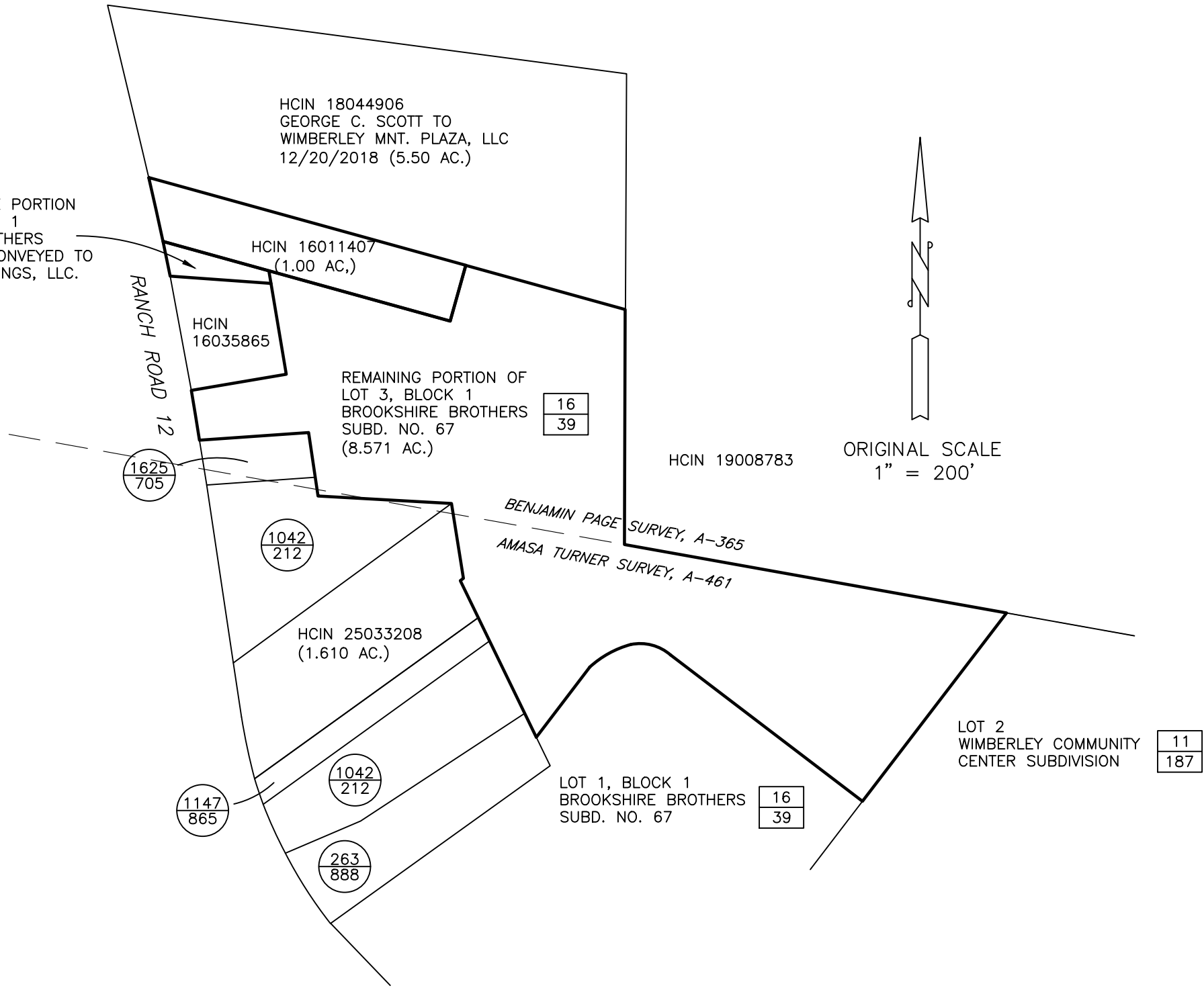
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT TO THE BEST OF MY SKILL AND KNOWLEDGE THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

REGISTERED PROFESSIONAL LAND SURVEYOR
KYLE SMITH, R.P.L.S. NO. 5307

SMITH SURVEYING
P.O. BOX 231, DRIFTWOOD, TEXAS 78619
FIRM NO. 10194905
512-757-1637

REPLAT OF LOT 3, BLOCK 1, BROOKSHIRE BROTHERS SUBDIVISION NO. 67 AND 1.00 ACRE IN THE BENJAMIN PAGE SURVEY, ABSTRACT 365, HAYS COUNTY, TEXAS



EXISTING LOT CONFIGURATION

LOT 3, BLOCK 1, BROOKSHIRE BROTHERS SUBDIVISION NO. 67
AND 1.00 ACRE IN THE BENJAMIN PAGE SURVEY, A-365

LOT SIZE CATEGORIES

TOTAL AREA = 9.57 AC.
TOTAL NUMBER OF LOTS = 2
AVERAGE LOT SIZE = 4.785 AC.
NUMBER OF LOTS OVER 10 ACRES = 0
NUMBER OF LOTS 5 - 10 ACRES = 1
NUMBER OF LOTS 2 - 5 ACRES = 0
NUMBER OF LOTS 1 - 2 ACRES = 1
NUMBER OF LOTS LESS THAN 1 ACRE = 0

UTILITIES:
ELECTRIC-PEDERNALES ELECTRIC COOP. INC.
WATER-WIMBERLEY WATER SUPPLY
SEWER-AQUA TEXAS, INC.

DRIVEWAY PERMIT STATEMENT:

DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS, AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751.

ALL CULVERTS, WHEN REQUIRED SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD.

CLIENT: BELSCHNER, DAVID
DATE: 5/11/2026
FB/PG: 3/17
PLAT NO. 1087-26-c

DEED REFERENCES

HCIN 16011407
DAVID BELSCHNER TO
BELSCHNER HOLDINGS, LLC
4/12/2016 (1.00 AC.)

HCIN 16035865
WB SHAMROCK PROPERTIES, LLC TO
JM FAMILY STATION, INC.
10/11/2016 (0.557 AC.)

(1203/379) JAMES H. MCCROCKLIN, TRUSTEE TO
PEDERNALES ELECTRIC COOP, INC.
1/26/1996 (ELEC. EASEMENT)

(1625/705) FRANCISCO V. GONZALEZ TO
JUANA PAULA GONZALEZ
11/30/1999 (0.27 AC.)

(2917/110) BROOKSHIRE BROTHERS, LTD. TO
AQUA TEXAS, INC.
5/1/2006 (UTILITY EASEMENT)

(2389/1) BROOKSHIRE INVESTMENTS CO. TO
AQUASOURCE UTILITY, INC.
12/23/2003 (WASTEWATER EASEMENT)

ORIGINAL SCALE
1" = 100'

LEGEND

(VOL/PG)

HAYS COUNTY DEED, REAL PROPERTY
OR OFFICIAL PUBLIC RECORDS

[VOL/PG]

HAYS COUNTY
PLAT RECORDS



1/2" IRON ROD SET WITH PLASTIC
CAP STAMPED "SMITH SURVEYING"



1/2" IRON ROD FOUND UNLESS
NOTED OTHERWISE



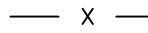
IRON ROD FOUND WITH
ILLEGIBLE PLASTIC CAP



CALCULATED POINT



CHISELED MARK FOUND IN
CONCRETE



WIRE FENCE



"X" FOUND IN CONCRETE



IRON ROD FOUND WITH PLASTIC
CAP STAMPED "WELLS"



BSL BUILDING SETBACK LINE



DE DRAINAGE EASEMENT



PLAT PLAT RECORDED IN



UE UTILITY EASEMENT



PEC PEDERNALES ELECTRIC COOP, INC.

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	52°56'07"	71.74'	66.28'	N 75°15'54" W	63.95'
C2	27°11'59"	154.46'	73.33'	S 61°02'17" W	72.64'
C3	0°46'30"	5770.00'	78.06'	N 09°06'27" W	78.06'
C4	1°33'12"	5770.00'	156.42'	N 12°08'49" W	156.41'



SMITH SURVEYING
P.O. BOX 231, DRIFTWOOD, TEXAS 78619
FIRM NO. 10194905
512-757-1637

REPLAT OF LOT 3, BLOCK 1, BROOKSHIRE
BROTHERS SUBDIVISION NO. 67 AND 1.00
ACRE IN THE BENJAMIN PAGE SURVEY,
ABSTRACT 365, HAYS COUNTY, TEXAS

CLIENT: BELSCHNER, DAVID
DATE: 5/11/2026
FB/PG: 3/17
PLAT NO. 1087-26-c

SHEET 2 OF 2



8/6/2026

Brookshire Brothers Subdivision Replat of Lot 3, Block 1

Comment Letter #2

1. Please provide a utility acknowledgment for PEC. A service availability letter will not suffice. We require them to acknowledge and sign off on changes in the replat.
2. Please provide a utility acknowledgment from Aqua Texas for sewer service.

I am scheduling this replat to be considered at the August 13th Planning and Zoning Commission meeting. Please let me know if you have any questions.

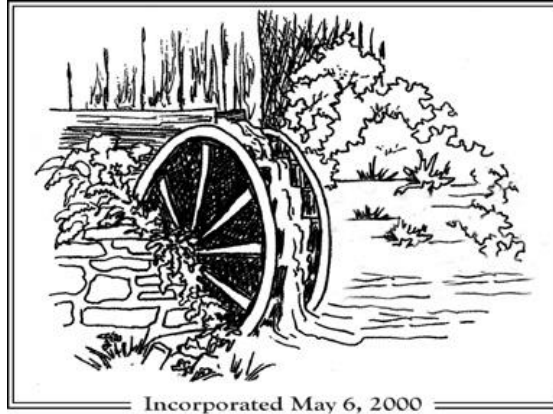
Thank you,

Nathan Glaiser

Nathan Glaiser

Planning and Development Director

City of Wimberley



City of Wimberley

Subdivision Plat Application & Supporting Information

City of Wimberley
221 Stillwater
Wimberley, TX 78676
(P) 512-847-0025

Plat / Plan Submittal Process

- **PRIOR** to submitting a Subdivision Plat Application, a Pre-Development Meeting with the City Planner is **REQUIRED**.
- **PRIOR** to submitting a Subdivision Plat Application, the Owner or the Owner's authorized agent (Applicant) is required to contact the County 9-1-1 Coordinator to confirm the suitability of the street name(s) and designations in conjunction with the Plat. An application will not be considered Complete without an approval letter from the County 9-1-1 Coordinator (if applicable).
- **PRIOR** to submitting a Subdivision Plat Application, the Owner or the Owner's authorized agent (Applicant) is required to have an approved set of Transportation Plans. The Owner or the Owner's authorized agent (Applicant) is required to contact the City Engineer. An Application will not be considered Complete without an approval letter from the City Engineer (if applicable).
- A Subdivision Plat Application **MUST** be filled out in its entirety prior to submission. Incomplete applications will not be processed and returned to the Owner or Applicant.
- Additional Information Required for Replat / Revisions only:
 - A copy of all existing recorded plats affected by the proposed revision.
- Application / Review Process:
 - Once a Complete Application has been received, the City of Wimberley will conduct an Administrative Review for accuracy and completeness within 10 business days.
 - An Administratively Complete Application will be Filed with the City. The City will complete a 30-day review. Any comments, revisions, questions, or alterations will be addressed during that review time.
 - Upon Completion of the 30-day review, a Letter of Approval, Approval with Conditions or Disapproval will be issued to the Owner and/or Owner's authorized agent.
- A Complete Application: An application which has all the necessary documents requested by the City of Wimberley and submitted for Administrative Review.
- Administrative Review – The process of reviewing an Application for its accuracy and completion prior to being Filed & any Technical Review beginning.

- **Filed Application:** An Application which has been Complete **AND** has been determined to be Administratively complete by the City of Wimberley. The City will issue a Notice of Filed Application, including the date of Filing to the Owner and/or Owner's authorized agent.

Plat / Plan Document Checklist

Please review the below checklist for all required documents and plat information. Please note if the item has been "Attached" with the Application or "N/A", if not required on your project.

The items below are required for this application to be considered complete.	Attached	N/A	City of Wimberley Staff Use
Completed Subdivision Application Form	☒	☐	☐
Application Fee (Please refer to Fee Schedule)	☒	☐	☐
Plat - One 18" x 24" Paper Copy to scale	☒	☐	☐
Plat - One Digital Copy (PDF) of 18" x 24" Submittal to scale	☒	☐	☐
Tax Account Summary indicating property taxes are current (Tax Certificate required prior to recordation)	☒	☐	☐
Deed(s) Documenting Current Ownership of the Subject Property	☒	☐	☐
Completed Utility Checklist Form (Letters from providers can be accepted, they must state if the provider has capacity for new service.)	☒	☐	☐
9-1-1 Street Name Approval Letter	☒	☐	☐
Approved digital drawing file of the subdivision in accordance with City Digital Data Standards	☒	☐	☐
Approved Construction Plans and Specifications and Drainage Study prepared by a Texas Licensed Professional Engineer	☐	☐	☐
Approved Fiscal Assurance for Roadway and/or Drainage Improvements	☐	☐	☐
Traffic Impact Analysis Report (If Applicable)	☐	☐	☐
Facility Planning Report when utilizing On-Site Sewage Facilities	☐	☐	☐
Approved variance(s) and/or final plat approval by the Planning & Zoning Commission and City Council	☐	☐	☐

* Existing OSSFs; OSSF permits from Open Records Request attached.

Plat / Plan Information Checklist

Please review the below checklist for all required Plat / Plan information. Please note if the item has been "Included" with the Application or "N/A", if not required on your project.

Subdivision Plat with the following Information (If Applicable):	Included on Plat	N/A	City of Wimberley Staff Use
Name of Proposed Subdivision in a Title Block (<i>Name shall not be the same or deceptively similar to any other subdivision within Hays County</i>)	☒	☐	☐
Owner's Preamble block with owner's name and title, acreage to be platted as described in public records, and proposed subdivision name as in title block. This will be followed by an Owners signature block with a notary block.	☒	☐	☐
Surveyor and/or Engineer statement with a signature block and seal	☒	☐	☐
Certificate of recording block with Hays County Clerk signature block and seal	☒	☐	☐
Certificate of approval by the Planning & Zoning Commission and City Council with signature blocks for the Planning & Zoning Chair and Mayor (If Applicable)	☒	☐	☐
Boundary Lines and total acreage of the Original Tract, the Subject Property, and the Proposed Subdivision	☒	☐	☐
Lot and block numbers for each lot, acreage of all Lots calculated to the nearest one hundredth (0.01) of an acre	☒	☐	☐
The location of any proposed parklands, squares, greenbelts, school tracts, open space or other public use facilities	☐	☐	☐
Names of adjoining subdivisions or owners of property contiguous to the proposed Subdivision (properties across a creek, river, and/or road are considered contiguous)	☒	☐	☐
Geographic Coordinates for the main entrance point to the proposed subdivision from an existing public roadway and for boundary corners constituting the boundaries of the Subject Property in each compass direction (<i>Southernmost, Northernmost, etc.</i>)	☒	☐	☐
Proposed and record bearings and dimensions of the boundary of the Subdivision and all Lots, parks, greenbelts, easements or reserves (<i>Dimensions shall be shown to the nearest one hundredth of a foot [0.01'] and bearings shall be shown to the nearest one second of angle [01"]</i>)	☒	☐	☐
Lengths of the radius and arc of all curves, with bearings and distances of all chords, shall be clearly indicated	☒	☐	☐
Location map showing the general location of the Subdivision in relation to major roads, towns, cities, or topographic features drawn at a scale of 1" = 2,000'	☒	☐	☐
North Arrow, Scale, and Date (<i>Scale not to exceed 1" = 200'</i>)	☒	☐	☐

A note stating building setback lines per City of Wimberley Zoning Ordinance.	☒	☐	☐
A note stating provisions of the City of Wimberley Comprehensive Plan shall also govern this subdivision.	☒	☐	☐
Location of Political Subdivisions boundaries and/or a statement clearly indicating in which Political Subdivision the proposed Subdivision is located within	☐	☐	☐
Plat note or designation of the entity supplying electric, water, and wastewater to the Subdivision	☒	☐	☐
Location of proposed Utility easements and/or infrastructure	☒	☐	☐
Locations, length, sizes, and right-of-way widths of all proposed roadways, access easements, and shared access driveways to the nearest one-tenth (0.1) of a mile	☒	☐	☐
Total area for all rights-of-way proposed for dedication	☐	☐	☐
Proposed names or designations for all roadways, public access easements, and shared access driveways	☒	☐	☐
A statement or note indicating whether proposed roadways will be publicly dedicated or private roadways	☒	☐	☐
The number of feet of frontage of each Lot onto a regulated roadway	☒	☐	☐
A designation of the classification of each roadway to be constructed or existing roadways abutting any Lot	☒	☐	☐
A note stating driveway satisfies the minimum spacing requirement for driveways set forth in Chapter 9.02.115	☒	☐	☐
A note stating the specific entity responsible for sidewalk maintenance	☐	☐	☐
A note stating improvements exist on this/these lots, which is not shown by this Plat.	☒	☐	☐
Placement of (A) Water, (B) Wastewater and (C) Construction note(s) stating the following:	☒	☐	☐
(A) Water note stating "No structure in this subdivision shall be occupied until connected to an individual water supply or state-approved community water system. Due to declining water supply, prospective property owners are cautioned by Hays County to question the seller concerning ground water availability. Rainwater collection is encouraged and, in some areas, may offer the best renewable water resource."	☒	☐	☐
(B) Wastewater note stating "No structure in this subdivision shall be occupied until connected to a permitted sewer system or to an on-site wastewater system that has been approved and permitted by the City of Wimberley."	☒	☐	☐
(C) The following statement shall appear prominently on the plat "No construction or development within the subdivision may begin until all City of Wimberley development authorization requirements have been satisfied."	☒	☐	☐
All Special Flood Hazard Areas Identified by the Federal Emergency Management Agency and a note including that special area, Map No. and date of map.	☒	☐	☐

A note stating no object, including building, fencing or landscaping which would interfere with conveyance of stormwater, shall be placed or erected within a drainage easement. The owner of any lot upon which drainage facilities are located, including detention, shall be responsible for maintenance and upkeep of such facilities.	☒	☐	☐
A note stating, "I hereby certify this subdivision plat conforms to all requirements of the subdivision regulations to which approval is required." This would be followed by signatures lines for: City Administrator; Planning & Development Coordinator	☒	☐	☐
A note stating, "Based upon the representations of the engineer or surveyor whose seal is affixed hereto, and after a review of the plat as represented by the said engineer or surveyor, I find this plat complies with the requirements of the City of Wimberley. This certification is made solely upon such representations and should not be relied upon for verification of the facts alleged. The City of Wimberley disclaims any responsibility to any member of the public for independent verifications of the representation, factual or otherwise, contained in this plat and the documents associated with it." Followed by a signature line for the City Administrator.	☒	☐	☐
Location and size of all proposed storm water management structures and easements, including on-site retention and detention ponds and easements and the impact of lot and roadway layouts on drainage.	☒	☐	☐
General depiction of the boundary lines of the Edwards Aquifer Recharge Zone or Contributing Zone. A statement or note indicating the Subdivision location within either zone.	☒	☐	☐
General depiction of all streams, rivers, ponds, lakes, water courses and other surface water features as defined by the TCEQ 30 TAC 213.3	☒	☐	☐
Topographic contours at 10' intervals	☒	☐	☐

Utility Checklist Form

Prior to submitting this application to the City, the Applicant is required to take a copy of the plat or plan to each utility for its review and comment. All comments must be corrected prior to submission of the Subdivision Application to the County.

Note to Utility Companies: Please sign this checklist **ONLY** if all comments submitted by the Applicant have been addressed in full.

Electric Utility: (Required)

Company Name:

Pedernales Electric Cooperative (PEC)

Phone Number: _____ Date of Approval: _____

Representative Name: _____ Title: _____

Signature: _____ Date: _____

Water Utility: (If applicable)

Company Name:

Wimberley Water Supply Corporation (WWSC)

Phone Number: _____ Date of Approval: _____

Representative Name: _____ Title: _____

Signature: _____ Date: _____

Wastewater Utility: (If applicable)

Company Name:

Phone Number: _____ Date of Approval: _____

Representative Name: _____ Title: _____

Signature: _____ Date: _____

Texas Department of Transportation (Required - If frontage on State-Maintained roadway):

Company Name:

Phone Number: _____ Date of Approval: _____

Representative Name: _____ Title: _____

Signature: _____ Date: _____

[Existing driveways on RR 12.](#)

Subdivision Plat Application Contacts

1. Owner Information (The holder(s) of a legal or equitable interest in the subject property as shown by the deed records of Hays County)

Owner Full Legal Name:

Belschner Holdings, LLC

Owner Mailing Address:

14412 Ranch Road 12

City: Wimberley State: Texas Zip Code: 78676

Primary Phone: (830) 620-8972 Secondary Phone: _____

Email Address:

hillcountrytire176@hotmail.com

2. Applicant Information (A person seeking approval of an application; can be the owner or a designated representative of the owner)

Applicant Name:

Jon Thompson, J Thompson Professional Consulting

Primary Phone: (512) 568-2184 Secondary Phone: _____

Email Address:

jthompsonconsultingds@gmail.com

3. Consultants (Consultants working on Subdivision)

Licensed Professional Engineer:

Email Address: _____ Primary Phone: _____

Registered Professional Land Surveyor:

Kyle Smith, RPLS, Smith Surveying

Email Address: ks.smithsurveying@gmail.com Primary Phone: (512) 757-1637

Registered Sanitarian:

Email Address: _____ Primary Phone: _____

Geoscientists:

Email Address: _____ Primary Phone: _____

Attorney:

Email Address: _____ Primary Phone: _____

Subdivision Plat Application Questionnaire

1. Type of Application:

- ☐ New Subdivision
☒ Replat/Revision

2. Property Information: (The property or tract for which an application has been submitted under the City of Wimberley Subdivision Regulations)

Proposed Name of Subdivision:

Brookshire Bros Subdivision, Block 1, Lot 3 Replat

Survey / Abstract:

And 1.00 acre out of the Benjamin Page Survey, Abstract 365, Hays County, Texas

Acreage:

9.57

Recorded (Vol/Page/Instrument):

04/12/2016 (deed for Belschner)

Parcel Tax ID Number ("R" Number):

60211 & 135869

Located in City ETJ: Yes ☐ No ☒

If yes, is the Hays County Development Services submittal packet attached?

☐ Yes ☒ No

Is the development located over the Edwards Aquifer Recharge Zone?

☐ Yes ☒ No

Is the development located over the Edwards Aquifer Contributing Zone?

☒ Yes ☐ No

Total acreage of subject property proposed for development:

9.57

Total acreage of subject property to be subdivided into lots:

9.57

Total acreage of subject property to be set for protected open space including but not limited to parkland, preserveland, open space parkland, conservation space, etc.:⁰

Total number of lots: ² Average size of lots: ^{4.785}

Number of Lots: ²

3. Project Description: (Summarize the intended use of lots / subdivision)

Adding the 1.00 acre tract that was previously unplatted to the platted Brookshire Bros

Subdivision, Block 1, Lot 3; and convey 0.13 acre to the previously unplatted lot.

4. Replat / Revision: (If the Application is for a replat / revision, list the reason(s) for the replat / revision)

See above explanation. To convey 0.13 acre to the existing unplatted portion and to incorporate that previously unplatted portion to the already platted.

5. Road Information: (Information about the current, or future development of a subdivision)

Have all street names been initially approved by Hays County 9-1-1 Addressing?

☒ Yes ☐ No ☐ N/A

List all roads by which the property can be accessed:

Ranch Road 12

List all existing roads by which the property has frontage:

Ranch Road 12

What is the linear footage of Public Roads?

0

What is the linear footage of Private Roads?

0

Anticipated source of water in the development:

Private: ☐ Individual Wells ☐ Rainwater Collection System(s)

State Permitted: ☒ From Groundwater ☐ From Surface Water, Provider: [WWSC](#)

Anticipated wastewater system in the development:

Private: ☐ Standard / Conventional On-Site Sewage Facility ☒ Advanced On-Site Sewage Facility

Public: ☐ Sewer, Provider:

Owner's Certification

I hereby certify that I have given permission for the below applicant to submit this Application and to represent me in all matters affecting said Application. By signing below, I (Owner), agree and certify that I have given permission for the below individual to submit this Application and to represent me in all matters affecting said Application. The below individual will be known as the "Applicant.

Owner Name: David Belschner Phone Number: (830) 620-8972

Applicant Name: Jon Thompson Phone Number: (512) 568-2184

Owner Email:
hillcountrytire176@hotmail.com

Owner Signature:

STATE OF TEXAS §
COUNTY OF HAYS §

Subscribed and sworn to before me this _____ day of _____, 20____.

(seal) _____
Notary Public, State of Texas

My Commission expires: _____

Owner's / Applicant's Certification

By signing below, I certify that:

- a) I have carefully read the complete application and know all statements herein and in the attachments hereto are true and correct to the best of my knowledge.
- b) There is no outstanding tax liability to Hays County on the subject property.
- c) The owner of the subject property, if different from the applicant, has authorized the submittal of this application.
- d) Applicant is hereby informed that other permits may be required to fulfill local, State, and Federal regulatory requirements and it is the responsibility of the Applicant to obtain any such additional permits and to comply with all such provisions thereof, whether herein specified or not.
- e) As the owner of the above property or a duly authorized Applicant, I hereby grant permission to the City to enter the premises and make all necessary inspections and to take all other actions necessary to review and act upon this Application.
- f) I understand by submitting this Application, it does not guarantee an approval of my Application.
- g) I acknowledge that the City of Wimberley and its staff do not research and/or enforce Deed Restrictions to any property.
- h) As the owner of the above property or a duly authorized Applicant, I understand, the City of Wimberley has zoning and building ordinances.

Print Name: Jon Thompson

Phone Number: (512) 568-2184

Address: PO Box 172, Dripping Springs, Texas 78620 Date: 07/01/26

Signature: Jon Thompson