

PUBLIC HEARING FOR THE ADOPTION OF THE 2022 COMPREHENSIVE PLAN DOCUMENT (CITY HALL) October 12, 2022; 6:00 PM Woodcreek, Texas

MEETING NOTICE

The City Council of the City of Woodcreek, Texas will conduct a Public Hearing at City Hall, located at 41 Champions Circle, Woodcreek, Texas. The Hearing will be held on October 12, 2022 at 6:00 PM.

All attendees are encouraged to wear face coverings when a minimum of six-foot social distancing cannot be maintained.

Note: Smoking is not allowed anywhere on City Hall property. The public may watch this meeting live at the following link:

https://us02web.zoom.us/j/85145101589?pwd=MnU5Q0d1VTBRY3R2d1U1QWIDWmhEdz09

The public may listen to this meeting by dialing one of the following numbers: 1 346 248 7799 US **OR** 1 719 359 4580 US When prompted enter <u>Meeting ID</u>: 851 4510 1589 and <u>Passcode ID</u>: 275200, respectively.

A recording of the meeting will be made and will be available to the public in accordance with the Texas Public Information Act upon written request.

This notice, as amended, is posted pursuant to the Texas Open Meetings Act (Vernon's Texas Codes Ann. Gov. Code Chapter 551). This notice, as amended, is posted pursuant to the Texas Open Meetings Act (Vernon's Texas Codes Ann. Gov. Code Chapter 551).

AGENDA

CALL TO ORDER

ROLL CALL

REGULAR AGENDA

 A Notice of Public Hearing Was Posted in the Wimberley View Newspaper on October 6, 2022 For the Purpose of Hearing From the Public, Opinion Regarding the Possible Action of Adopting the City of Woodcreek 2022 Comprehensive Plan by Passage of the Ordinance Amending the Woodcreek Code of Ordinances at TITLE XV ("LAND USAGE"), CHAPTER 150("GENERAL PROVISIONS") at COMPREHENSIVE PLAN, section 150.45 (ADOPTION) During the October 12, 2022 Regular City Council Meeting. (Hines)

ADJOURN

The City Council may retire to executive session any time between the meeting's opening and adjournment for the purpose of consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code; discussion of personnel matters pursuant to Chapter 551.074 of the Texas Government Code; deliberation regarding real property pursuant to Chapter 551.072 of the Texas Government Code; deliberation regarding pursuant to Chapter 551.073 of the Texas Government Code; deliberation regarding the deployment, or specific occasions for implementation of security personnel or devices pursuant to Chapter 551.076 of the Texas Government Code. Action, if any, will be taken in open session.

This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

Attendance by Other Elected or Appointed Officials:

It is anticipated that members of other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the boards, commissions and/or committees in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that board, commission or committee subject to the Texas Open Meetings Act.

The City of Woodcreek is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary's Office at 512-847-9390 for information. Hearing-impaired or speech disabled persons equipped with telecommunications devices for the deaf may call 7-1-1 or may utilize the statewide Relay Texas program at 1-800-735-2988.

Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

I certify that the above notice was posted on the 8th day of October, 2020 at 5:30 PM.

By: Sutament peterzio

Suzanne J. MacKenzie, City Secretary

Item 1.

LOCAL GOVERNMENT CODE

TITLE 7. REGULATION OF LAND USE, STRUCTURES, BUSINESSES, AND RELATED ACTIVITIES

SUBTITLE A. MUNICIPAL REGULATORY AUTHORITY

CHAPTER 213. MUNICIPAL COMPREHENSIVE PLANS

Sec. 213.001. PURPOSE. The powers granted under this chapter are for the purpose of promoting sound development of municipalities and promoting public health, safety, and welfare.

Added by Acts 1997, 75th Leg., ch. 459, Sec. 1, eff. Sept. 1, 1997. Renumbered from Sec. 219.001 by Acts 2001, 77th Leg., ch. 1420, Sec. 12.002(2), eff. Sept. 1, 2001.

Sec. 213.002. COMPREHENSIVE PLAN. (a) The governing body of a municipality may adopt a comprehensive plan for the long-range development of the municipality. A municipality may define the content and design of a comprehensive plan.

(b) A comprehensive plan may:

(1) include but is not limited to provisions on land use, transportation, and public facilities;

(2) consist of a single plan or a coordinated set of plans organized by subject and geographic area; and

(3) be used to coordinate and guide the establishment of development regulations.

(c) A municipality may define, in its charter or by ordinance, the relationship between a comprehensive plan and development regulations and may provide standards for determining the consistency required between a plan and development regulations.

(d) Land use assumptions adopted in a manner that complies with Subchapter C, Chapter 395, may be incorporated in a comprehensive plan.

Added by Acts 1997, 75th Leg., ch. 459, Sec. 1, eff. Sept. 1, 1997. Renumbered from Sec. 219.002 by Acts 2001, 77th Leg., ch. 1420, Sec. 12.002(2), eff. Sept. 1, 2001.

Sec. 213.003. ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN. (a) A comprehensive plan may be adopted or amended by ordinance following: https://statutes.capitol.texas.gov/Docs/LG/htm/LG.213.htm

LOCAL GOVERNMENT CODE CHAPTER 213. MUNICIPAL COMPREHENSIVE PLANS

(1) a hearing at which the public is given the opportunity to Item 1. give testimony and present written evidence; and

(2) review by the municipality's planning commission or department, if one exists.

(b) A municipality may establish, in its charter or by ordinance, procedures for adopting and amending a comprehensive plan.

Added by Acts 1997, 75th Leg., ch. 459, Sec. 1, eff. Sept. 1, 1997. Amended by Acts 1999, 76th Leg., ch. 62, Sec. 13.07, eff. Sept. 1, 1999; Acts 2001, 77th Leg., ch. 1420, Sec. 12.002(2), eff. Sept. 1, 2001.

Sec. 213.004. EFFECT ON OTHER MUNICIPAL PLANS. This chapter does not limit the ability of a municipality to prepare other plans, policies, or strategies as required.

Added by Acts 1997, 75th Leg., ch. 459, Sec. 1, eff. Sept. 1, 1997. Renumbered from Sec. 219.004 by Acts 2001, 77th Leg., ch. 1420, Sec. 12.002(2), eff. Sept. 1, 2001.

Sec. 213.005. NOTATION ON MAP OF COMPREHENSIVE PLAN. A map of a comprehensive plan illustrating future land use shall contain the following clearly visible statement: "A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries."

Added by Acts 1997, 75th Leg., ch. 459, Sec. 1, eff. Sept. 1, 1997. Renumbered from Sec. 219.005 by Acts 2001, 77th Leg., ch. 1420, Sec. 12.002(2), eff. Sept. 1, 2001.

COMPREHENSIVE PLAN

§ 150.45 ADOPTION.

A copy of the Comprehensive Plan known as "2020 Vision: Master Plan for the City of Woodcreek" is attached to the ordinance codified herein and made part of this section as if set out in full.

(Ord. 99-58, 8-25-1999)

Item 1.

ORDINANCE NO.

CITY OF WOODCREEK, TEXAS

AMENDMENT TO TITLE IX GENERAL REGULATIONS OF THE CODE OF ORDINANCES

AN ORDINANCE AMENDING THE CITY OF WOODCREEK CODE OF ORDINANCES AT TITLE XV ("LAND USAGE"), AMENDING CHAPTER 150 ("GENERAL PROVISIONS") PROVIDING FOR ENACTMENT, REPEALER, SEVERABILITY, CODIFICATION, AND EFFECTIVE DATE, AND FINDING PROPER NOTICE AND MEETING.

WHEREAS, pursuant to Texas Local Government Code Section 51.001, the City has general authority to create an ordinance that is for good government and order of the City; and

WHEREAS, pursuant to Texas Local Government Code Chapter 213, the City has the general authority to adopt a Comprehensive Plan to guide the long-range development of a city in order to promote sound development and protect the health, safety and welfare of the public; and

WHEREAS, pursuant to Texas Local Government Code Chapter 213, the City has the general authority to define the content and design of the Comprehensive Plan; and

WHEREAS, the City Council finds that the City has a duty to establish development regulations and guidelines in the form of a Comprehensive Plan to guide future governing bodies on decisions about zoning, land use, and funding of capitol improvement projects; and

WHEREAS, the City Council finds that the process to complete the Comprehensive Plan involved extensive public involvement and opportunities for engagement and feedback; and

WHEREAS, the City Council finds that the Comprehensive Plan has gone for review before the Planning and Zoning Commission as required by Local Government Code Chapter 213 and a Public Hearing has been held prior to the adoption of the Comprehensive Plan; and

WHEREAS, the City Councils finds the creation of this ordinance to adopt the Comprehensive Plan aligns with the best interests of its citizens and is for good government and order of the City.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Woodcreek:

1. FINDINGS OF FACT

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

2. ENACTMENT

The Code of Ordinances of the City of Woodcreek is amended at Title XV ("Land Usage") to amend Chapter 150 ("General Provisions") so as to read in accordance with Attachment A attached hereto and incorporated into this Ordinance for all intents and purposes.

3. REPEALER

All ordinances, resolutions, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

4. SEVERABILITY

Should any of the clauses, sentences, paragraphs, sections or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

5. CODIFICATION

The City Secretary is hereby authorized and directed to record and publish the language of Title VX, Chapter 150, as written by this Ordinance, in the City's Code of Ordinances.

6. EFFECTIVE DATE

This Ordinance shall be effective immediately upon its passage and the publication of caption of this ordinance as provided by law.

7. PROPER NOTICE & MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was attended by a quorum of the City Council, was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. 27 PASSED & APPROVED this, the ____ day of October 2022, by a vote of _____(ayes) to _____(nays) and ______ (abstentions) of the City Council of Woodcreek, Texas.

Jeff Rasco, Mayor

Suzanne Mac Kenzie, City Secretary

Attachment "A"

City of Woodcreek

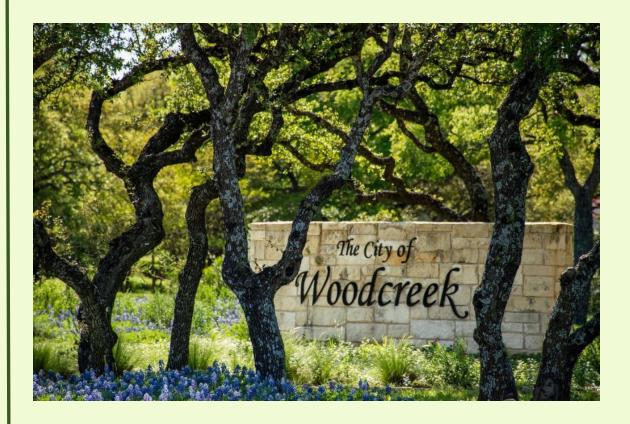
CODE OF ORDINANCES

TITLE VX: LAND USUAGE

CHAPTER 150: COMPREHENSIVE PLAN

§ 150.45 ADOPTION

A copy of the Comprehensive Plan known as "2022 WOODCREEK COMPREHENSIVE PLAN" is attached to the ordinance codified herein and made part of this section as if set out in full.



City Of Woodcreek Comprehensive Plan

2022

Vision Statement

Background

Nestled amid the unique Texas Hill Country, the City of Woodcreek is a growing, family-oriented community tucked around an 18-hole golf course, with an inherent dedication to celebrating natural beauty and the culture of the surrounding area. Citizens seek to preserve the peaceful, rural feel of this community through sustainable land management, responsible planning, quality infrastructure management, and thoughtful development practices. Residents chose Woodcreek as home for its safety, convenient location, recreational opportunities, and high quality of life. Intentional communication and community spirit will preserve Woodcreek's enduring charm.

A comprehensive plan is a policy document that establishes a community's aspirations and lays out a road map to achieve those goals. The core philosophy of the Woodcreek Comprehensive Plan, as directed by the citizen survey, will be to preserve the character of Woodcreek and its quality of life for residents. The tenets driving the plan are to promote a sense of community; to preserve and protect our natural beauty and wealth of resources; and to ensure that the rural character of Woodcreek carries on even as the Wimberley Valley experiences unprecedented growth.



Image 1: Woodcreek Golf Course

- I. Introduction
- II. Acknowledgements
- III. Plan Creation
- IV. Overview of Woodcreek

V. Current Conditions

- a. Demographics
- b. Environmental Analysis
- c. Natural Systems
- d. Physical Systems
- e. Fiscal
- f. Land Use

VI. Citizen Survey Focus Areas

- a. Overview
- b. Key Areas of Focus

VII. Vision for Woodcreek

- a. Natural Systems
- b. Physical Systems
- c. Fiscal
- d. Land Use

VIII. Implementation

- IX. Woodcreek and the Wimberley Valley
- X. Summary of Key Action Items
- XI. Glossary
- XII. Appendix: Image Credits

The City of Woodcreek Comprehensive Plan serves as a vision for the future of the city. As a policy guide, it directs long-term planning across the city and its Extra Territorial Jurisdiction (ETJ). This plan builds upon past vision plans and utilizes existing plans, like the Parks & Recreation Master Plan, to form a complete picture for the Woodcreek community. Development, sustainability, preservation of its character, infrastructure maintenance, protecting natural resources, supporting local business, and all other aspects ensure a community will flourish.

The Comprehensive Plan creates a framework for allocation of city resources to achieve community goals and plan for improvements, as well as basis for future land use and development in the ETJ. The Plan integrates the wants and needs of the community's stakeholders. Its workgroup consists of a representative from each of the three commercial enterprises located within the city limits, a diverse group of citizens, two elected Councilmembers, and a member each from the Planning & Zoning Commission and Parks & Recreation Board, all with the assistance of a City Planner from K. Friese. The plan is driven by citizen input through surveys and focus groups. Periodic updates will ensure that the Plan stays relevant and reflective of changing needs over time.

Chapter 213 – Texas Local Government Code

<u>Chapter 213 of the Texas Local Government Code</u> provides the basis for comprehensive planning in Texas. This chapter reads in part:

Sec. 213.002. COMPREHENSIVE PLAN

(a) The governing body of a municipality may adopt a comprehensive plan for the longrange development of the municipality. A municipality may define the content and design of a comprehensive plan.

(b) A comprehensive plan may:

(1) include but is not limited to provisions on land use,

transportation, and public facilities;

(2) consist of a single plan or a coordinated set of plans organized by subject and geographic area; and

(3) be used to coordinate and guide the establishment of development regulations.

(c) A municipality may define, in its charter or by ordinance, the relationship between a comprehensive plan and development regulations and may provide standards for determining the consistency required between a plan and development regulations.
(d) Land use assumptions adopted in a manner that complies with Subchapter C, Chapter 395 may be incorporated in a comprehensive plan.

A primary way that a municipality regulates the development of land within its jurisdiction is through a zoning ordinance. Here again, the comprehensive plan serves as the basis upon which all zoning decisions are made. Chapter 211 of the Local Government Code requires that all zoning decisions be consistent with a municipal comprehensive plan. That chapter reads in part:

Chapter 211 – Texas Local Government Code

Sec. 211.004. COMPLIANCE WITH COMPREHENSIVE PLAN

(a) Zoning regulations must be adopted in accordance with a comprehensive plan and must be designed to:

- (1) lessen congestion in the streets;
- (2) safety from fire, panic, and other dangers;
- (3) promote health and the general welfare;
- (4) provide adequate light and air;
- (5) prevent the overcrowding of land;
- (6) avoid undue concentration of population; or
- (7) facilitate the adequate provision of
- transportation, water, sewers, schools, parks, and
- other public requirements.

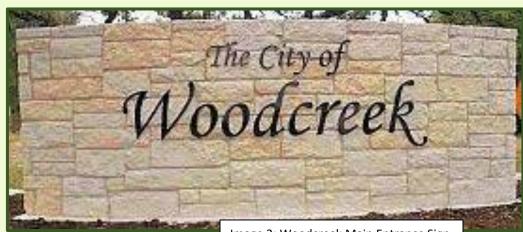


Image 2: Woodcreek Main Entrance Sign

We would like to acknowledge the many individuals who gave a significant amount of their time and energy to drafting this Comprehensive Plan for the City of Woodcreek.

The following lists of people from the City of Woodcreek have been directly or indirectly involved in the completion of this plan, and they are listed below to acknowledge and thank them for their time spent in service to the community.

Comprehensive Plan

Current:

Aurora LeBrun, Co-Chair Debra Hines, Co-Chair Justin Camp Jason Donaldson Lydia Johns Jerry Moore Tomas Palm Greg Posey Pat Rawlings Danny Ross Bill Tarwater

Previous: Amanda Erwin, Chair Diane Stewart Pat Rawlings

City Administration

Current:

Suzanne Mac Kenzie, City Secretary Maureen Mele, Administrative Assistant Bud Wymore, City Attorney

Previous:

Brenton Lewis, City Manager Linda Land, City Secretary Joe Tijerina, City Inspector

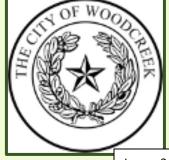


Image 3: City Seal

Item 1.

City Council

Current:

Jeff Rasco, Mayor Aurora LeBrun, Mayor Pro-Tem Chrys Grummert, Councilmember Debra Hines, Councilmember Joe Kotarba, Councilmember Brent Pulley, Councilmember

Previous:

Gloria Whitehead, Mayor Judy Brizendine, Councilmember Bob Hamrick, Councilmember

Planning and Zoning

Current:

Andy Davenport, Chairperson Lydia Johns, Vice-Chair Tomas Palm, Commissioner Chris Sonnier, Commissioner Tamara Robertson, Commissioner Carson Bledsoe, Alt. Commissioner Josh Erwin, Alt. Commissioner

Previous:

Joe Kotarba, Chair Larry Alford, Commissioner Jack Bose, Commissioner Kathy Maldonado, Commissioner Rogers Holt, Alt. Commissioner

A special thank you to our city staff, past and present, who provided answers to questions and vital information as this plan came together, in addition to, setting up each meeting, tracking minutes, posting communications for public engagement and the distribution of the citizen surveys. This endeavor would not have been possible without the direct support of the City of Woodcreek staff.

Acknowledgements

Planning and Development Consultant - Pegasus

Civil Engineering Firm - K. Friese

- Brandon Melland
- Selina Angel
- Adrian Frias
- Carolyn LaFollette

Important acknowledgement goes out to the K. Friese staff members who assisted in:

- o Collecting and compiling survey results,
- Analyzing the survey results,
- Producing reports,
- Advising in the creation of the Comprehensive Plan document,
- Hosting the Future Land Use workshop,
- Developing all the visuals for that event,
- Providing charts and maps for inclusion in the Comprehensive Plan.

Parks and Recreation

Platinum Panel

Ordinance Review

Current: Pat Rawlings, Chair Karen Poe, Vice-Chair Cody Abney Ruth Ann Gilbert Elizabeth Maurer

Linnea Bailey, Chair Cody Abney, Vice-Chair Joe Green Ed Fleming Jill Bloom Current: Emma Davenport, Chair Donna Hector, Vice-Chair Randy Renter Karen Duncan Steve Passalacqua

Previous:

Carroll Wilson, Chair Peg Wolfe, Vice-Chair

Previous: Jane Little

Tree Board

Current: Cindy Jones, Chair Monica Rasco, Vice-Chair Jacob McElroy Iris Ramos Dorothy Tasian Nan Simpson, Alternate Terri Burney-Bisett, Alternate



City of Woodcreek

16

The City of Woodcreek Comprehensive Plan is the result of an extensive process involving:

- analysis of existing conditions,
- engaging the public for input,
- o drafting recommendations for future goals.

Meetings were open to the public, advanced notice was published, and in most cases, meetings were recorded and posted on the city website.

Phases in Process

- 1. Formation of the Comprehensive Plan Workgroup and the creation of the Comprehensive Plan Survey of Summer 2021 involved gathering a diverse group of citizens and stakeholders together as the official advising body to work on the Comprehensive Plan. This group would see the plan to its finish and was initially responsible for producing the first citizen survey that would serve as the foundational source of information for the first iteration of the City of Woodcreek's Comprehensive Plan.
- 2. Review of Survey results and the creation of an outline utilizing focus groups marked the start of the writing of the Comprehensive Plan. The city of Woodcreek hired K. Friese to collect, process and analyze the citizen survey results. From their report, and with on-going counsel from K. Friese staff, the Comprehensive Plan Workgroup identified key focus groups from which the plan could derive its basic outline: Natural Systems, Physical Systems, Fiscal Systems and Land Use. During this time the introductory portions of the plan were written and edited.
- 3. Focus group meetings, discussions, and the Future Land Use Workshop served to further fill out the plan establishing existing conditions and identifying future goals as expressed in citizen input. The Future Land Use Workshop was an interactive event with significant attendance. It served as an educational event and involved gathering more citizen input through additional survey questions and boards for stakeholders to provide feedback for their vision of Woodcreek's future. Providing multiple opportunities for citizen engagement, the bi-weekly meetings of the Comprehensive Plan Workgroup have proceeded through each focus group individually filling out large portions of the existing conditions and vision sections of this document.



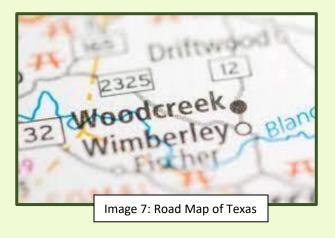
4. Final drafting of the plan and review by the Planning and Zoning Commission and City Council is the last step in the process. Once approved by the City Council, the Comprehensive Plan becomes a document to guide policy and planning. It is backed by City ordinance and can directly influence the expenditure of funds and future development agreements. Planning and Zoning will be directly responsible for future updates of the plan and for ensuring stated goals are carried out.



The City of Woodcreek, located in Hays County, was incorporated into a municipality in 1984 and became a General Law Type A city in 1989. It originally began as a golfing resort community with many vacation homes and has grown to be a thriving and diverse community of long-term residents. With its narrow streets lined by ancient oaks, park-like setting, larger-than-average lot sizes, varied fauna, and views of Cypress Creek, Woodcreek feels more like a quaint, rural neighborhood than a city.

Woodcreek

- Consists of approximately 696 acres of land
- More than 900 residences
- 1,750 residents
- Nestles in the Cypress Creek
 Watershed of the Blanco River
 Basin
- Sister city to Wimberley, relying on basic consumer, recreational and education needs
- City limits bordered by Cypress
 Creek to the west and south, Ranch
 Road 12 to the east and Mountain



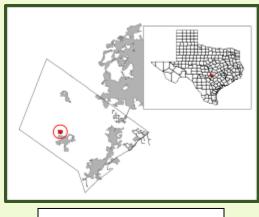


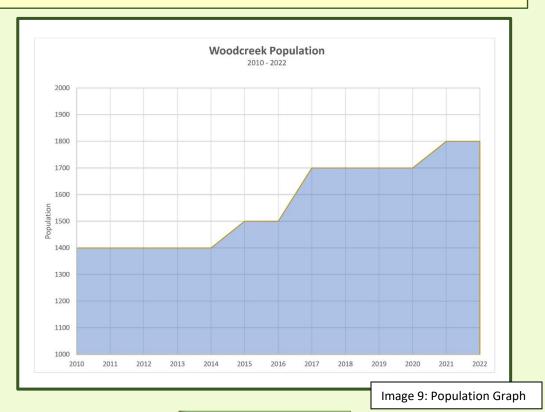
Image 8: Hays County Cut Out

The City of Woodcreek has just three nonresidential entities: Double J Ranch Golf Club (formerly Quicksand Golf Course), Camp Young Judaea, and Hill Country Spirits. Woodcreek is known for its championship 18-hole golf course dating back to the 1970s. Quicksand winds throughout the entire city and serves as a beautiful scenic backdrop to the residents' daily lives, making this an idyllic spot for retirement and raising children alike.

Overview of Woodcreek

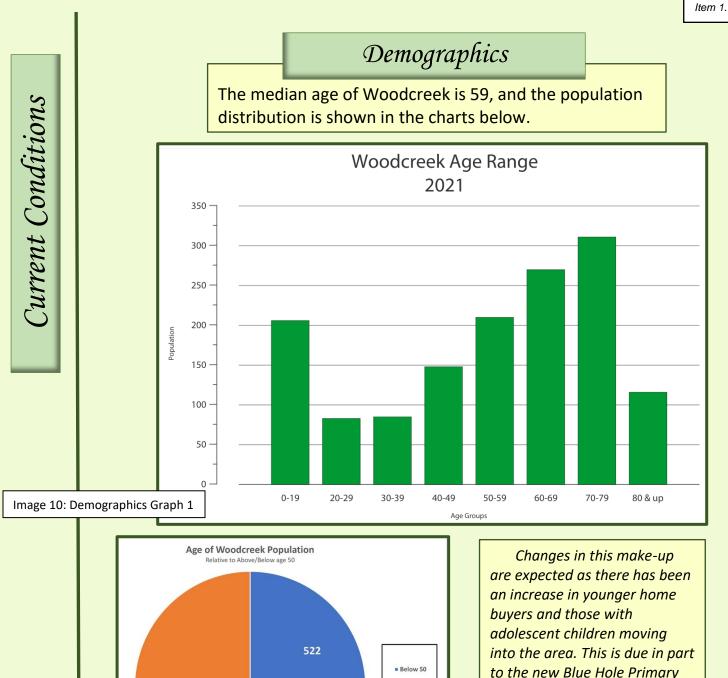
Growth

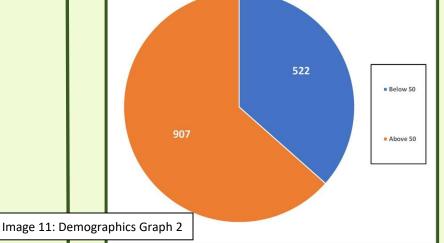
The City of Woodcreek has seen a steady growth rate of about one percent annually for the past decade, with a 21% increase between 2010 and 2020. The city saw a dramatic increase in population in 2017 due to the Woodcreek Apartments complex.



Statistics

- The median income matches the average for the County and is nine percent higher than the State average.
- The median age has hovered in the low to mid 60s for most of the City's history but has been shifting in recent years to include more young families.
- Houses and property have typically remained affordable in Woodcreek. However, Hays County's status as the fastest growing county in the nation with a population of 100,000 or more has caused Woodcreek property values to increase significantly over the last five years.





to the new Blue Hole Primary School opening in the ETJ but can also be tied to the relative worth and low cost of the homes in this area. Woodcreek is one of the last affordable neighborhoods in the area.

The 2020 Census results have not been released yet, but demographics reported in the Comprehensive Plan Survey match trends in previous census data. The survey results were only indicative of about half the population of Woodcreek but given the large sample size are still considered significant for gathering resident preferences. The 2020 census data will shine greater light on current population trends in Woodcreek and the plan shall be updated once those are released.

Housing and Extra Territorial Jurisdiction

- The housing market within the city limits has seen an increase in home values since 2020 as a more mobile workforce has migrated into rural communities.
- The rising housing costs in the closest major cities have caused home buyers seeking proximity to Austin to look in a much broader radius into the surrounding hill country and places like Woodcreek.
- Around 70 homes are long-term rentals in Woodcreek.
- Much of the land within Woodcreek City limits is built out and remains residential.
- There are less than 120 lots available for new construction.
- The ETJ remains widely undeveloped and will be the site of any significant future growth for the city.
- Woodcreek hosts a diverse housing market with everything from apartments and townhomes to duplexes and single-family residences, both on small

Commercial Enterprises

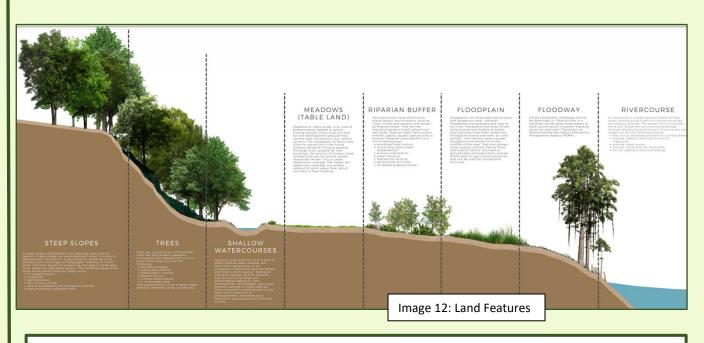
There are only three major non-residential enterprises within the city.

- Double J Ranch Golf Club (formerly Quicksand Golf Course) and Hill Country Spirits bring in significant sales tax income for the city.
- The third major business is Camp Young Judaea, a nonprofit children's summer camp, and is the second largest private landowner in Woodcreek behind the golf course.
- There are a handful of other small, home-based, businesses operating throughout the community.

Current Conditions

Environmental Analysis

Woodcreek has several environment features determined to be of critical value for the protection of water quality such as flood plains, a nearby fault line, riparian corridors, karst features, groundwater management zones, cave like rock features, seeps, and natural springs. These features, when protected and managed, help to lessen the impact of floods and drought.



Steep Slopes

A steep slope is defined by a site slanting more than 25 percent. Steep slopes can be problematic when it comes to development, therefore it is less likely for buildings to be constructed on this type of typography. However, it is still done. The main reason for preserving this type of landscape is for obtaining high water quality. The following issues arise when development disturbs steep slopes:

- Increased erosion
- Landslides
- Sedimentation
- Less control of fires
- Lack of accessibility for emergency vehicles
- High emergency response time

Current Conditions

Trees

Trees are crucial to our communities. Trees not only create a peaceful atmosphere, but they benefit us in so many other ways, such as the following:

- Providing oxygen
- Supporting wildlife
- Improving air quality
- Preserving soil
- Climate amelioration
- Conserving water

Tree Preservation is vital to keep these essential elements in our community.

Shallow Watercourses

Typically, areas with less than 6 feet of water. Shallow water courses are important components to an ecosystem. These areas provide shelter and food to both aquatic, feathered, and plant species. Human impacts such as removing snags and overhanging vegetation, new development, and drought can cause extreme damage to these habitats. These disruptions cause breaks in the food chain, reduction of photosynthesis, increased toxin release on aquaculture activities and erosion.

Meadows (Table Land)

Meadows or Table Lands, is an area of predominately leveled or gently sloping ground. These areas are best for new development because they are the least disruptive to our natural systems. The topography of these sites allow for expansion in the future without excessive filling or grading. Although most suitable for new buildings, the amount of human-made surfaces that do not absorb rainfall should be limited. This is called impervious coverage. The higher the impervious coverage, the greater amount of storm water flow, which can lead to flash flooding.

Riparian Buffer

The transitional zones which occur along aquatic environments, such as rivers, creeks, and streams are known as Riparian Areas. They are the interface between dried upland and wetlands. Riparian areas benefit us in the following ways:

- Providing flood control
- Containing cooler water temperatures
- Erosion stabilization
- Water filtration
- Habitats for wildlife
- Recreational activities
- Increased property values

Floodplain

Floodplains are often depicted as scary and dangerous areas. However, floodplains are necessary and vital to our lives Floodplains are areas of low-lying ground near bodies of waters that naturally flood after rainstorms. Floodplains evolve over time, as cities densify. Like shallow water courses, floodplains are beneficial to the wildlife of the area. They also protect water quality, provide natural flood and erosion control, are used as groundwater recharge zones, provide fertile soils for agricultural practices, and can be used for recreational activities.

Floodway

Unlike floodplains, floodways cannot be developed in. Obstructions in a floodway would cause flood waters to back up and result in greater flooding potential upstream. Floodways are determined by the Federal Emergency Management Agency (FEMA).

Rivercourse

A rivercourse is a large natural stream of fresh water flowing along a definite course being fed by tributary systems. The power of river currents carve and shape the surrounding landscape through weathering and erosion. Rivercourses are important for the following reasons:

- They act as drainage channels for surface water
- Provide habitats and food for earth's organisms
- Provide travel routes
- Provide fertile soils for farmlands
- Can be used as a source of energy



Influences on the local environment:

- Increased population in the area has put a strain on the local watershed.
- Human development changes the natural landscape, increases impervious coverage, and magnifies resource consumption by residents and businesses.
- Protecting groundwater recharge in the local watershed in which Woodcreek is located will work to preserve water quality and availability for future residents.
- Additionally, it will ensure the character of the valley endures for generations to come.

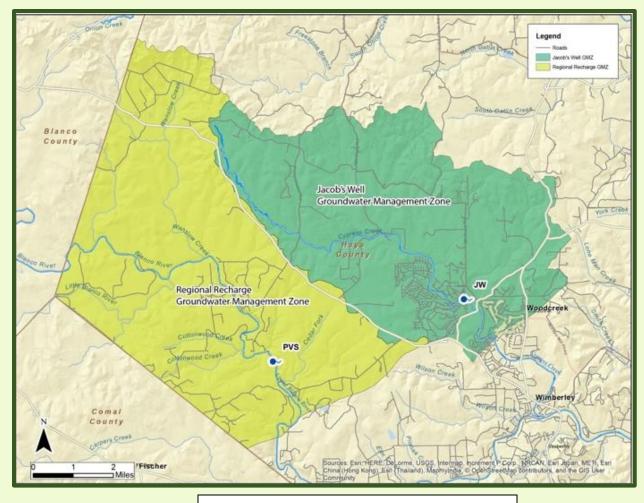


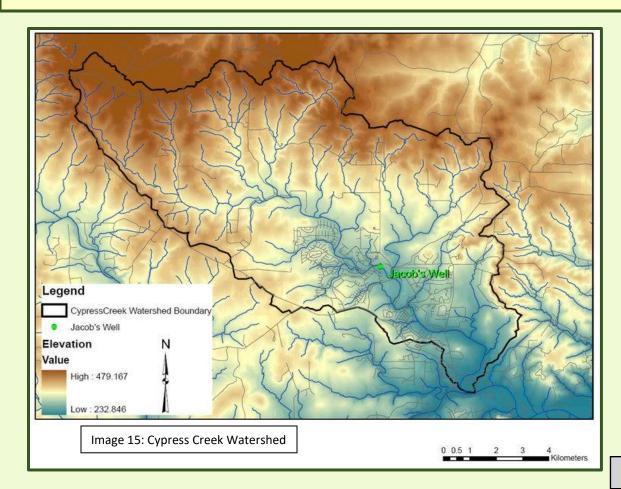
Image 14: Regional Groundwater Management Zones

Woodcreek lies within the Wimberley Valley which follows the course of the Blanco River and Cypress Creek. This area is in the Blanco River basin where the land and all water tributaries (streams and creeks) slowly drain any rainfall into the Blanco River, acting like a giant sink basin.

On a larger scale, Woodcreek sits on top of the Trinity aquifer – the sole source of our water supply - which is a network of underground limestone water channels. Karst features (i.e. sinkholes, fissures and caves) on the surface level allow direct access for rain and runoff into the aquifer.

Woodcreek sits inside the Cypress Creek Watershed (black outline in map below). All surface water in the Woodcreek area flows downward towards the creek, and any surface pollutants from our community can quickly impact surface and groundwater quality. Woodcreek has allied with the City of Wimberley and the Meadows Center at Texas State University to improve and preserve the water quality and quantity of Cypress Creek and the Trinity aquifer.

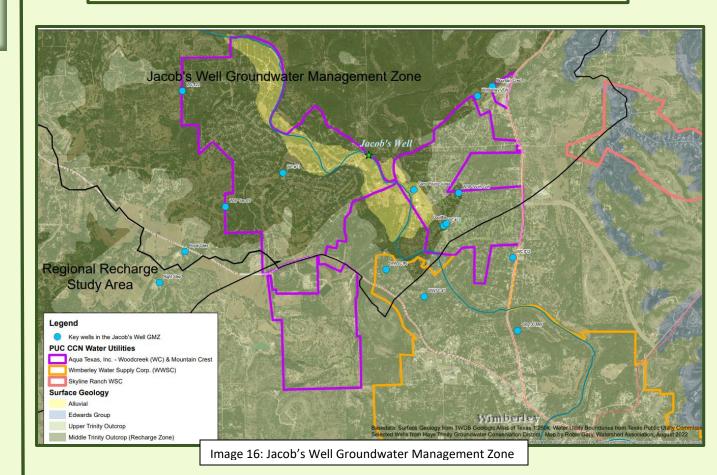
Cypress Creek and portions of the Blanco River are part of only 22 remaining segments of waterways in the State of Texas that are still considered pristine and without toxic levels of phosphorous.



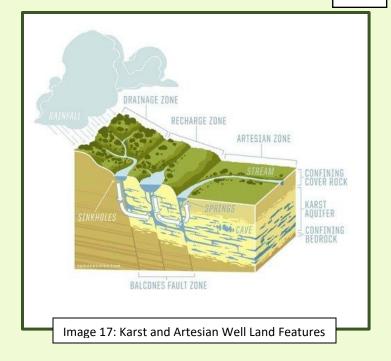
Current Conditions

Part of Woodcreek, specifically the northwest part of the city limits, a large segment of Brookmeadow, and much of the northwest portion of the ETJ are in the Jacob's Well Groundwater Management Zone (yellow and green map below). This is a sensitive area where aquifer pumping is reduced during periods of drought to help maintain spring flow.

This zone serves as a catchment that feeds water into Cypress creek. Some of the outer limits of the ETJ intersect the Jacob's Well recharge zone (sinkholes and caves) where water is percolating down into the aquifer that feeds the spring.



Jacob's Well is a karst spring located in the Cypress Creek watershed about one mile northwest of Woodcreek. The spring is situated on a fault which delivers artesian flow (water under pressure) to the creek and provides a unique habitat for aquatic species. The spring is a great indicator of the health of the Trinity aquifer, our drinking water supply.



Efforts to protect this natural resource area are paramount to the Woodcreek community. Maintaining spring flow from Jacob's Well into Cypress Creek and the Blanco River is essential for our local economy and for the health of our regional ecosystems.

Pumping of nearby wells drawing from the same aquifer can influence the flow from Jacob's Well. While it traditionally flows year-round, the combination of periodic drought and increased groundwater pumping have led to periods of low-to-no flow at Jacob's well.



Image 18: Jacob's Well

Current Conditions

The karst features of Woodcreek and the greater Wimberley valley provide it with a unique character and charming landscape. In addition, it provides the community a cherished groundwater resource.

Conversely, karst geology also makes the groundwater more susceptible to contamination and damage through over consumption and excessive development, so conservation is essential.

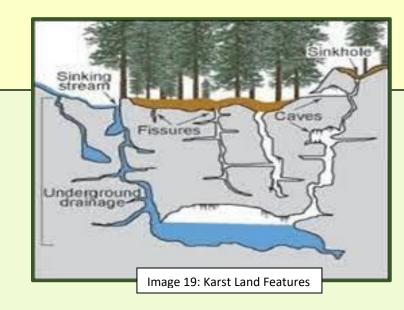






Image 21: Cypress Falls Bridge

Woodcreek does not have much in the way of drainage infrastructure and so during heavy rains, water travels in surface level sheet flows through our community primarily down our streets, and directly into Cypress Creek.

Hog Creek flows towards a dam located at Woodcreek Drive creating a stormwater retention pond. This not only creates significant pollution hazards if unmanaged, but it also contributes to erosion as well. Studies show that traditional "gray infrastructure" or concrete like culverts do not do well with limestone karst features.

The city has, in alliance with the Cypress Creek Protection Plan, been implementing nature-based infrastructure such as rain gardens to slow and collect water allowing it to soak into the ground rather than rapidly washing away into the stream and out of the area.

These efforts will help restore and protect groundwater levels and help to reduce surface water pollutants during periods of flooding and heavy rains.



In 2018, the Cypress Creek Project team installed the above 5,000 gallon polyethylene cistern at the Woodcreek Golf Course. The cistern is collecting water off of a 2,700 square foot roof, which allows for the harvesting potential to be approximately 45,000 gallons annually. The rainwater harvested from this cistern is being used to clean golf carts at the facility.



Work continued at the Woodcreek Golf Course in the summer of 2019, with the installation of this rain garden. Rain gardens are installed downslope of hills to capture stormwater. The bottoms are often planted with native plants to further treat the water before it recharges the aquifer.

Image 24: Rain Garden on Golf Course at Installation

PRESERVING THE NATURAL BEAUTY AND WATER QUALITY OF CYPRESS CREEK FOR GENERATIONS TO COME



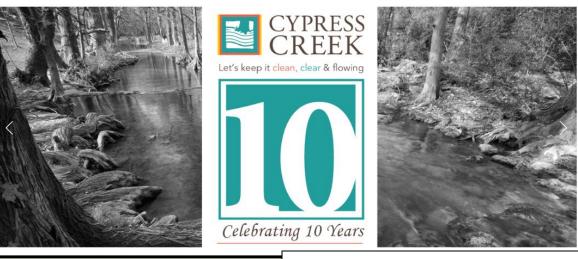


Image 25: Cypress Creek Watershed Protection Project

Some areas of Woodcreek's ETJ are at risk of "groundwater under influence" because the source of drinking water or groundwater travels close to the land surface. This presents the possibility of surface water mingling with the groundwater and this risks microbial contamination as the surface water has not gone through the natural filtrations of the limestone. This means greater filtration and sanitation efforts for the water systems in those areas.

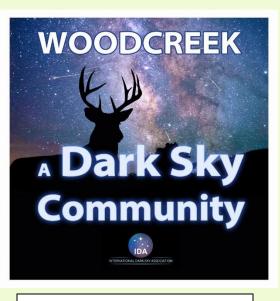


Image 26: Dark Skies Community Sign

International Dark Skies

We are a designated International Dark Skies Community with ordinances backing this effort and reinforcing the commitment to reduce light pollution to protect the clear night skies for which rural communities are so well known and loved. Ashe Junipers (colloquially called "Cedars" in this area) serve as habitat for the Golden Cheek Warbler bird which is Native to Central Texas and an endangered species.

Substantial amounts of these trees can be found in the Woodcreek ETJ and undeveloped areas within the city limits.

These trees not only serve to provide habitat for this beloved bird species, but they also diversify our tree canopies, and contribute to soil production as they drop significant amounts of debris on the ground.



Oak Wilt

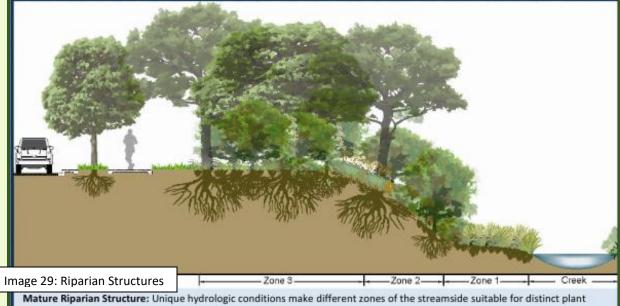
Oak Wilt is a fungal disease that impacts specific species of oak trees, many of which can be found within Woodcreek and serve as representation of the namesake of the community.

There is no known cure for oak wilt. Efforts can be made to prevent and protect trees, but once infected all further efforts turn to containment and extending the life of the tree until a replacement canopy can mature.

Woodcreek does currently have documented Oak Wilt in various areas of the community and so strong ordinances and education efforts remain a priority for leadership here as trees are a great asset for the community.



Much of Woodcreek is part of a riparian corridor that serves t protect Cypress Creek. The plants in this land belt running adjacent to the creek protect the water quality and prevent erosion and flooding damage to homes nearby by providing a water break and buffer.



Mature Riparian Structure: Unique hydrologic conditions make different zones of the streamside suitable for distinct plant types. The soil in Zone 1 is always wet and frequently underwater. Zone 2 is underwater during most storm events but dries out afterwards. Zone 3 is a transitional area receiving its moisture from rainfall and large storm events.

Air Quality

Air quality remains good in Woodcreek and the Wimberley Valley currently. Protecting this from over-development, excessive traffic, and industrial production will need to be a focus for the community as the Wimberley Valley grows.

Light Pollution

Light pollution is a growing concern as more concentrated and commercial development grows in the valley. Preserving unadulterated night skies by limiting outdoor lighting benefits wildlife and brings a greater quality of life for human residents. Outdoor lighting at night should be avoided or specific fixtures that reduce glare, light trespass, and sky glow should be utilized where lighting is desired or needed.

Noise Pollution

Noise pollution from major roads like Ranch Road 12 will only increase, and the community can take steps to address this by raising fence lines alongside the road and planting vegetation as a noise break.

Additionally, the material used for the reconstruction of streets within the city limits will need to be carefully considered as many residents are reporting the concrete of Brookhollow to be louder than the previous asphalt street, thereby producina a load hum as cars travel down the road.

34

Natural Systems

These are open systems whose elements and boundaries exist outside of human control. There are four main natural systems: land, water, life, and air. Humans rely on the natural systems to survive and must work to protect them.

Land: Parks and Greenspaces

There are a handful of parks and greenspaces in Woodcreek with only a few amenities for citizens to use. The Parks Board is seeking grants to improve existing parklands. The city does have a current Parks Master Plan and there is an existing budget for park maintenance and improvements. Protections exist for trees located on all public land.

Augusta Park

Augusta Park is at the north corner of where Augusta Lane and Augusta Drive meet. It features a rain garden, bocci ball court, and a couple of cement picnic tables.



Veteran's Memorial Plaza

Veteran's Memorial Plaza is located at the intersection of Woodcreek Drive and RR12 on the north side of Woodcreek Drive just behind the main entrance sign. This park features a small memorial to Veterans and a stone table with benches.



Creekside Park

A new park named Creekside is the center for discussions about a playscape and nature walk on Brookhollow alongside Hog Creek.

Champions Circle Park

1 Champions Circle across from Veteran's Memorial Plaza on the southside of Woodcreek Drive and RR12 intersection remains undeveloped but is zoned for a public park.

The Triangle

The Triangle, is often thought of as a park by the community but is designated a right-of-way greenspace. It features a single bench, some landscaping and an unused flagpole.

Greenspaces

There are several other greenspaces throughout the community. These include street trees, the Brookmeadow planter, the Par View cul-de-sac median, a median on Woodcreek Drive near The Triangle, a small lot located alongside La Rocca Lane, a wooded area next to City Hall. There are protections in place for trees located in these areas and some have varying levels of landscaping or maintenance that is performed.



Image 32: Brookmeadow Sign Median

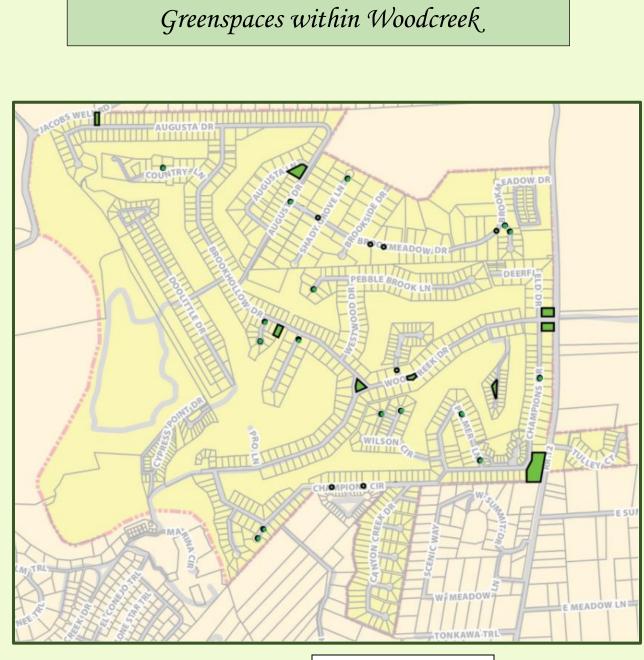
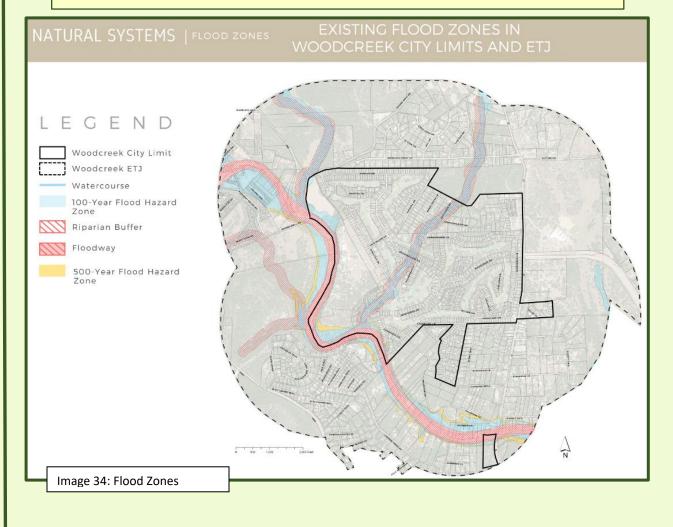


Image 33: Greenspaces Map

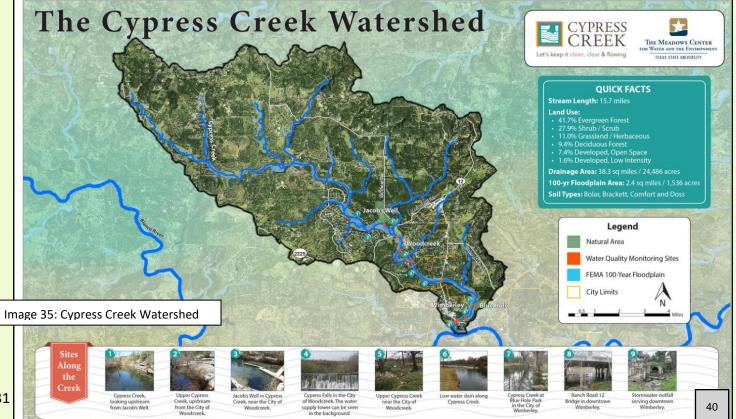
Water: Drinking, Regulation, Quality Management

- Woodcreek is a groundwater dependent community. While some rainwater catchment systems exist, the community is linked to a public water utility system serviced by Aqua Texas. They control drinking water quality, drought curtailment enforcement, and oversee the treatment of effluent then used for watering the Quicksand Golf Course grounds. Some private septic systems still exist.
- Hays Trinity Groundwater Management is the state regulatory body responsible for permits and water management in this area. Woodcreek relies on the Middle Trinity Aquifer for meeting community potable water needs.
- There are two natural waterways within Woodcreek city limits and its ETJ. These are Cypress Creek and Hog Creek. There are several ponds on the golf course grounds and a large retention pond located at the dam on Woodcreek Drive east of Cypress Point.



Water: Drinking, Regulation, Quality Management

- Environmental protection efforts have increased in the past 30 years resulting in the creation of efforts like the Cypress Creek Watershed Protection plan which seeks to preserve Cypress Creek as a pristine stream, implement waterwise conservation systems, and help to educate residents on water issues.
 - The Meadows Center based in San Marcos has been in partnership with this effort along with the Wimberley Valley Watershed Association, who was instrumental in the effort to preserve Jacob's Well, the headwaters of Cypress Creek.
 - Woodcreek has engaged in water conservation efforts through the creation of the Water Quality ordinance and by setting strict impervious coverage guidelines.
 - There are no rainwater collection incentives offered by 0 the city at this time, but rainwater collection is allowed and there are some guidelines that exist in the City's code.
- Rain gardens can be used to trap rainwater and help it soak into the ground. Augusta Park and Quicksand Golf Course both have these features. Rain gardens can be utilized to control drainage as a method of natural based infrastructure.
- Sizeable portions of Woodcreek and its ETJ fall in the Middle Trinity Aquifer recharge zone and the Jacob's Well Management zone. Limiting impervious coverage in these areas is essential for the preservation of the aquifer and maintaining its ability to recharge and provide potable water for this community.



Life: Plants and Animals

- A Tree Board has been created as an official government body and a city tree inventory is in the process of being completed. The city has substantial amounts of Heritage and Protected Trees. Ordinances passed in 2022 seek to protect those trees.
- Oak Wilt has been documented within the City's jurisdiction for over 30 years.
 - Texas A&M Forestry Services keeps a record of documented Oak Wilt cases and provides testing services.
 - Oak Wilt is a collective problem as it spreads easily across property lines.
 - The loss of trees can reduce property values by up to 20%.
 - Some preventative treatments exist, but there is no cure for the disease.
 - Once infected, trees will experience a "failure to thrive" and in most cases will die.
 - Early identification and removal or containment are the best options for stopping the spread of this infectious disease.
- Golden Cheek Warblers are an endangered species that breed in Central Texas. Protection of their habitats, such as dense ashe juniper stands and some types of oaks, has become increasingly important for the protection of this species.
- Overpopulation of deer brings concerns of disease and large predators moving through the area.



Image 36: Deer Family

Current Conditions

Air: Visibility, Quality, and Pollution

- Light pollution at night threatens both wildlife migratory patterns and quality of life for residents of Woodcreek. Efforts to reduce outdoor lighting at night have been a focus for the valley-wide community. Residents can assist by turning lights off or buying fixtures that comply with recommendations for outdoor lighting that minimize glare, light trespass, and skyglow.
 - International "Lights Out" for migratory bird protection seeks to reduce light pollution in the skies that can disorient birds while flying at night. Central Texas sees about 1/3 of the national migratory birds move through the area twice a year.
 - International Dark Skies Initiative is a commitment from the community to reduce outdoor lighting at night to promote visibility of the night sky.
- As the area grows in population, it brings more traffic on the county roads around Woodcreek. Efforts to reduce noise pollution are increasing in popularity.
- Currently, Woodcreek and the Wimberley Valley typically have good air quality with very little pollution. Occasional fires can change this and there have been periods of dust from the Saharan Desert causing the particulate matter to increase.
- There are no large-scale industrial or manufacturing plants in the area that typically bring noise pollution and air quality concerns.





Physical Systems

Physical Systems, often called infrastructure, are the basic physical and organizational structures and facilities needed for the operation of a society.

Public Facilities

The City of Woodcreek does not own the utilities that serve its citizens. These services are provided by private entities through franchise agreements granting the service provider the right to offer, sell, or distribute services specifically identified in the agreement. Fees collected through these franchise agreements create supplemental income for the city.

- Electricity Pedernales Cooperative
- Water and Sewer AQUA Texas
- Cable/Internet Spectrum
- Telephone Spectrum and Frontier
- Trash and Recycling Waste Connections



Current Conditions

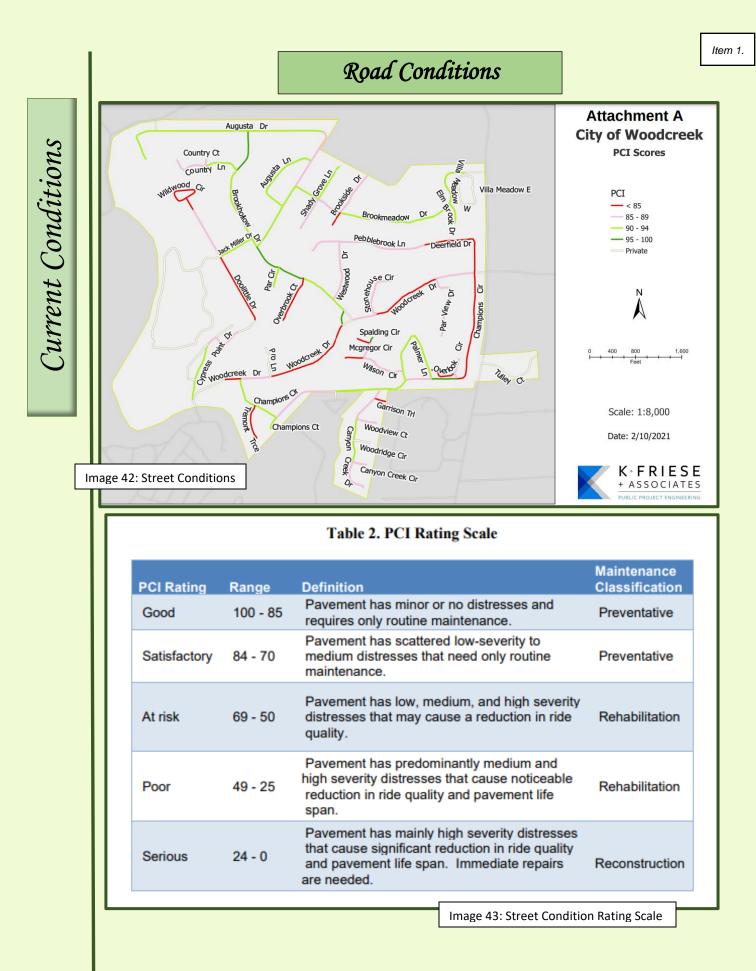
Infrastructure

Roads:

- There are thirty-four roads with a total of 10.95 miles in the City of Woodcreek.
- Road conditions throughout the City have been described as poor or in need of repair.
- Extensive engineering and pavement assessments have been completed.
- Road conditions have consistently been rated as a top priority concern for citizens.
- Some traffic calming in the form of speed monitoring signage exists, but there is no widespread traffic calming infrastructure or design plan in place.



Image 41: Citizen Survey Graph 1



• Drainage:

- There is no official drainage infrastructure that is consistently implemented in the city.
- Most areas rely on the street surfaces to convey excess water which contributes to the further erosion and degradation of these structures.

Infrastructure

- Trails, Pedestrian and Other Alternative Forms of Mobility:
 - There are no public walking trails in the City of Woodcreek, nor are there bike lines or any alternative transportation options available.
 - Currently, Hays County has outlined a system of trail improvements for the Wimberley Valley. Some of this plan may include connectivity for Woodcreek to existing and future trails.
 - There is a portion of the Winters Mill and Blue Hole Walking Trail located in Woodcreek's ETJ.
 - Addressing pedestrian safety and mobility has been listed as a high priority for citizens.



Item 1.

Infrastructure

• City Hall:

- The City of Woodcreek owns the land and constructed the building that currently houses the daily operations of the city and hosts most City meetings.
- There have been some on-going discussions about expansion to accommodate a larger meeting space in the future.

 Image 45: Woodcreek City Hall

Infrastructure

Water Hydrants and Flush Valves:

- The system of water hydrant flush valves is owned and maintained by AQUA Texas.
- These hydrants will not be directly used in the event of a fire as there is not enough pressure in the system and some of the lines are too small to conduct sufficient water.
- These valves can and are used to fill water tank trucks for the local fire department.
- The system is also utilized to flush water to maintain water quality as needed. AQUA is responsible for performing regular checks and maintenance on this system.

Fiscal

Ad Valorem Dependency:

- Woodcreek is heavily dependent on ad valorem tax income.
- Only an estimated 14% of the City's total income comes from sales tax and other retail taxes.
- About 33% of the City's total income is derived from franchise agreements

Land Availability Concerns:

- Within the city limits there is little land left for development of any kind.
- There is little to no commercial zoning inside the city limits.
- Annexation into the city limits must be on a voluntary basis or can be a part of a development agreement for future construction projects in the ETJ.
- Aquifer availability and groundwater management zones can limit future development possibilities.

Financial Stability:

- The City's income is stable as ad valorem income is not as susceptible to market fluctuations as other forms of income such as sales tax.
- The City maintains healthy reserves, utilizes investment accounts to generate passive income, and has strong financial policies to protect from overspending.
- The City maintains a strong credit rating and has only one debt service account for a tax note issued in 2017 for the repair of Brookhollow. There are only two more years of payments left on this note.

Project Funding Realities:

- Funding current projects on projected future growth is not a viable or sustainable financial policy. Thus, planning for future growth in property values, increases in the territory of the city limits, or the construction of new homes and businesses cannot be relied upon to fund desired projects.
- The City must look to grants and other sources of funding like a General Bond or additional tax notes to fund infrastructure and other desired projects.

Land Use

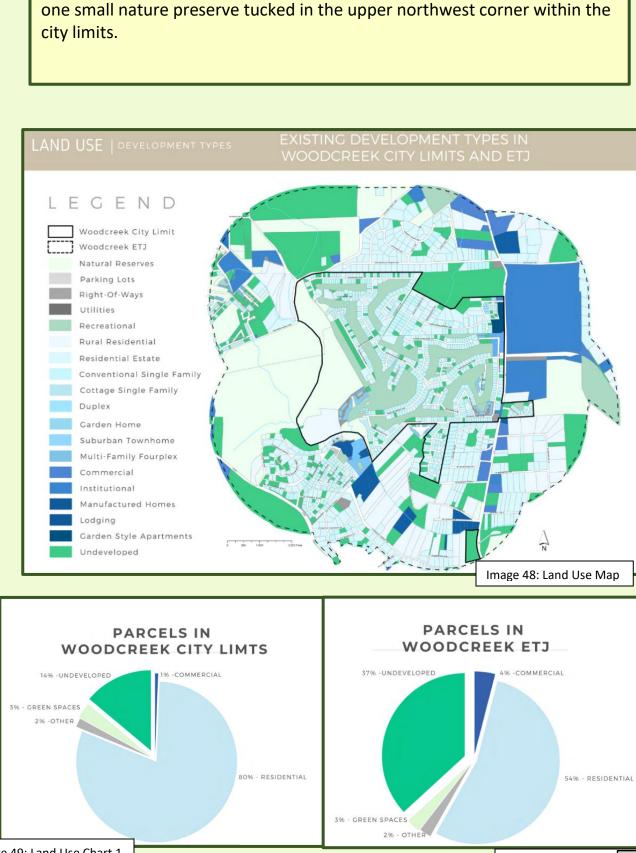
The City of Woodcreek is a collection of residential neighborhoods forming one large subdivision. There is no town center or central district. There is one small retail area within the City Limits at the north entrance to Brookmeadow.

Woodcreek boasts a diversity in housing choices with high-density options like apartments, duplexes, town homes, condominiums, and a pending fourplex planned development district to a wide variety of lowdensity single-family options with a significant range in lot sizes from 6,500 square feet to multiple acres. Most of these housing options being that of single-family residential lots with an average size of around or just above a quarter of an acre.





Current Conditions



Vast portions of the city are zoned recreational for Quicksand Golf

Course and Camp Young Judaea. The city has a handful of pocket parks and right-of-way greenspaces scattered throughout the neighborhoods. There is

Extra Territorial Jurisdiction

- The ETJ is largely undeveloped
 - Blue Hole Primary School and the First Baptist Church are the largest non-residential landholders in that area.
 - Woodcreek has one Planned Development District outside the contiguous city lines, The Enclave, which is located on the Eastside of Ranch Road 12 opposite City Hall.
 - There is a conservation district South of the city across Cypress Creek resting on the southern bank of the creek closer to Wimberley.
 - There are many residential homes in Woodcreek's ETJ, including the Mountain Crest and Eagle Rock POAs.
 - There are also several commercial short-term lodging operations,
 - The Lodge at Cypress Falls
 - Cypress Creek Cottages
 - o Messina Inn
 - Cypress Creek Vacation Homes
 - There are two bars
 - o Casa Vindemia
 - o The Tavern
 - A restaurant, The Falls, located in the wedding venue complex of Cypress Falls alongside The Lodge.
 - There are a handful of office spaces and other retail enterprises in the ETJ located along Ranch Road 12.
 - The ETJ envelops portions of three major throughfares for the Wimberley Valley
 - o Ranch Road 12
 - Winter's Mill Parkway
 - o FM 2325.
 - The road, Woodcreek Drive, which cuts through the heart of Woodcreek, crosses Cypress Creek and links Ranch Road 12 to FM 2325 sees significant through traffic from residents of the greater valley area, specifically those traveling between Blue Hole Primary and Jacob's Well Elementary for school pick-ups and drop off.

Current Conditions

Citizen Survey

A total of 911 surveys were distributed, one per household within the city limits. Of those, 411 were returned.

- A majority of the participants were property owners and residents, with less than 25% being renters.
- The responses were equally distributed throughout the four geographical zones designated in the survey.
- A slight majority, 54%, of the responses came from houses with two residents.
- 29% percent came from houses with a single resident.
- The remaining 17% from homes with three or more.
- Age demographics in this survey showed a slight majority, 64%, were 65 and older. This holds steady with previous census data of the area.
- A large majority of respondents, 84%, do not have children under the age of 18 living in their homes.

The five aspects of Woodcreek that participants valued most were (in order):

- o natural beauty
- peace and quiet
- o location
- safety
- rural setting.

It was found that 42% of participants have lived or worked in Woodcreek for over ten years, with 22% in the five-to-ten-year range, another 22% in the two-to-five-year range, and 14% for less than two years.

While less than half of the surveys were returned, the sample size and response was significant and represents many of the residents since the total number of individuals living within the households that responded represents about one half of the total population at a conservative estimate of 798 citizens based on the household occupancy question.

Citizen Survey Focus Areas

Most Pressing Issues

Roadway Improvements

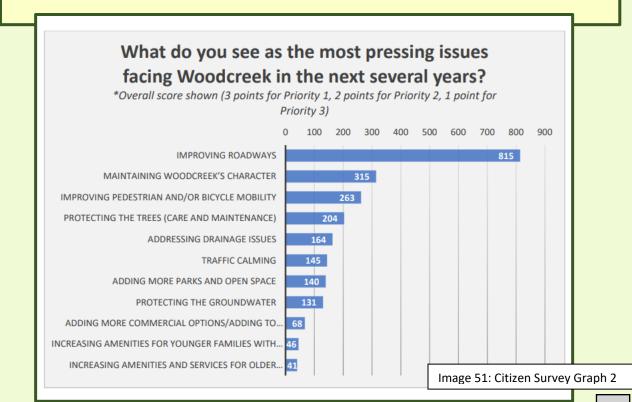
Roadway improvements received the most support of any topic in the survey and have been identified as a key priority for immediate planning in the city. A Platinum Panel with representation from city residents has been formed and is addressing this issue. The Panel will develop a master transportation plan and is working on funding options that include addressing all forms of mobility for the city. A follow-up survey on funding options was conducted and helped identify citizen preferences for funding road improvements.

Pedestrian Safety and Mobility

Pedestrian Safety and Mobility were ranked as high priorities; falling among the top four issues identified by respondents. Specifically, residents listed pedestrian safety along roadways as a major concern and area for improvement.

Tree Preservation

Tree Preservation also landed in the top four pressing issues facing Woodcreek residents. Protection for heritage trees, preventing oak wilt, tree planting, and education are areas the city will focus on to address tree preservation.



Item 1.

Future Development Goals

- Limited to no commercial development was a theme throughout the survey results. Residents would like Woodcreek to remain rural and noted that many needed commercial services are already provided in Wimberley.
- Needing more restaurants, a coffee shop, and/or food trucks were popular responses regarding what type of development would be desirable. These have the benefit of building community and boosting sales tax income.
- Maintaining Woodcreek's character was in the top four pressing issues and was mentioned in open comments as something residents supported.
 - When considering why residents chose Woodcreek to live, it becomes apparent that the quiet, peaceful, and rural setting are large factors in their decision.
 - This general concept was a common thread running through most responses.
 - Aside from road improvements, if there was one thing that united respondents it would be the desire to protect Woodcreek's charm as a residential community with significant natural features.
 - Respondents were against growth and commercial development.
- Parks and greenspaces received neutral to dissatisfied ratings indicating residents could be interested in additional parks, park improvements, and additional community amenities. The top-rated choices for new amenities were a community pool and playground.



Image 52: Double J Ranch Golf Club

Addressing Mobility

- Traffic calming received significant support, falling among the top three desired improvements in mobility for the city.
- Improving trails and connections to Wimberley was frequently mentioned. This may be in support of or as a response to the larger Wimberley trails projects being proposed. It should be noted that citizens supported this concept of interlocking trails connecting Woodcreek with the rest of the Valley.
- Implementing walking space (sidewalks or trails) along roadways was mentioned as a pressing issue and as a top priority for improving mobility in the City. Citizens cited walking on the golf course, which is technically not permitted, as an alternative or that they are simply walking in the road. These open comments point to a community that has a significant population of residents who appreciate taking walks and other similar activities. The city would do well to address providing safe spaces for the residents to support this preference.



Natural Systems

GOAL: Preserve Woodcreek's natural, rural setting

Strategy One: Protect what exists.

Action Plan:

- Enforce protective regulations for trees
- Community education programs
 - o Rainwater collection
 - o Oak Wilt
 - Drought tolerant landscaping
 - Reducing chemicals used in landscaping
- Incentivize rainwater collection
- Protect impervious coverage limits and create strong regulations for areas of the Middle Trinity recharge zone and Jacob's Well Management Zone
- Create green building incentives
- Promote the protection of natural habitats and local ecosystems
- Participate in an annual Arbor Day Event and encourage tree planting events
- Invest in public land via tree care, planting, watering, and other efforts to beautify and improve public spaces



Item 1.

Strategy Two: Increase and improve parks and greenspaces.

Action Plan:

- Update the Park's Master Plan
- Pursue the purchase of more parkland with the plan of one acre of parkland or greenspace per 80 people and no more than a 10-minute walk to greenspace
- Negotiate parkland designations in future development to include a 15% minimum acre of suitable parkland or greenspace per acre of land to be developed or a cash in-lieu payment system.
- Revise and review the plating and subdivision codes to promote greenspace allocation in design
- Pursue grants and other funding to improve park amenities, with a playscape being the citizen's top priority
- Consider and plan on how to achieve the citizens' goal of a community pool
- Consider the placement of a dog park in an existing park as this was listed as moderately desirable in the citizen survey.

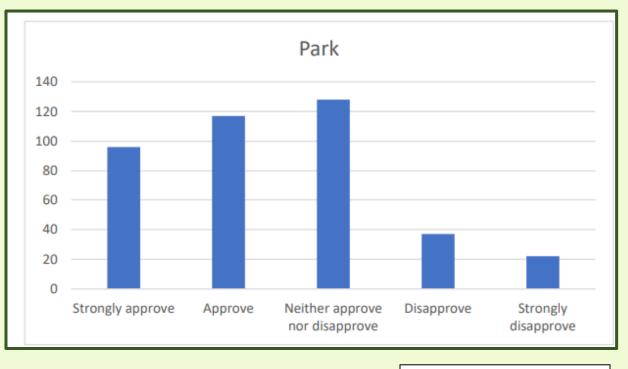
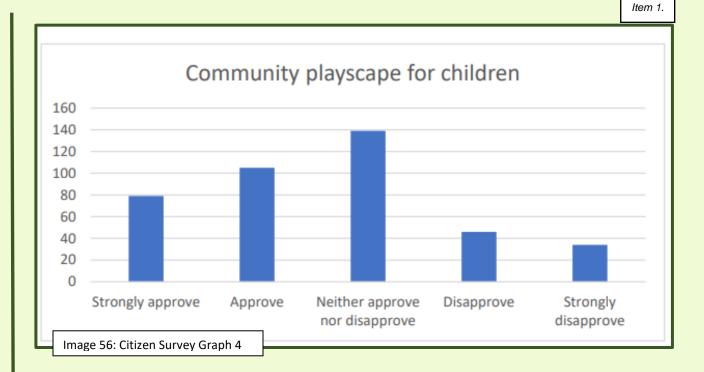
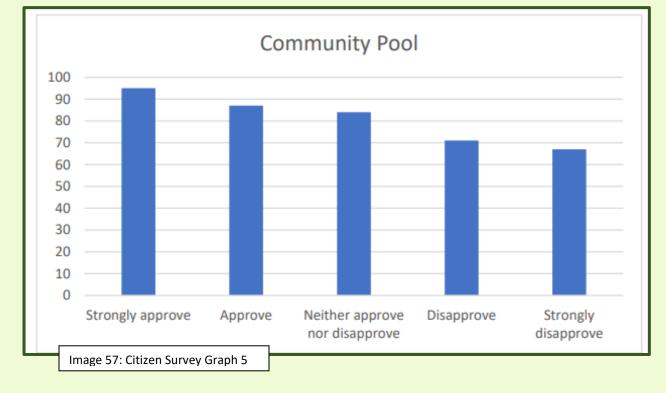


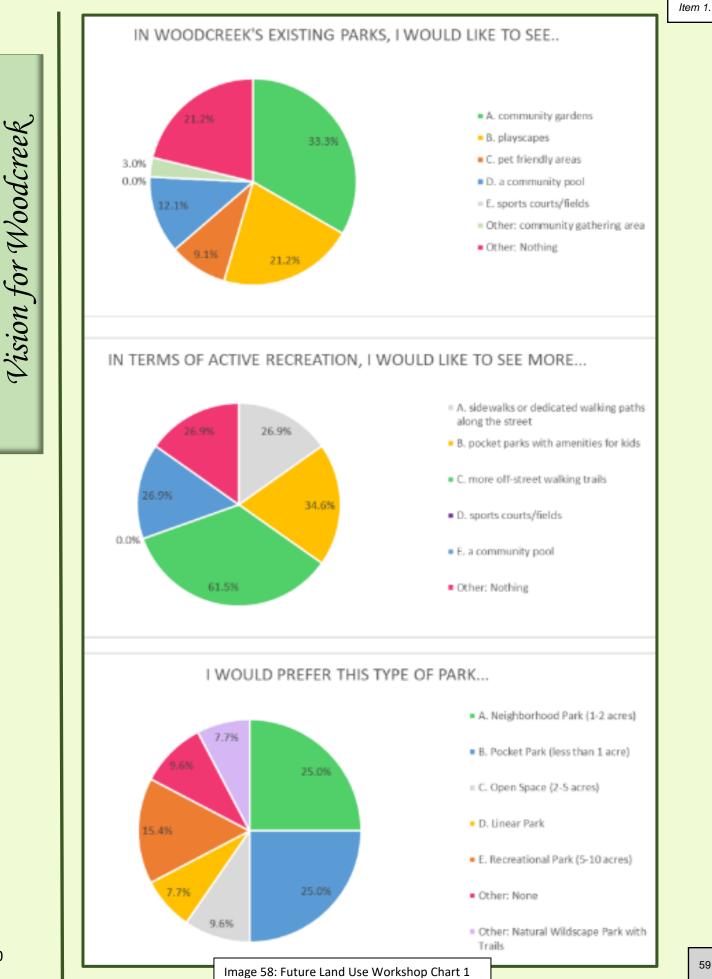
Image 55: Citizen Survey Graph 3

Vision for Woodcreek

Item 1.







Physical Systems

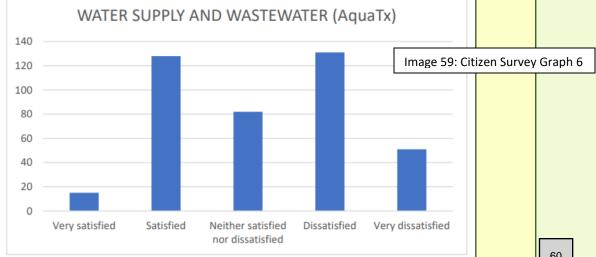
GOAL: Improve existing structures with a focus on roads and mobility.

Strategy One: Re-negotiate franchise agreements to seek to lower rates and improve customer service.

Action Plan:

Vision for Woodcreek

- *Electricity* Residents expressed general satisfaction with the rates and customer service provided by Pedernales. As account holders, resident involvement directly with voting board members onto the co-op board and staying active in rate change discussions is the best way for PEC customers to influence this service provider. The City can and should seek advantageous improvements in the franchise agreement each time it comes up for re-negotiation.
- Water and Sewer AQUA Texas received low satisfaction ratings from citizens who completed the survey. Poor customer service, frequent outages, line breaks, and water quality were all cited as issues needing improvement. Residents would like to address rising rate increases, improving sewage treatment and the smell related to the effluent used to water the golf course. Little to no enforcement of the drought curtailment guidelines exists which can result in poor water management practices from residents due to lack of awareness and/or no consequences for non-compliance. This public utility should be seen as the highest priority for action based on citizen responses and water availability concerns due to population increases and drought.



60

Strategy One: Re-negotiate franchise agreements to seek to lower rates and improve customer service.

Action Plan:

- **Cable/Internet** Spectrum received general satisfaction ratings, but many citizens noted slow service, rising costs, and frequent connectivity issues. The City's cable lines are aged, and an update is needed. Negotiations of the franchise agreement in the future should take this into consideration.
- **Telephone** Fewer residents are using landlines than ever. This service is dated and produces little revenue for the city.
- **Trash and Recycling** Waste Connections received a satisfactory rating in the survey results. However, open comments highlighted issues with pick-up regularity, rising costs, desires for bulk pick-up on the street and increases in recycling services.

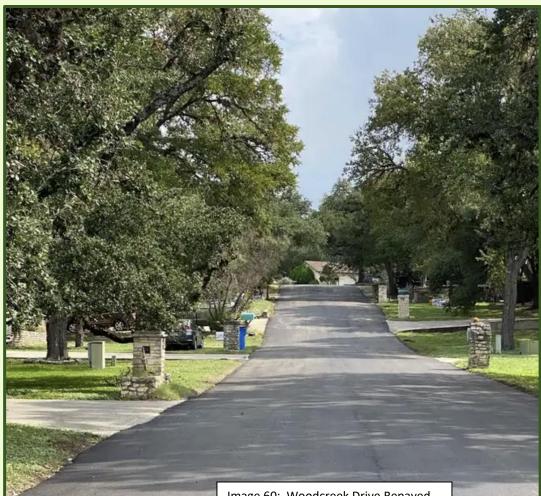
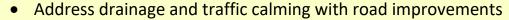


Image 60: Woodcreek Drive Repaved

Strategy Two: Repair all roads in the City of Woodcreek and create a long-term maintenance plan.

Action Plan:

- Develop a Master Transportation Plan and Policy that addresses a regular maintenance schedule as part of the duty of the Platinum Panel.
- Finish the creation of a Capital Improvements Plan by the Platinum • Panel which looks at capital needs as a whole and assesses fiscal capacity. The City should manage reserves and operating budgets to plan for and create the capacity for debt, while simultaneously funding some immediate projects. This plan should create a timeframe to achieve goals while balancing needs with fiscal responsibility. This plan would compile engineering studies, work through the priorities for roads to be improved, and seek final budget requests.
- Pursue grants and alternative funding



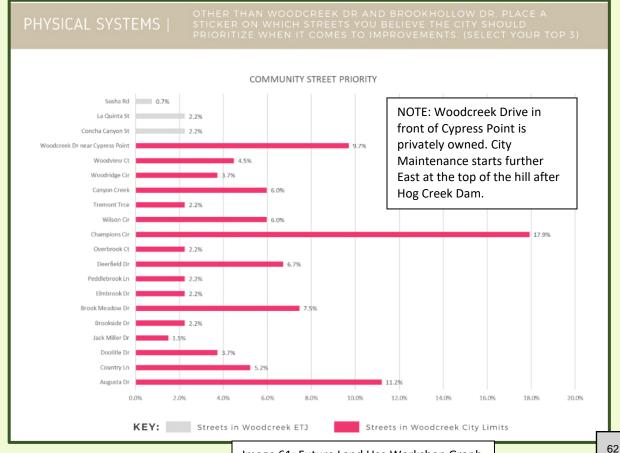


Image 61: Future Land Use Workshop Graph

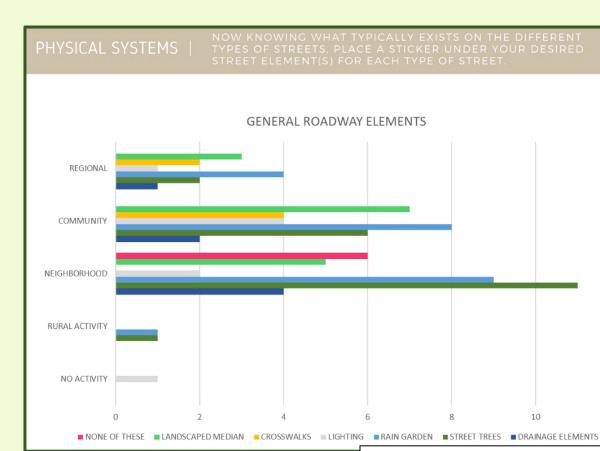
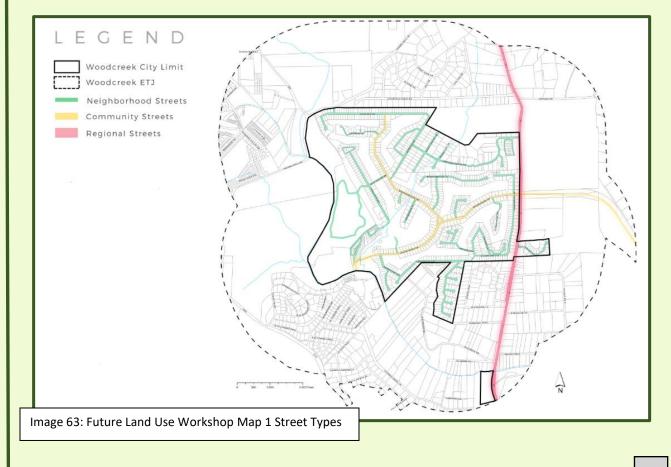


Image 62: Future Land Use Workshop Graph 2



Vision for Woodcreek

12

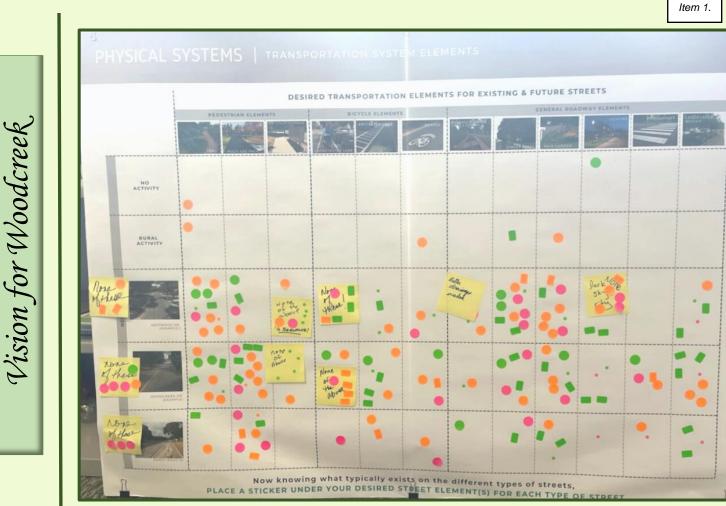


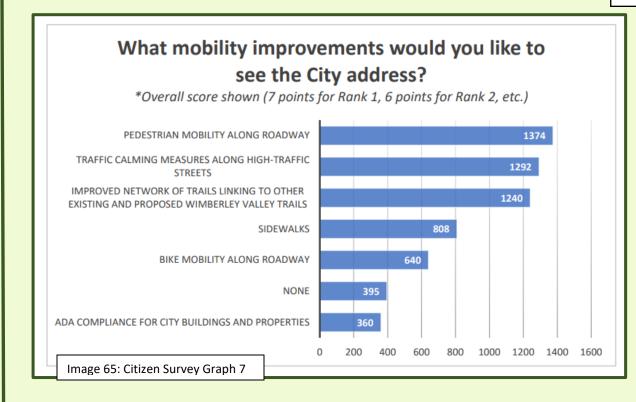
Image 64: Future Land Use Workshop Citizen Input for Graph 2 & Map 1 (Above)

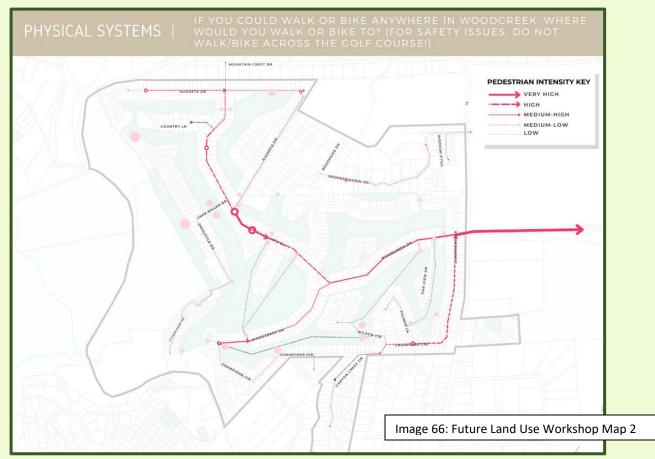
Strategy Three: Create walking trails to address pedestrian safety.

Action Plan:

- Seek alternative funding through grants
- Work with the County on existing trails projects
- Obtain engineering studies to work on the placement of trails within the community
- Utilize citizen feedback to create a plan and prioritize routes for mobility improvements
- Create a timeline for execution of the plan and funding







Vision for Woodcreek

PHYSICAL SYSTEMS

F YOU COULD WALK OR BIKE ANYWHERE IN WOODCREEK, WHER NOULD YOU WALK OR BIKE TO? (FOR SAFETY ISSUES, DO NOT NALK/BIKE ACROSS THE GOLF COURSE!)

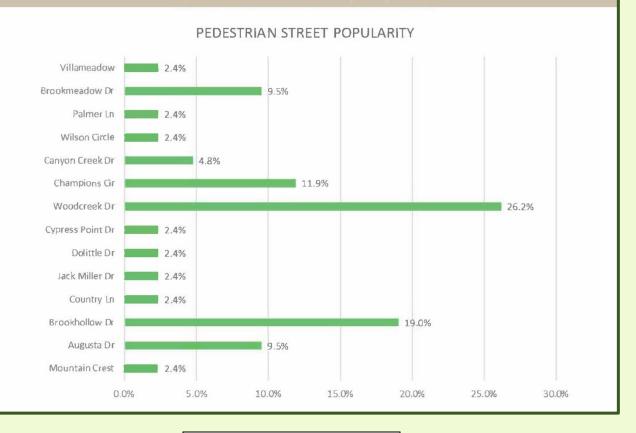
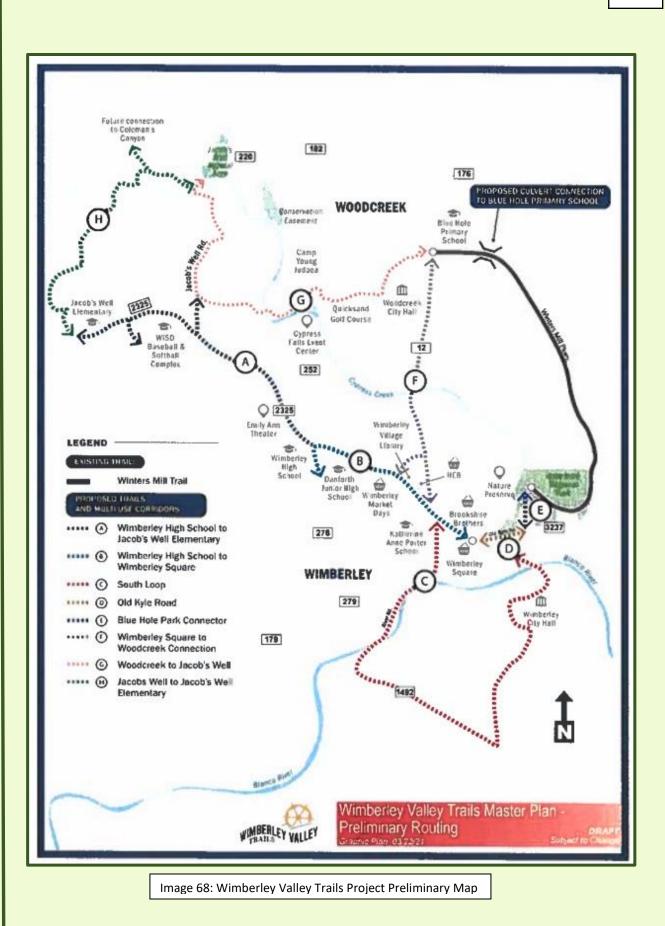


Image 67: Future Land Use Graph 4

Vision for Woodcreek





GOAL: Reduce the burden on taxpayers and over reliance on increasing ad valorem taxes to fund City projects.

Strategy One: Maintain suitable reserves and manage the annual budget to reduce excess spending.

Action Plan:

Vision for Woodcreek

- Decrease annual spending in the "Maintenance and Operation" portion of the budget to provide funds from ad valorem income for desired projects rather than drawing from reserves.
- Do not spend over \$500,000 of the Net Reserves and maintain no less than two months operating expenses set aside from the Committed Funds Balance in the General Fund.
- Utilize existing reserves, no more than half of the general fund reserves in any single year, to fund small projects rather than seeking more debt whenever possible.

Strategy Two: Increase income outside of ad valorem taxes.

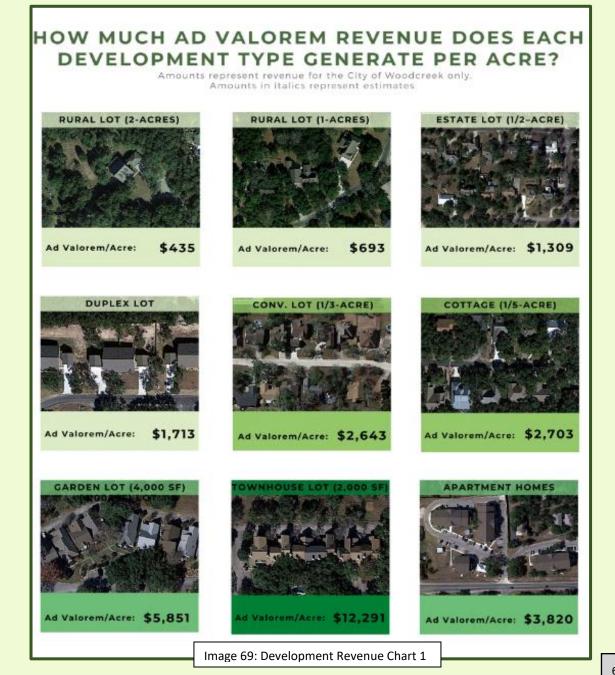
Action Plan:

- Promote and support local business
- Use Woodcreek as the city designation for online purchases
- Reconsider increasing the Hotel Occupancy Tax from 0 to create additional income for the city.

Strategy Three: Seek advantageous development and franchise agreements.

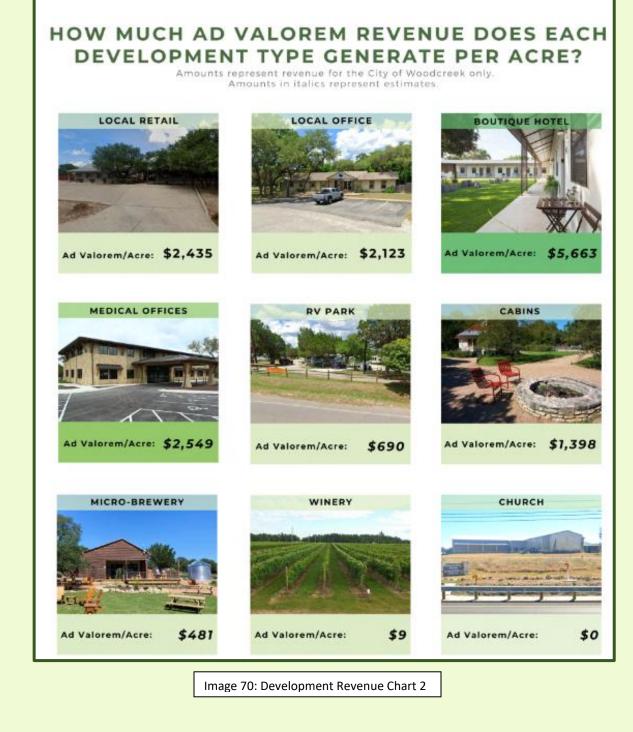
Action Plan:

- Pursue advantageous annexation agreements for any new development in the ETJ seeking businesses and residencies that represent smart growth and economic muscle.
- Consider the creation of an Economic Development Plan and Committee to oversee these action items and create a policy to ensure the City can sustain itself.



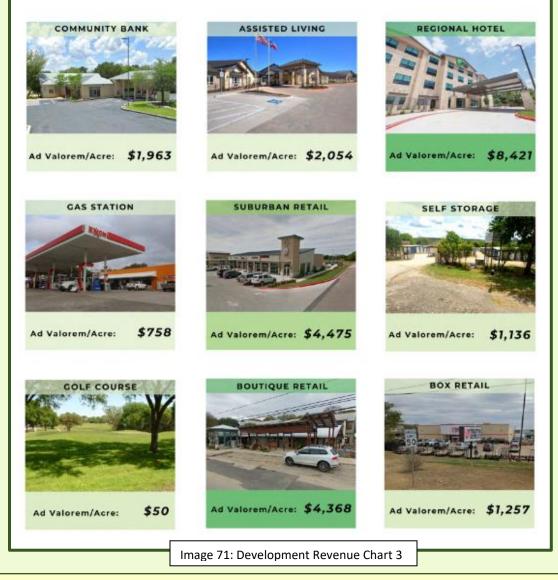
Item 1.





HOW MUCH AD VALOREM REVENUE DOES EACH DEVELOPMENT TYPE GENERATE PER ACRE? Amounts represent revenue for the City of Woodcreek only.

Amounts represent revenue for the City of Woodcreek on Amounts in Italics represent estimates



Strategy Four: Pursue alternative and outside funding.

Action Plan:

- Seek grants to fund desired projects rather than debt or the use of reserves.
- Encourage the Parks Board to pursue the formation of a citizenbased non-profit organization 501(c)(3) to raise funds for parks projects and walking trails.

Land Use

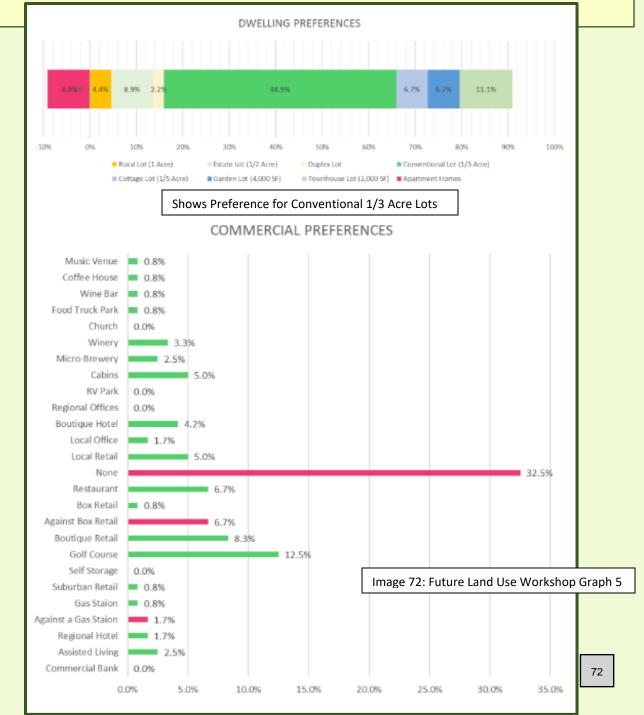
Item 1.

GOAL: Maintain Woodcreek's character and promote sustainable resource management.

Strategy One: Preserve the rural and residential character of the community.

Action Plan:

- Review and update building and development ordinances.
- Update the subdivision and platting requirements to make them stricter and create more division of steps in the process including an environmental study.



Action Plan:

- Limit impervious coverage
- Encourage sustainable building practice
- Promote water-wise landscaping practices
- Create protections in the Jacob's Well and Middle Trinity aquifer zones to limit development and minimize impervious coverage
- Utilize steep slopes and water quality management code to regulate development in the ETJ with the goal of managing impervious coverage and maintaining natural landscapes that work to reduce erosion and lessen the impacts of flooding.
- Encourage developers to utilize conservation style development in the ETJ and uphold parkland and greenspace regulations
- Enforce Heritage and Protected Tree preservation efforts

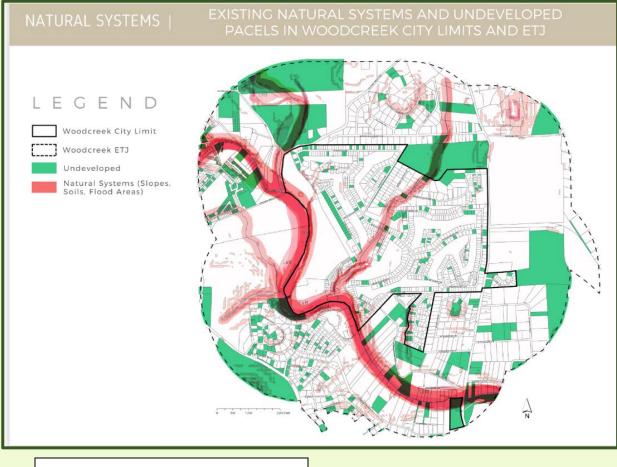
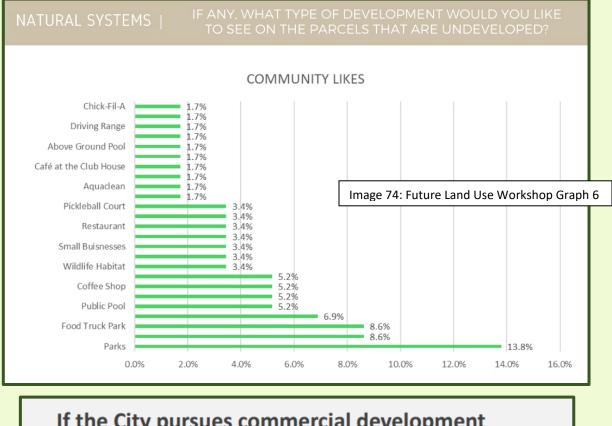


Image 73: Future Land Use Workshop Map 3

Strategy Three: Seek to encourage development that aligns with resident preferences.

Action Plan:

- Look for commercial opportunities that align with resident interests
- Do not duplicate the resources available in Wimberley
- Enforce minimal impact for resources such as water and encourage builders to utilize "one water" design principles
- Seek business that brings economic muscle: things that bring new money into the community rather than recirculating existing money or ones that take it away



If the City pursues commercial development within the city limits on the few remaining lots or within the outer ETJ limits, what (if any) of these would you like to see?



Vision for Woodcreek

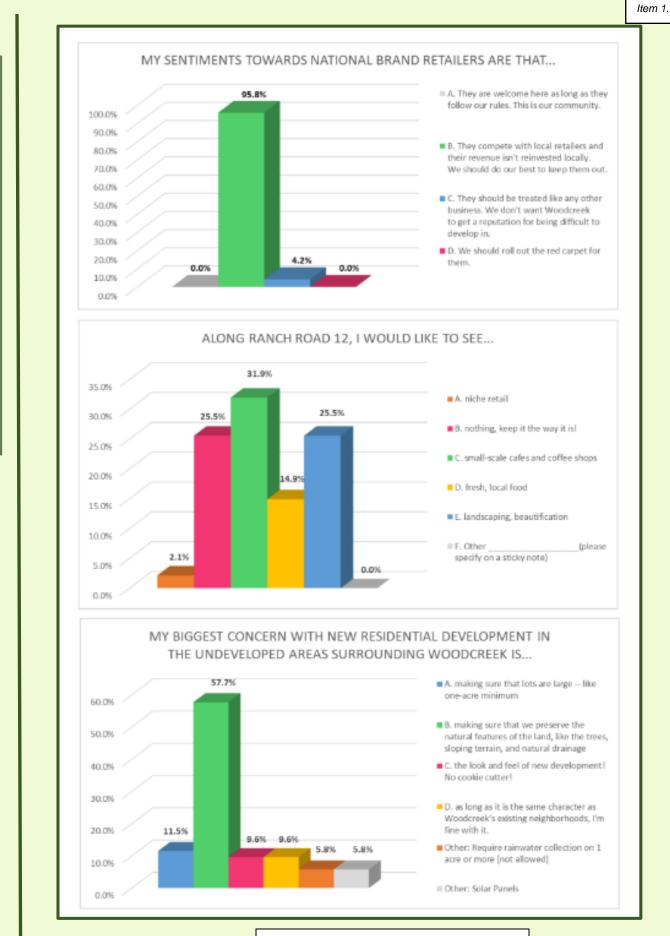


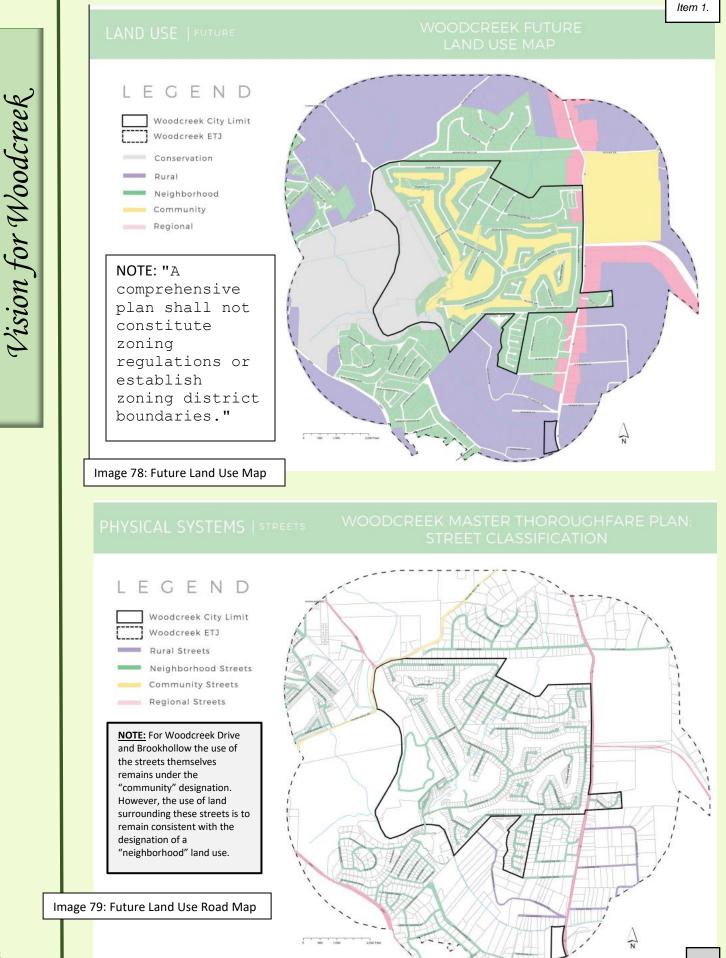
Image 76: Future Land Use Workshop Graph 7

Vision for Woodcreek

LAND USE TYPES: CLASSIFICATION AND TERMINOLOGY						
SCALE/	POSSIBLE	ACTIVITY	PRIMARY STREET FRONTAGE CLASS (Street Classification that the Majority of the Lot/Tract Abuts)			
			RURAL	NEIGHBORHOOD	COMMMUNITY	REGIONAL
NATURAL (no activity)	NWP, GB, P-I	Floodplains Nature Preserves				
		Parks (unimproved)				
		Rivers Wetlands				
		Wildlife Habitats				
RURAL	RR, P-I, R, CR	Agriculture				
		RV Park		_		
		Rural SF (>1 Ac.)				
		Outdoor Venue/Camp				
		Retreat - (Lodges/Cabins)				
	SF 1-6	Estate (1/2 Ac.)				
NEIGHBORHOOD		Conventional (1/3 Ac.)				
		Bungalow (1/5 Ac.)				
		Garden (1/10 Ac.)				
		Townhome				
	??	Manufactured Home				
	DU-1	Twin House (duplex/semi-detached)				
	NO	Neighborhood Office (>2,500 sf)				
	NC	Neighborhood Commercial (>2,500 sf)				
	MF 1	American				
COMMUNITY	G	Apartment Private School				
	4PLX	Big-House (quad-plex)				
	MF 2	Apartment				
	G	Church				
	G	Government				
	R, PI, GB	City Park				
	G, U	Utility Services				
	MH 1	Manufactured Home Park				
	NC	Service & Repair (non-vehicular)				
	NC	Community Retail**/Restaurant***				
	NO	Medical/Professional Offices				
	NO	Medical Clinic				
REGIONAL	CR, R	Outdoor Entertainment & Recreation				
	CRR12	Gas Station				
	CRR12, G	University				
	TH/C, DU 1, 4PLX, MF 1, MF 2	Assisted-Living				
	CRR12	Vertical Mixed Use				
	CR	Indoor Entertainment & Recreation				
	CRR12	Service & Repair (vehicular)				
	CRR12, HCC	Hotel	ļ			
	NO	Bank				
	CRR12	Grocery/Market				
	CRR12	Strip Center				

Vision for Woodcreek.

Item 1.



Plan Roots

- Public engagement
- Reflects the priorities of Woodcreek residents
- Outlines expectations for action from city officials and staff to address these priorities
- Important for leaders to recognize that by implementing this plan, they will be serving their community and putting resources into projects identified as most needed by residents.

Continual Review

- Important to recognize that this plan is intended to be reviewed and revised on a regular basis.
- Woodcreek and the greater Wimberley Valley are growing rapidly.
- Growth will lead to unforeseen challenges and opportunities that require a response.
- Plan provides direction and clear guidelines for how to navigate this anticipated development.
- New unanticipated issues will arise and city leadership will need to turn to this plan for reference and guidance as they navigate each situation.
- Plan serves as a set of benchmarks for city leadership to aid in their planning and decision making.

Implementation of the Comprehensive Plan

Framework for Decision Making

- Based on extensive public engagement
- A direct reflection of the residents
 - o their demographics
 - o their wish lists
 - their demands
 - o their needs
 - their priorities
- Key to successful implementation is to keep the plan in front of decision makers
- Decision makers must recognize it as a resource to guide their decisions, basing them on the priorities identified in the plan.
- When adjustments need to be made, or new priorities arise, they can be incorporated into the plan.
- The plan is a resource that serves to promote action and responsiveness from city leadership and ensures that the community collective vision for the City of Woodcreek is upheld.

Planning for the Future

- The Comprehensive Plan shall need to be updated every four to six years.
- This will allow the community to address changes in demographics and any future needs that may arise.
- This document is not meant to be static or sit on a shelf. It is to be referenced often and updated at regular, planned intervals.
- By doing this, our community leaders are setting Woodcreek up with a foundation for success and ensuring the community thrives as a desirable place to live, work and play; a place where the local government listens to and works for its citizens.

Implementation of Comprehensive Plan

Phase 1: Finalize the Comprehensive Plan, present to the Planning and Zoning Commission for their review, and finally present to City Council for their review and approval.

Phase 2: Implement the strategies outlined under each focus group goal and fund identified projects.

Phase 3: Review of the Comprehensive Plan every two years by the Planning and Zoning Commission to assess the achievement of or progress towards each goal, effectiveness of strategies utilized, and to conduct an update of the citizen survey as needed. Survey updates should happen every 4 to 6 years.

Phase 4: Identify and reassess goals that are not being achieved or lag and adjust strategies and action plans accordingly. Additionally, on survey years, identify new goals outlined in the surveys and update the plan to address changes in the needs of the community as well as demographics.

Phase 5: Repeat Phases 3 and 4 every two years.

Woodcreek and the Wimberley Valley

The City of Woodcreek is part of the Wimberley Valley, sharing this area surrounding the Blanco River and Cypress Creek with Wimberley and large unincorporated areas. As a predominantly residential City, Woodcreek depends on others in the Valley for public and private services: schools, medical, law enforcement, fire protection, library, entertainment, groceries, and other retail. Woodcreek residents share the challenges of growth and the impact of this growth on natural resources, primarily water supply, with all residents of the Valley. Traffic issues, overcrowding, expansions of schools, new recreational spaces, and other shared issues will be best addressed through Valley-wide efforts.

Protecting the Valley and its cherished beauty requires cooperation and information sharing among Woodcreek and Wimberley along with Hays County. When planning the future of Woodcreek, we must explore opportunities for sharing resources and services across entities. Promoting and supporting connection and community through projects like the Hays County Trails or those pending with Parks and Open Space Advisory Commission (POSAC) is important for the Woodcreek community and that of the whole Valley. The city must recognize the importance of planning as the decisions of Woodcreek impact the entire Valley. The City shall work to create liaisons with the County and Wimberley to promote this endeavor.

Key Action Items

- Preserve the rural setting of Woodcreek by protecting trees and investing in parkland and greenspace.
- Repair roads and create a regular maintenance plan.
- Address pedestrian safety and create walking trails.
- Reduce the burden on taxpayers through an overreliance on increasing ad valorem income to fund projects.
- Improve and strengthen development regulations in order to reduce impact on the aquifer and maintain Woodcreek's character.

Summary of Key Action Items

Glossary

- Ad Valorem: Property taxes generated through a city's tax rate that are used for the maintenance and operation of a city in addition to debt service or they can be held in reserves.
- Annexation: the act of bring an area of land or collection of properties under the jurisdiction of a governing body. In this case, it refers to bringing land into the city limits for the purposes of taxation and to apply the City's code of ordinances. See Chapter 43 of the State of Texas Local Government Code for regulations.
- **Community Streets:** may have some commercial business mixed with residential lots, have higher volumes of traffic and may be used by non-residents to move through the area without stopping.
- **Economic development**: creation of wealth from which a community benefits and can include programs or policies that improve the economic well-being, quality of life, and financial stability of a community.
- Economic muscle: refers to the monetary benefits an organization brings to the community. Typically, a business that sells goods or services to non-community members and the funds remain the community has more "economic muscle" than those that send funds outside the community or only bring in business from the community itself.
- **ETJ:** Extraterritorial Jurisdiction is the area directly outside the City limits for which the City can enforce limited regulations. Property owners in this area can seek annexation into the City. This size of the ETJ is dependent upon the size of the City. Woodcreek's ETJ extends one half mile in all directions from the city limit boundaries.
- **Neighborhood Streets:** small, rural streets that only have residential lots and very low traffic
- **Regional Streets:** Connect the community with other communities and regions.
- **Rights-of-way:** these are typically streets but are any publicly used area of land utilized or meant for transportation which includes that of motor vehicles, pedestrians, bicycles, and other forms.
- **Riparian:** Transitional zones that occur along aquatic environments, such as rivers and creeks, that bridge the upper dried land with lower wetlands directly adjacent to the water.
- Steep slopes: site slanting by more than 25%. Preserving this type of landscape is beneficial to water quality.

83

Glossary of Terms

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- Image 3: City Seal (Credit: City of Woodcreek)
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- Image 15: Cypress Creek Watershed (Credit: Cypress Creek Watershed Protection Project)
- Image 16: Jacob's Well Groundwater Management Zone (Credit: Wimberley Valley Watershed Association)
- Image 17: Karst and Artesian Well Land Features (Credit: Cypress Creek Watershed Protection Project)
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- Image 35: Cypress Creek Watershed (Credit: Cypress Creek Watershed Protection Project & The Meadows Center)
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- Image 40: Blue Heron (Credit: Betty MacDonald)
- Image 41: Citizen Survey Graph 1 (Credit: K. Friese)
- Image 42: Street Conditions (Credit: K. Friese)
- Image 43: Street Condition Rating Scale (Credit: K. Friese)
- Image 44: Blue Hole Walking Trail (Credit: City of Wimberley Parks Page)
- Image 45: City Hall (Credit: Google Earth)
- Image 46: Woodcreek Apartments (Credit: EnjoyWoodcreek.com)
- Image 47 Cypress Point Sign (Credit: Cypress Point POA)
- Image 48: Land Use Map (Credit: K .Friese)
- Image 49: Land Use Chart 1 (Credit: K. Friese)
- Image 50: Land Use Chart 2: (Credit: K. Friese)

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A very special thank you to Lydia Johns for her work in the graphic design and formatting of this document.

Appendix