



CITY OF
WIMBERLEY



KU & ASSOCIATES

**Wimberley RCP
2025-45 Comprehensive Plan**

Stakeholder Planning Guide

Building a Better Future Together



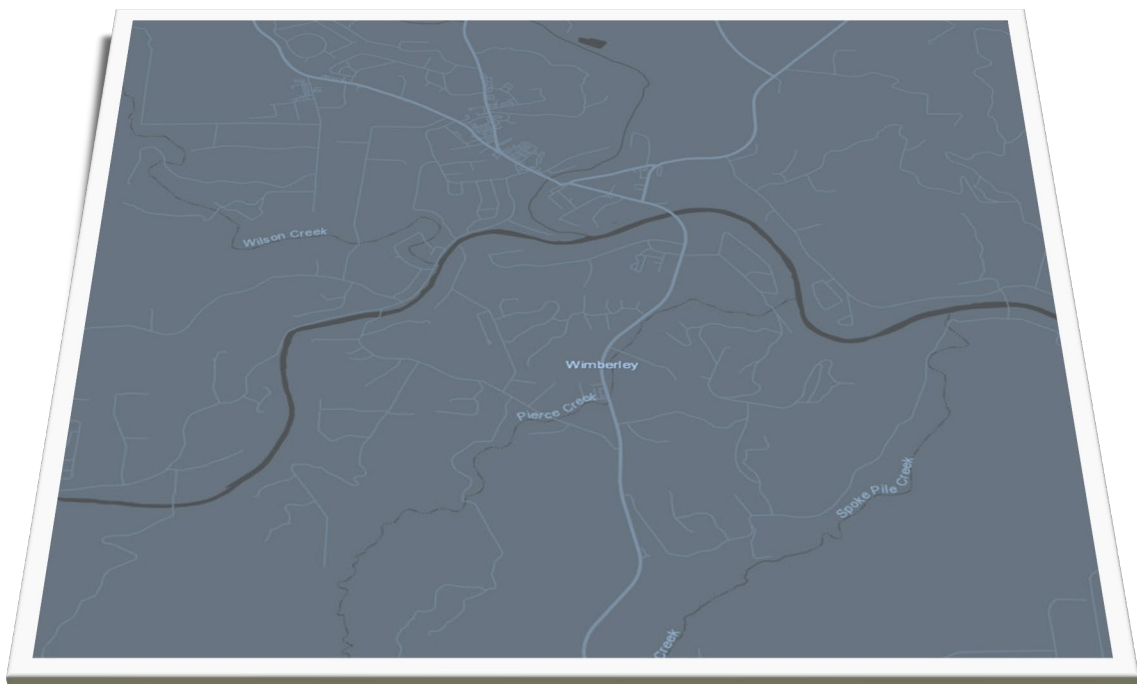
This guide is to provide key planning & community insight for the Comprehensive Plan Stakeholders team.

Primarily, we want the guide to be a tool for you to review key information & gather your ideas for improvements for the current city & views for the future growth of Wimberley at the October 7th interactive workshop .

There are key points at the beginning of each topic for you to take away for consideration. Please think about these issues & how we include in our plans.

After the workshop, the team will begin producing the preliminary plan which will include some topics that aren't specifically in this guide. We'll be relying on you to review the draft sections as we build the plan.

When the Stakeholder team is ready, we'll share the draft with the community, P&Z Committee, & City Council.





Section	
Smart Growth	<ul style="list-style-type: none">• Smart Growth Principles & application to Wimberley
Demographics	<ul style="list-style-type: none">• 2020 Census• 2022 Estimates• Future Trends
Housing	<ul style="list-style-type: none">• 2020 Data• Current• 10-Year Need
Economy	<ul style="list-style-type: none">• Local Business Profile• Employment
Existing Infrastructure	<ul style="list-style-type: none">• Water System• Wastewater System• Power System
Land Use	<ul style="list-style-type: none">• Physical Geography• Land Use Analysis
Transportation	<ul style="list-style-type: none">• Local Thoroughfare Plan• Development Corridors



Smart growth planning was developed to address issues like environmental damage, high infrastructure costs, & weakened community ties. The matrix outlines key principles, & there's a column to assess if these are already applied in Wimberley or can be incorporated into the future growth plan. *Please review these ideas for the upcoming workshop.*

Principle	How it Can Apply to Wimberley
Mixed Land Use: Integrating residential, commercial, & recreational spaces to create vibrant, walkable communities.	<i>Example: The downtown area of Wimberley showcases a blend of residential, commercial, & civic spaces in close proximity. This integration allows residents to easily walk to shops, restaurants, & public offices, reducing the need for car travel.</i>
Compact Development: Encouraging high-density housing to conserve land & support short distance driving.	
Varied Housing Choices: Offering diverse housing options for all demographic & income groups.	
Walkable Neighborhoods: Designing communities with amenities within walking distance to reduce traffic.	
Distinctive Communities: Preserving local heritage & unique characteristics.	
Open Space: Protecting green spaces to enhance recreation & manage stormwater.	
Development Within Existing Communities: Focusing growth in developed areas to use infrastructure efficiently.	
Transportation Choices: Providing diverse transportation options to reduce car dependency.	
Supportive Government Policies: Reforming zoning to encourage smart growth.	
Community Involvement: Engaging residents in planning to meet local needs.	

Demographic Trends and Key Indicators

Key Points

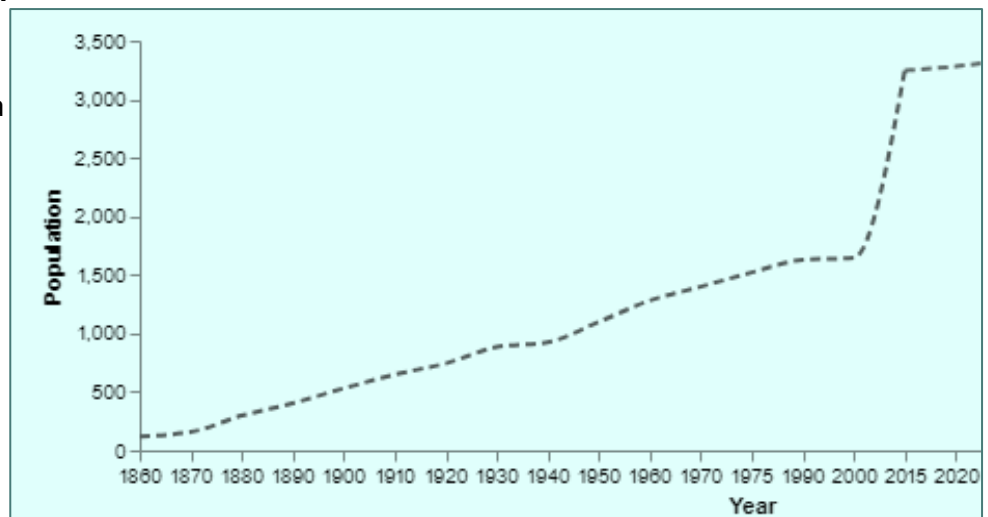
- **Tourism & Retirees Fuel Growth:** Driven by tourism, retirees, and proximity to Austin/San Antonio. 2022 Population: 2,890 (37% urban, 63% rural). Declined by 23.9% since 2000.
- **Slow Overall Growth:** Certain age groups growing faster.
- **Generation Z Decline:** Fewer young workers; possible impact on education, housing, employment.
- **Gen X & Millennials:** Key growth drivers; attracting mid-career professionals and families.
- **Older Age Groups:** High 60+ population, especially 65-69, more retirees than Hays County.
- **Younger Age Groups:** 0-19 range stable. Hays County has more 20-24 year-olds, likely students.
- **Middle Age Groups:** 30-54 steady in both areas, but Hays County is generally younger.
- **Conclusion:** Older population, especially 60+, more retirees compared to Hays County's student-heavy demographic.

Historic Population

Wimberley Population Growth

Estimates

- **1900:** No official data; likely a few hundred people, as it was a small rural community.
- **1950:** Still a small, unincorporated area, with 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 3,000, with steady growth from tourism and retirees.



Current Census & Demographic Estimates

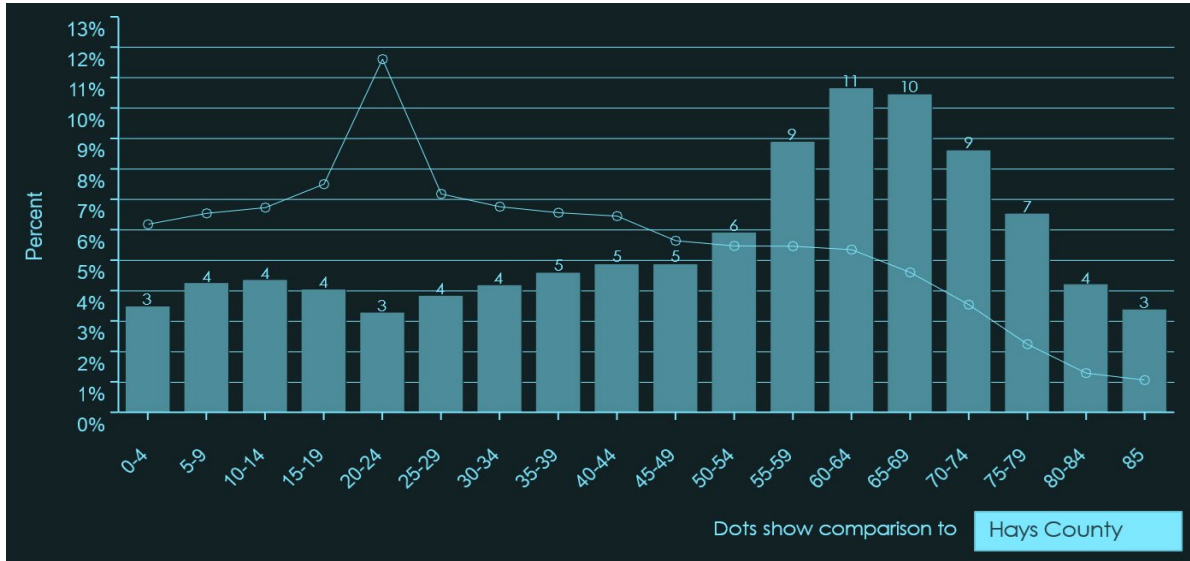
Geographic Area	April 1, 2020 Estimates Base	Population Estimate (as of July 1)				Population Percent Change	
		2020	2021	2022	2023	2020 to 2023	2022 to 2023
Wimberley city, TX	2,847	2,881	2,880	2,892	2,881	0.0%	-0.4%

The estimated population growth for Wimberley, Texas from 2020 to 2030 is expected to be modest, with the population projected to increase from 3,200 in 2020 to 3,325 in 2030, reflecting a growth rate of approximately 1.4%.

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Age Distribution


- The highest population percentages in the surveyed area are found in the 65-69 age group at 11%, followed by 60-64 at 10%, and 70-74 at 9%, with a decline to 3% in the 85+ age group.
- In contrast, Hays County has a younger demographic profile, with the 20-24 age group being the largest at approximately 12%.
- The population of older age groups (above 55) in Hays County is notably lower than in the surveyed area, where there is a significant increase in the population percentage starting at 60 years.




Generation Distribution

Source: This infographic contains data provided by Esri (2023, 2028), Esri-MRI-Simmons (2023), Esri-U.S. BLS (2023).


-3.68%
Generation Z


3.83%
Generation X


2.84%
Millennial

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.

This is the highest growth rate among the generations mentioned. Generation X (born between the mid-1960s and early 1980s) is growing, 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 indicate that the area is moderately attractive to Millennials, possibly due to factors like jobs, lifestyle, and housing availability.

Projected Growth

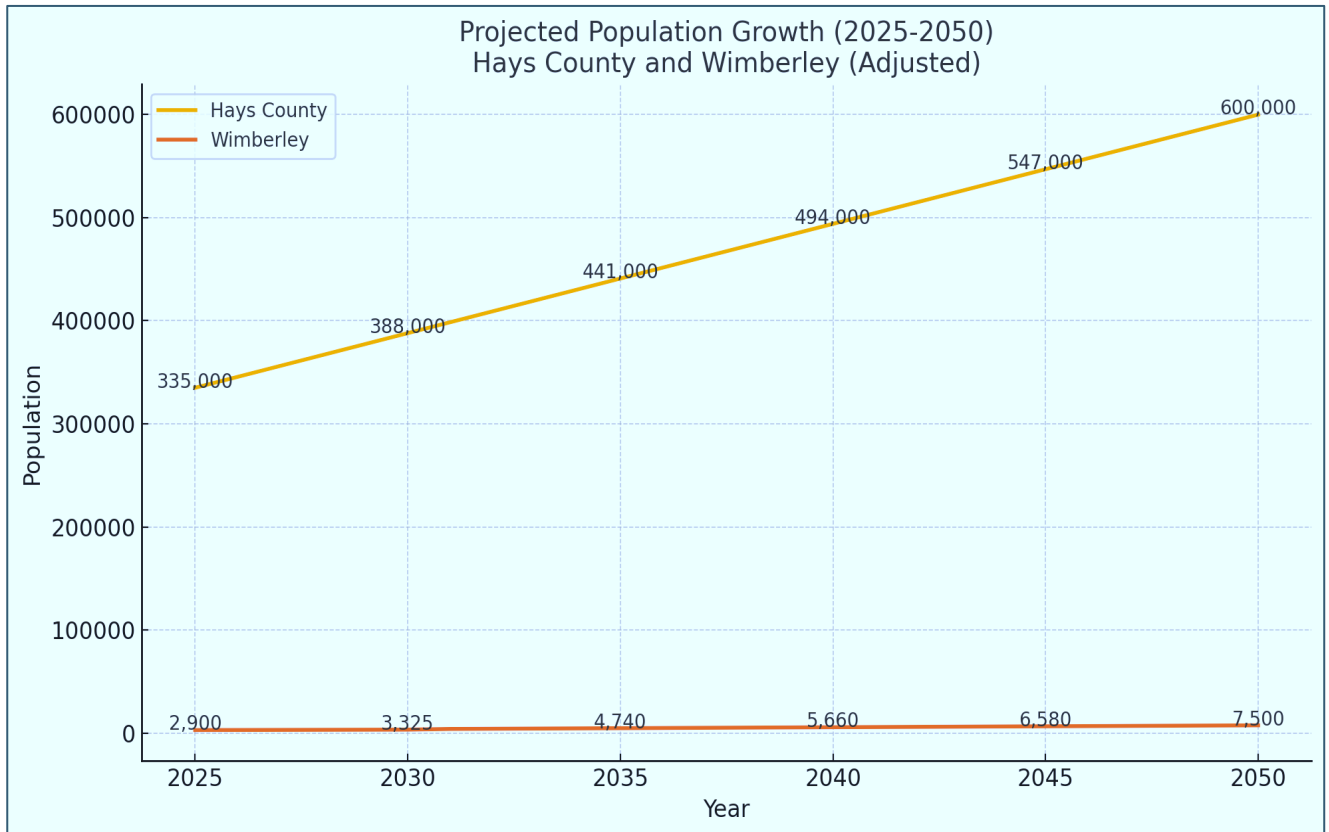
Projections are based on historical trends, economic factors, and growth rates. Below are some general estimates based on recent data and trends:

Hays County:

- Current Growth Rate:** Hays County has been one of the fastest-growing counties in Texas, with an annual growth rate of approximately 4-5% in recent years. However, as the population increases, growth rates may slow down due to saturation.
- 2025 Population Estimate:** Around 335,000 (current population in 2023 is ~280,000).
- 2050 Population Estimate:** Around 550,000 to 600,000 depending on the continuation of current trends.

Wimberley:

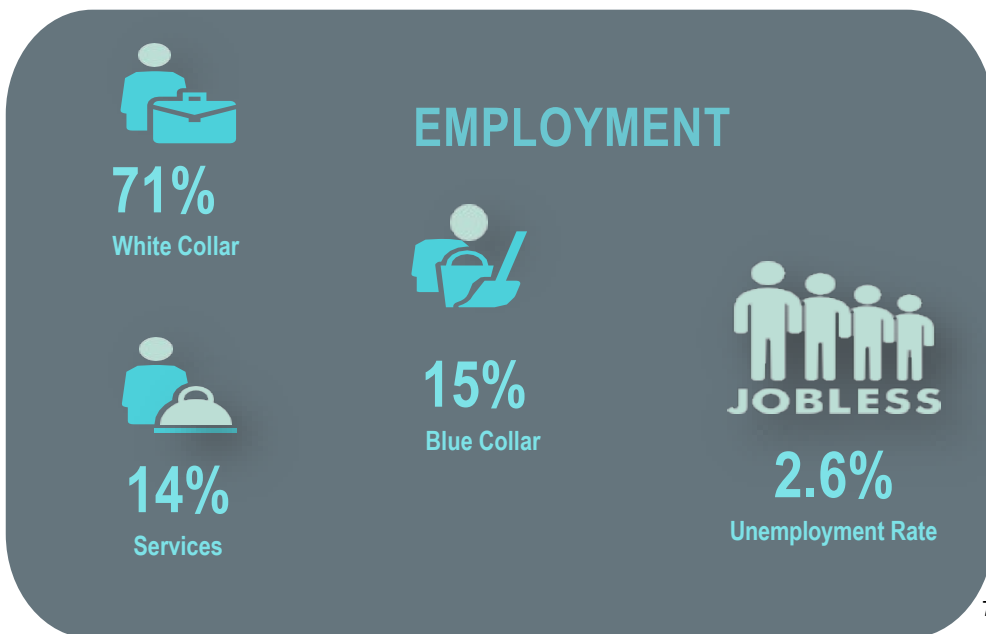
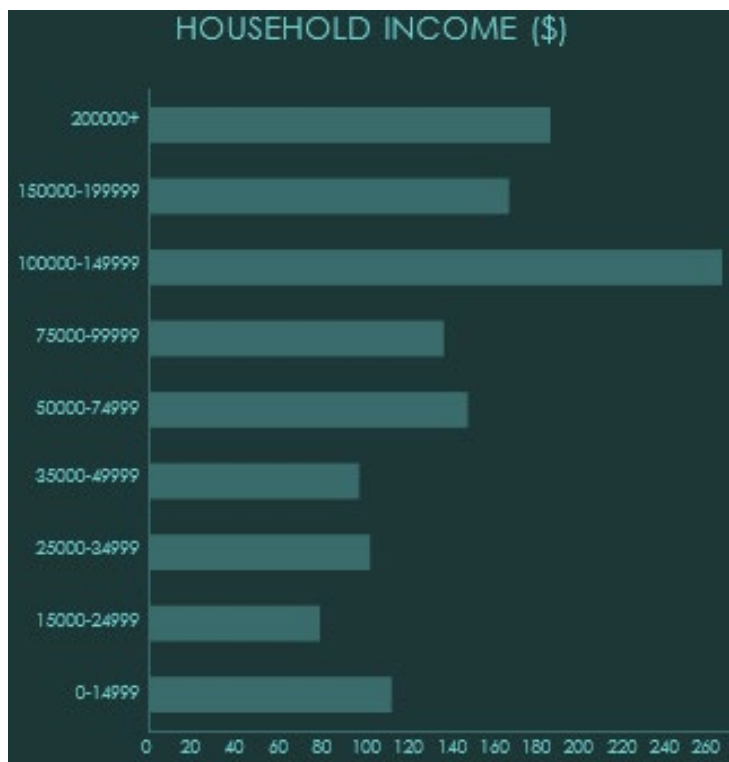
- 2025 Population Estimate:** Around 2,900.
- 2050 Population Estimate:** Around 7,000 to 8,000.



Insights for Business Development

Key Points

- **Workforce Composition:** Wimberley City has a workforce that is 71.2% white-collar, 15.1% blue-collar, & 13.7% in services.
- **Home Ownership:** A significant majority of homes (84.5%) are owner-occupied, with only 15.4% being renter-occupied.
- **Educational Attainment:** The community is highly educated, with 26.8% holding a Bachelor's degree & 29.0% having a graduate or professional degree.
- **Commute & Transportation:** A large majority (81%) of residents drive alone to work, with minimal use of public transportation (0.0%) & carpooling (2.8%).
- **Income Stats:**
 - \$93,580 Median Household Income
 - \$56,784 Per Capita Income
 - \$451,139 Median Net Worth



Physical Setting Key Points

- Elevation & Rugged Terrain Shape Wimberley's Landscape & Development
- Blanco River & Cypress Creek: Vital for Ecosystem but Pose Flood Risks
- Humid Subtropical Climate with Expansive Soils Challenges Construction
- Glen Rose Formation: Unique Geology Influencing Wimberley's Terrain & Construction
- Cypress Creek Watershed Faces Pressures from Urbanization & Population Growth

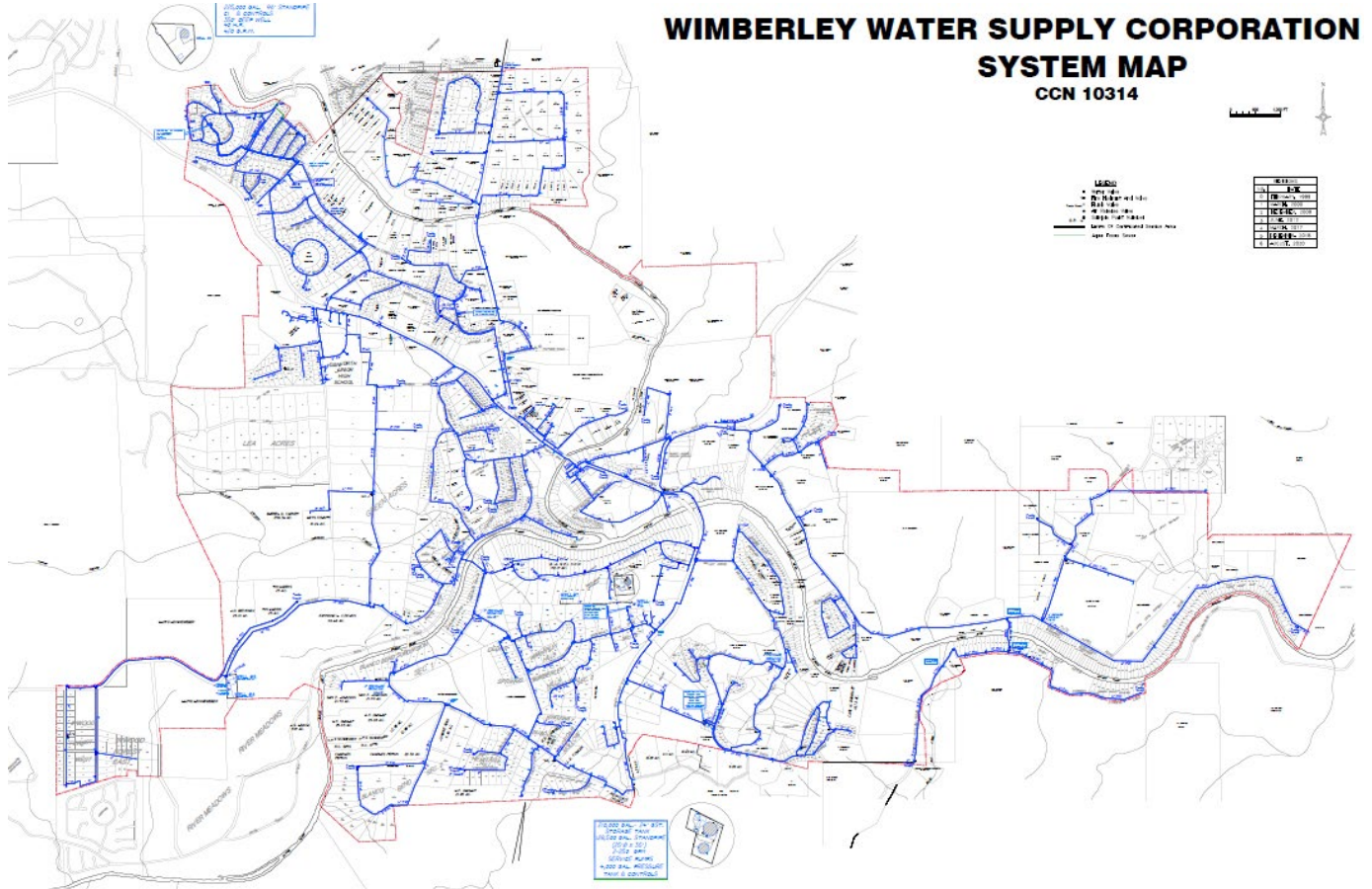


USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System

Water System

Key Point

Service Pump Capacity is the Limiting Factor to growth with 348 additional connections allowable before planning needed for expanding capacity



Plants	Supply (GPM)	Elevated storage (Gallons)	Ground Storage (Gallons)	Service Pumps (GPM)	Connections
Plane #1					
Latoya Trail Plant	295	225,000	128,000	*	662
	360		84,000		
Plane #2					
Wayside Drive Plant	355	225,000	*	*	563
	365	225,000			
Plane #3					
Wimberley Hills Plant	370	*	200,000	500	
Wimberley Hills Plant	400			500	
Paradise Hills Plant		*	128,000		487
Paradise Hills Plant			200,000		
Plane #4					
Paradise Hills Pressure Tank			4,000	250	65
				250	
Total Existing	2,145	675,000	744,000	1,500	1,845
TCEQ Req Per Connection	0.6	100	200	0.6	
Capacity Currently Required	1,107	184,500	369,000	1,107	
Maximum Allowable Connections	3,575	6,750	3,720	2,500	
85% Planning Rule Connections	3,039	5,738	3,162	2,125	
Conn. Until 85% Expansion Planning	1,194	3,893	1,317	280	
Maximum Additional Connections	1,730	4,905	1,875	655	
	Limiting Factor is Service Pump Capacity				

Wastewater System

Key Points

Limited sewer infrastructure: The vast majority of Wimberley relies on septic or onsite sewer facilities, & the lack of centralized sewer services limits growth within the city limits.

Capacity issues & expansion: Sewage treatment at the Woodcreek Wastewater Treatment Plant (WWTP) is at maximum capacity, & an expansion is being designed. However, it's unclear if Wimberley will have access to this expanded capacity.



Vast majority of Wimberley on septic or other Onsite Sewer Facilities (OSSFs)

Lack of centralized sewer service will limit growth within City limits

Sewage from portions of Wimberley with centralized sewer service average 23,500 gal./day in 2023. This sewage is transported by lift stations and forcemains to Aqua WSC Woodcreek wastewater treatment plant (WWTP).

Woodcreek WWTP currently at max. capacity. Expansion to .375 MGD is currently under design.

It is unclear at this time if the City of Wimberley has access to the expanded WWTP capacity.

Land Use Analysis

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- As residential areas grow, demand for services & infrastructure will rise, requiring the city to focus on providing utilities, schools, & essential services.
- Limited commercial zoning clusters economic activity. Expanding these zones could create jobs, diversify the economy, & boost the tax base for funding infrastructure & services.
- Undeveloped areas have growth potential but need infrastructure improvements like roads & utilities. Zoning for commercial, industrial, or recreational use can maintain balance.
- Due to limited sewer capacity & other infrastructure issues, expanding utility zones is critical. Without upgrading wastewater & utilities, growth will be limited.

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Analyzing the current land use map of Wimberley & its implications, here are some key points & insights for the city's growth, planning, & infrastructure needs:

Residential Dominance (Yellow):

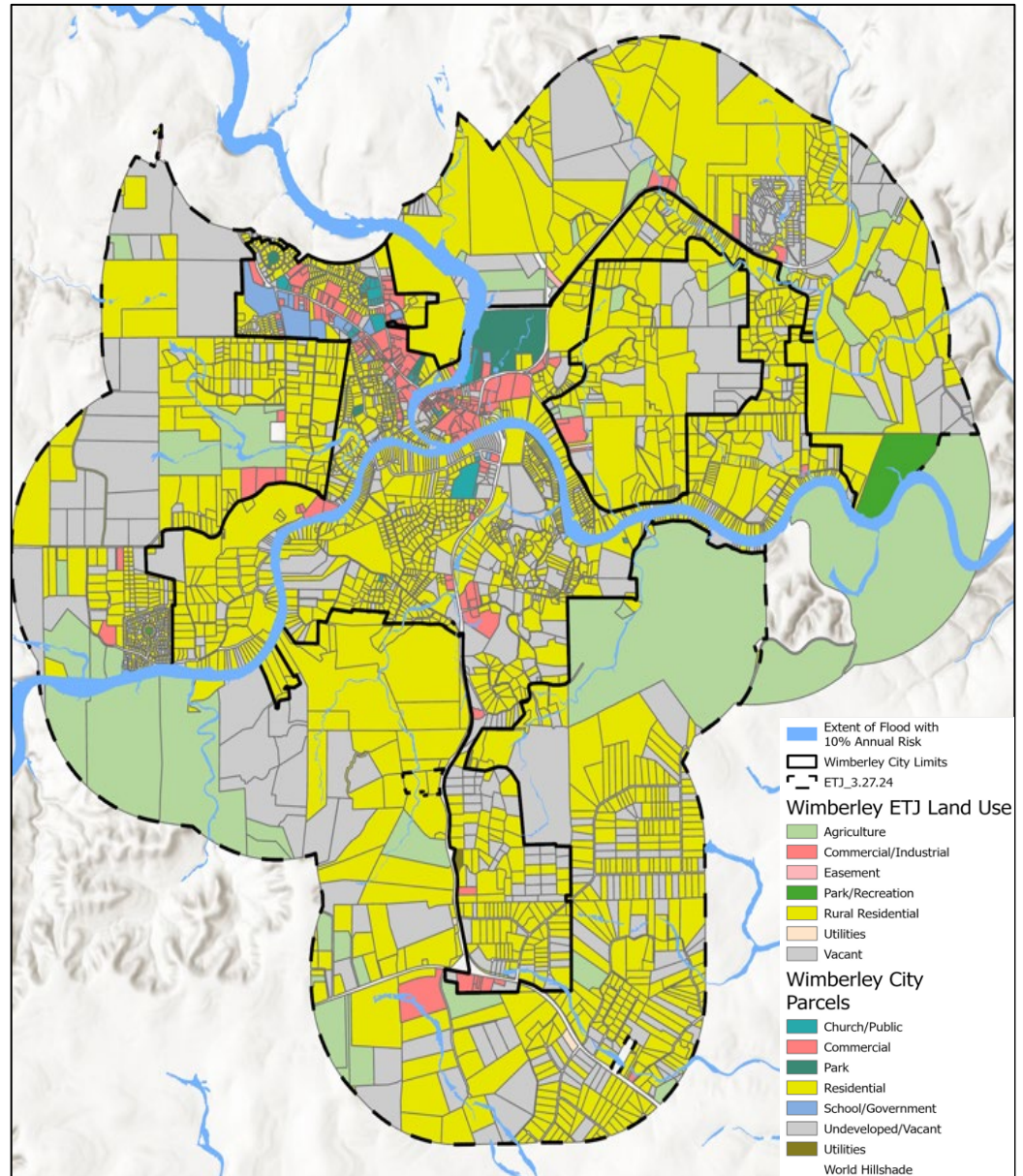
- The overwhelming yellow areas show that Wimberley is predominantly a residential town.
- This suggests a population that is primarily suburban or rural in nature, with housing likely being single-family homes spread over large parcels of land.

Limited Commercial Areas (Red):

- Commercial areas are concentrated mostly in the town's center & along major roads.

Undeveloped/Vacant Land (Light Green):

- There are large portions of undeveloped or vacant land, particularly on the outskirts of the city.



Parks & Green Spaces (Dark Green):

- Parks & recreational areas appear throughout the city, though they are not as prominent as residential or undeveloped areas.

Concentration of Church/Public & School/Government Areas (Blue & Purple):

- These areas are fewer & more centralized, likely near the city center or major roads.

Utility Infrastructure (Dark Yellow/Brown):

- There are minimal areas allocated for utilities, & this is a critical concern for Wimberley's future development.

DRAFT THOROUGHFARE PLAN

A small city's thoroughfare plan aligns its transportation network with future growth & land use changes. This strategic blueprint ensures sustainable development & effective management of growth. Here's how it works:

Road Hierarchy

Major Arterials: Handle high-volume, long-distance traffic, connecting key city destinations & regional roadways.

Minor Arterials: Distribute traffic to less dense areas but still carry significant traffic volumes.

Collectors: Connect residential neighborhoods & local business areas to arterial roads, balancing traffic flow.

Local Streets: Provide direct access to residential & small commercial areas, focusing on safety & low traffic.

This structured approach ensures efficient traffic flow, enhances safety, improves accessibility, & supports economic development. It also offers environmental benefits by reducing emissions & promoting land conservation, while fostering community cohesion through pedestrian-friendly streets. Below are map's from Wimberley's 2022 plan depicting the current system & related projects.

