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## MEETING NOTICE

*The Planning and Zoning Commission of the City of Woodcreek, Texas will conduct a meeting at Woodcreek City Hall, 41 Champions Circle, Woodcreek, Texas. The meeting will be held on Wednesday, April 02, 2025 at 5:00 PM.*

A recording of the meeting will be made available to the public on the city's website <https://www.woodcreektx.gov>, usually within 48 hours. If you would like to stream the meeting live, please request the link by 12:00pm on the Tuesday before the meeting by emailing [woodcreek@woodcreektx.gov](mailto:woodcreek@woodcreektx.gov).

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## AGENDA

### CALL TO ORDER

### ROLL CALL and ESTABLISH QUORUM

### PUBLIC COMMENTS

*Interested persons are required to sign up with the presiding officer or designee before the meeting begins and shall indicate the topic about which they wish to speak and whether they wish to speak on the item at the beginning of the meeting or during the meeting when the agenda item is being considered by the Commission. Speakers shall refrain from comments regarding the City's staff, elected officials, or council appointed committee membership which are prohibited by law. Delegations of more than five persons shall appoint one person to present their views before the Commission. The Commission may not discuss or comment about an item not included on the agenda, except that the Commission may (1) make a statement of fact regarding the item; (2) make a statement concerning the policy regarding the item; or (3) propose that the item be placed on a future agenda. Comments will be limited to three (3) minutes per speaker.*

### CONSENT AGENDA

- [1.](#) Approve Minutes from March 5, 2025 Meeting

### REGULAR AGENDA

- [2.](#) Workshop to discuss issues involving Woodcreek Community Survey (Miller)
- [3.](#) Possible action involving Commission input on Woodcreek Community Survey

### ADJOURN

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.

I certify that the above notice was posted on the outdoor notice board of Woodcreek City Hall on the **28th day of March 2025 at 04:00 PM.**

By: \_\_\_\_\_  
**Taffy Barker - Office Admin**

# PLANNING & ZONING COMMISSION MEETING (CITY HALL)

March 05, 2025; 5:02 PM  
Woodcreek, Texas

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## MINUTES

### CALL TO ORDER

### ROLL CALL and ESTABLISH QUORUM

#### PRESENT

Chairman James Miller  
Co-Chair Carson Bledsoe  
Member Pat Rawlings  
Member Karen Duncan

#### ABSENT

Carolyn Nesbitt

### PUBLIC COMMENTS

No public comments were made

### CONSENT AGENDA

1. **Approval of Regular Planning and Zoning Commission Meeting Minutes from November 6, 2024.**  
Approval passed by show of hands 4-0-0

### REGULAR AGENDA

2. **Workshop to discuss issues involving Woodcreek Community Survey.**  
Workshop begins at 5:04 PM.  
Workshop ends at 5:55 PM.
3. **Take possible action involving Commission input on Woodcreek Community Survey.**  
Member Karen Duncan moves to request the draft from council of the Comprehensive Plan Survey and that it be reviewed in next meeting and provide Council. Seconded by Chair James Miller.

Chair James Miller offers an amendment to the main motion as a prelude as it is the responsibility of Planning and Zoning for the Woodcreek Comprehensive Plan. Seconded by Member Pat Rawlings.  
Amendment passed by show of hands 4-0-0

Main motion as amended will state as it is the responsibility of the Planning and Zoning Commission to review the Comprehensive Plan, Planning and Zoning is requesting

Council to provide the first draft of the survey prepared by the consultants for review and to provide feedback to Council.

Motion passed by show of hands 4-0-0

**ANNOUNCEMENTS**

Please fill out forms so City Staff can update records

**ADJOURN**

Meeting was adjourned by Chair James Miller at 6:00 PM.

**BY:** \_\_\_\_\_  
*Kari Lebkuecher, City Secretary*

## Notes on Survey

Q6 Although it asks “Which” someone may check more than one. We should either state “Choose One” or allow more than one with a grading scale:

Q7 Change “their” to “the”

Q9 Change “A. At your residence” to “A. At or in your house or yard or both” Perhaps making these two choices: House/Yard

Q10 Add “either inside the residence or damage to the yard.” At the end of the existing question

Q12 The grading reference is vague; “Severe Damage to what: House, Yard, driveway?” A better choice of responses, such as “Severe or major Damage to House,” “Had to replace Landscaping,” etc.

Q20 Remove the word “Sidewalk” as it evokes a specific image of a concrete walkway such as in the suburbs of more urban developments. “Pathway” or “Walkway” is a better term.

Q21 As above, but this question and Q20 seem redundant. We would be better served by adding a question regarding recent traffic calming measures. With

Do you:        Approve/Disapprove/Want more/Want less

Q26 Somehow, we should mention costs associated with a Community Pool, which may be the prohibiting factor here as it would most likely require increase in taxes.

Q30 Does the State differentiate ABOVE or BELOW ground?

Q32 A Food Truck or an in-home venture may not be a “Development” but a new “Enterprise.”

Q33 Somehow, we should differentiate between Food Truck courts and a seasonal ice cream truck. Again, an “Enterprise” not a development

Q39 Make it clear, we are referencing “Chickens”

Q40 Please make it plain that we are referring to CURRENT staff or officers, not previous administrations

Q45 Add an option, “Prefer not to respond”

Q47 Change “Other” to “Prefer not to answer”

Q52 This breaks anonymity as to questionnaire. They should merely be told how to send in their information separately from this questionnaire.

# WOODCREEK COMMUNITY SURVEY

A survey of Woodcreek residents to help shape the  
Comprehensive Plan update



To be completed by the adult (age 18 and over) in your  
household who has had the most recent birthday.

**Q1. First, we would like to ask you about your experiences living in Woodcreek. How many years have you lived in Woodcreek?**

- 1 Less than 2 years
- 2 2–5 years
- 3 6–10 years
- 4 11–15 years
- 5 More than 15 years

**Q2. Do you rent or own your residence?**

- 1 Rent or lease
- 2 Own

**Q3. What type of housing do you currently live in?**

- 1 Single-family home
- 2 Townhome, condominium, or duplex
- 3 Apartment
- 4 Other (please specify)

**Q4. Overall, how satisfied or dissatisfied are you with the quality of life in Woodcreek?**

- 1 Very satisfied
- 2 Somewhat satisfied
- 3 Neither satisfied nor dissatisfied
- 4 Dissatisfied
- 5 Very dissatisfied

**Q5. What qualities, if any, do you like about living in Woodcreek? (Please select all that apply)**

- |   |   |
|---|---|
| <input type="checkbox"/> 1 No qualities → Please skip to Q7 | <input type="checkbox"/> 8 Safety                   |
| <input type="checkbox"/> 2 Natural beauty                   | <input type="checkbox"/> 9 Size                     |
| <input type="checkbox"/> 3 Privacy                          | <input type="checkbox"/> 10 School district quality |
| <input type="checkbox"/> 4 Peace and quiet                  | <input type="checkbox"/> 11 Affordability           |
| <input type="checkbox"/> 5 Location                         | <input type="checkbox"/> 12 Family friendly         |
| <input type="checkbox"/> 6 Rural setting                    | <input type="checkbox"/> 13 Other (please specify)  |
| <input type="checkbox"/> 7 Golf course access               | <input type="text"/>                                |

**Q6. Which quality is most important to you about living in Woodcreek?**

- either state "Choose One" or  
 have a ranking number
- |  |   |
|--|---|
| <input type="radio"/> 1 Natural beauty     | <input type="radio"/> 7 Safety                  |
| <input type="radio"/> 2 Privacy            | <input type="radio"/> 8 Size                    |
| <input type="radio"/> 3 Peace and quiet    | <input type="radio"/> 9 School district quality |
| <input type="radio"/> 4 Location           | <input type="radio"/> 10 Affordability          |
| <input type="radio"/> 5 Rural setting      | <input type="radio"/> 11 Family friendly        |
| <input type="radio"/> 6 Golf course access | <input type="radio"/> 12 <input type="text"/>   |



the

**Q7. The City of Woodcreek is in the process of updating **their** Comprehensive Plan. This is a blueprint guiding decisions on 1) transportation and drainage, 2) parks and recreation, and 3) land development and growth.**

**Beginning with transportation and drainage, how would you rate the general condition of the roads in Woodcreek?**

- <sub>1</sub> Excellent → Please skip to Q9
- <sub>2</sub> Good
- <sub>3</sub> Average
- <sub>4</sub> Poor
- <sub>5</sub> Very poor

**Q8. If possible, please list the road(s) that most concern you in terms of condition.**

**Q9. In Woodcreek, how often do you have issues with poor stormwater drainage...?**

A. At or In your house or yard or both

	Almost always	Often	Sometimes	Rarely	Never
A. At your residence	<input type="radio"/> <sub>1</sub>	<input type="radio"/> <sub>2</sub>	<input type="radio"/> <sub>3</sub>	<input type="radio"/> <sub>4</sub>	<input type="radio"/> <sub>5</sub>
B. In your neighborhood (outside your residence)	<input type="radio"/> <sub>1</sub>	<input type="radio"/> <sub>2</sub>	<input type="radio"/> <sub>3</sub>	<input type="radio"/> <sub>4</sub>	<input type="radio"/> <sub>5</sub>
C. In Woodcreek (outside your neighborhood)	<input type="radio"/> <sub>1</sub>	<input type="radio"/> <sub>2</sub>	<input type="radio"/> <sub>3</sub>	<input type="radio"/> <sub>4</sub>	<input type="radio"/> <sub>5</sub>

**Q10. To your knowledge, **has your residence ever been flooded by stormwater?****

*either inside the residence or damage to the yard*

- <sub>1</sub> Yes
- <sub>2</sub> No → Please skip to Q13

**Q11. If yes, in what year(s) was your residence flooded by stormwater?**

**Q12. If yes, **what best describes the level of the flood damage to your residence?****

- <sub>1</sub> Severe damage      *This seems ineffective, perhaps more specific choices such as*
- <sub>2</sub> Major damage      *Damage to inside of house*
- <sub>3</sub> Moderate damage      *Had to replace landscaping*
- <sub>4</sub> Minimal damage      *Damage to driveway, etc.*
- <sub>5</sub> No damage

**Q13. If possible, please list any area(s) in Woodcreek that concern you in terms of drainage.**

**Q14. How often do you go walking in Woodcreek?**

- <sub>1</sub> Daily
- <sub>2</sub> Weekly
- <sub>3</sub> Monthly
- <sub>4</sub> Less than once a month
- <sub>5</sub> Never

**Q15. Do you have any concerns about pedestrian safety in Woodcreek?**

- <sub>1</sub> Yes  
<sub>2</sub> No → Please skip to Q17

**Q16. Do any of these roads concern you in terms of pedestrian safety? (Please select all that apply)**

- <sub>1</sub> Augusta Drive  
<sub>2</sub> Brookhollow Drive  
<sub>3</sub> Brookmeadow Drive  
<sub>4</sub> Champions Circle  
<sub>5</sub> Woodcreek Drive  
<sub>6</sub> Other (please specify)

**Q17. How often do you go biking in Woodcreek?**

- <sub>1</sub> Daily  
<sub>2</sub> Weekly  
<sub>3</sub> Monthly  
<sub>4</sub> Less than once a month  
<sub>5</sub> Never

**Q18. Do you have any concerns about bike safety in Woodcreek?**

- <sub>1</sub> Yes  
<sub>2</sub> No → Please skip to Q20

**Q19. Do any of these roads concern you in terms of bike safety? (Please select all that apply)**

- <sub>1</sub> Augusta Drive  
<sub>2</sub> Brookhollow Drive  
<sub>3</sub> Brookmeadow Drive  
<sub>4</sub> Champions Circle  
<sub>5</sub> Woodcreek Drive  
<sub>6</sub> Other (please specify)

**Q20. Which transportation and drainage-related changes would you like to see? (Please select all that apply)**

*the word "sidewalk" may evoke a specific image of concrete, suburbs that are not contemplated*

- <sub>1</sub> No changes → Please skip to Q23  
<sub>2</sub> Improve the condition of roads  
<sub>3</sub> ~~Add more sidewalks~~ Add Walkways  
<sub>4</sub> Add more bike paths  
<sub>5</sub> Add more traffic calming measures (e.g., speed cushions)  
<sub>6</sub> Reduce cut-through traffic  
<sub>7</sub> Address poor drainage  
<sub>8</sub> Other (please specify)

**Q21. Which transportation and drainage-related change is most important to you?**

- <sub>1</sub> Improve the condition of roads  
<sub>2</sub> ~~Add more sidewalks~~ Add Walkways  
<sub>3</sub> Add more bike paths  
<sub>4</sub> Add more traffic calming measures (e.g., speed cushions)  
<sub>5</sub> Reduce cut-through traffic  
<sub>6</sub> Address poor drainage  
<sub>7</sub> Other (please specify)

**Q22. If possible, please list the area(s) where you would like to see this change.**

**Q23. Next, thinking about parks and recreation, how often do you use the public parks in Woodcreek (e.g., Augusta Park, Veteran’s Memorial Plaza)?**

- 1 Daily
- 2 Weekly
- 3 Monthly
- 4 Less than once a month
- 5 Never

**Q24. Which parks and recreation changes would you like to see? (Please select all that apply)**

<input type="checkbox"/> 1 No changes → Please skip to Q27	<input type="checkbox"/> 6 Add a fenced dog park
<input type="checkbox"/> 2 Add a pocket park	<input type="checkbox"/> 7 Add a splash pad
<input type="checkbox"/> 3 Add a larger park	<input type="checkbox"/> 8 Add a community pool
<input type="checkbox"/> 4 Add a trail or walking path	<input type="checkbox"/> 9 Add a sports court → Please skip to Q25
<input type="checkbox"/> 5 Add a playscape	<input type="checkbox"/> 10 Other (please specify)

**Q25. If you selected to “add a sports court,” which of the following would you prefer?**

- 1 Volleyball court
- 2 Bike/skate park
- 3 Basketball court
- 4 Other (please specify)

**Q26. Which parks and recreation change is most important to you?**

<input type="radio"/> 1 Add a pocket park	<input type="radio"/> 6 Add a splash pad
<input type="radio"/> 2 Add a larger park	<input type="radio"/> 7 Add a community pool Somehow mention cost
<input type="radio"/> 3 Add a trail or walking path	<input type="radio"/> 8 Add a sports court
<input type="radio"/> 4 Add a playscape	<input type="radio"/> 9 Other (please specify)
<input type="radio"/> 5 Add a fenced dog park	<input type="text"/>

**Q27. If possible, please list the area(s) where you would like to see this change.**

**Q28. What environmental concerns do you have about Woodcreek? (Please select all that apply)**

<input type="checkbox"/> 1 No concerns	<input type="checkbox"/> 7 Erosion
<input type="checkbox"/> 2 Light pollution	<input type="checkbox"/> 8 Landscaping maintenance
<input type="checkbox"/> 3 Noise pollution	<input type="checkbox"/> 9 Control of the deer population
<input type="checkbox"/> 4 Water pollution	<input type="checkbox"/> 10 Management of tree health (e.g., oak wilt)
<input type="checkbox"/> 5 Water overuse	<input type="checkbox"/> 11 Other (please specify)
<input type="checkbox"/> 6 Flooding	<input type="text"/>

**Q29. What additional water conservation efforts would you support or oppose?**  
*this would raise an impossible issue*

	Support	Oppose	No opinion
A. Rain barrel collection programs	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3
B. Resident education programs	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3
C. Rebates for installation of water-reducing equipment	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3
<del>D. Requiring lawn watering to use reclaimed/reused water</del>	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3
E. <del>Requiring</del> low water-use landscaping <i>Encouraging</i>	<input type="radio"/> 1	<input type="radio"/> 1	<input type="radio"/> 2
F. Requiring pool covers	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3

**Q30. Currently, water restrictions prohibit permits for new or re-filled pools. If this changes, do you support or oppose having permits for pools?**

*I thought no differentiation*

	Support	Oppose	No opinion
A. Permits for above ground pools	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3
B. Permits for below ground pools	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3

**Q31. Now, thinking about land development and growth, what phrase(s) describe your vision for Woodcreek?**

**In the future, I would like Woodcreek to mostly be... (Please select all that apply)**

- 1 A retirement community
- 2 A golfing community
- 3 A family-oriented community
- 4 A rural community
- 5 A tourist destination community
- 6 A natural beauty community
- 7 Other (please specify)

**Q32. Would you like to see any new commercial development in Woodcreek?**  
*or enterprise*

1 Yes  
 2 No → Please skip to Q34

**Q33. What types of commercial development would you like to see? (Please select all that apply)**

<input type="checkbox"/> 1 Restaurant	<i>should differentiate between courts and seasonal mobile ice cream or shaved ice trucks</i>	<input type="checkbox"/> 11 Grocery Store
<input type="checkbox"/> 2 Bar		<input type="checkbox"/> 12 Convenience store or gas station
<input type="checkbox"/> 3 Coffee shop		<input type="checkbox"/> 13 Local retail
<input type="checkbox"/> 4 <b>Food truck court</b>		<input type="checkbox"/> 14 Big box retail
<input type="checkbox"/> 5 Microbrewery or winery		<input type="checkbox"/> 15 Hair salon or spa
<input type="checkbox"/> 6 Day care center		<input type="checkbox"/> 16 Bed and breakfast
<input type="checkbox"/> 7 Medical office		<input type="checkbox"/> 17 RV park
<input type="checkbox"/> 8 Senior living facility		<input type="checkbox"/> 18 Art gallery
<input type="checkbox"/> 9 Emergency clinic		<input type="checkbox"/> 19 Other (please specify)
<input type="checkbox"/> 10 Pharmacy		<input type="text"/>

**Q34. Would you like to see any new residential development in Woodcreek?**

1 Yes  
 2 No → Please skip to Q36

**Q35. What types of residential development would you like to see? (Please select all that apply)**

- 1 Single-family homes
- 2 Townhomes, condominiums, or duplexes
- 3 Apartments
- 4 Short-term rentals
- 5 Other (please specify)

**Q36. Which land development and growth changes would you like to see? (Please select all that apply)**

- 1 No changes → Please skip to Q39
- 2 Add a green space or conservation area
- 3 Add more commercial development
- 4 Add more residential development
- 5 Add more regulations about where development can occur
- 6 Other (please specify)

**Q37. Which land development and growth change is most important to you?**

- 1 Add a green space or conservation area
- 2 Add more commercial development
- 3 Add more residential development
- 4 Add more regulations about where development can occur
- 5 Other (please specify)

**Q38. If possible, please list the area(s) where you would like to see this change.**

**Q39. Do you support or oppose residents in single-family residential zoning being able to own up to six hens in fully enclosed runs/cages? This policy would exclude roosters.**

- 1 Strongly support
  - 2 Somewhat support
  - 3 Neither support nor oppose
  - 4 Somewhat oppose
  - 5 Strongly oppose
- Chickens?

**Q40. We also want to know your opinions about the City of Woodcreek government.**

**How satisfied or dissatisfied are you with government officials and staff?**  
current

	Very satisfied	Somewhat satisfied	Somewhat dissatisfied	Very dissatisfied
A. Mayor	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4
B. City Council Members	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4
C. City Administrator	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4
D. Other City Staff	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4
E. Code Administrator	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4

**Q41. How satisfied or dissatisfied are you with government-related services?**

	Very satisfied	Somewhat satisfied	Somewhat dissatisfied	Very dissatisfied
A. Communication by City officials/staff	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4
B. Access to City meeting information	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4
C. City meeting times	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4
D. City of Woodcreek website	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4
E. Hours of operation of City offices	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4

**Q42. Finally, we would like to ask several background questions to help us know if we have heard from all of the different types of people who live in Woodcreek. Please remember that all responses will be anonymous.**

**Including yourself, how many people currently live in your household?**

- 1 (I live alone) → Please skip to Q45
- 2
- 3
- 4
- 5 or more

**Q43. Are there any children under the age of 18 living in your household?**

- 1 Yes
- 2 No → Please skip to Q45

**Q44. If yes, how many children are there?**

**Q45. What is your age range?**

- 1 18–24 years old
- 2 25–34 years old
- 3 35–44 years old
- 4 45–54 years old
- 5 55–64 years old
- 6 65–74 years old
- 7 75–84 years old
- 8 85 years old or older

perhaps add an option: Prefer Not To Respond

**Q46. Do you have a disability or any other chronic condition?**

- 1 Yes
- 2 No

**Q47. What is your gender?**

- 1 Man
- 2 Woman Prefer not to answer
- 3 ~~Other~~

**Q48. What best describes your highest level of education?**

- 1 High school graduate (includes GED)
- 2 Some college, no degree
- 3 Associate's degree
- 4 Bachelor's degree
- 5 Graduate or professional degree

**Q49. What best describes your current employment status?**

- 1 Employed
- 2 Unemployed
- 3 Not in the labor force (e.g., retired, stay-at-home parent)
- 4 Other (please specify)

**Q50. What best describes your household's total income in 2024, before taxes?**

- 1 Less than \$25,000
- 2 \$25,000 to \$49,999
- 3 \$50,000 to \$74,999
- 4 \$75,000 to \$99,999
- 5 \$100,000 to \$199,999
- 6 \$200,000 or more
- 7 Prefer not to say

**Q51. Thank you for helping us by filling out this survey. In your opinion, which methods work best for providing Woodcreek residents with updates on the Comprehensive Plan? (Please select all that apply)**

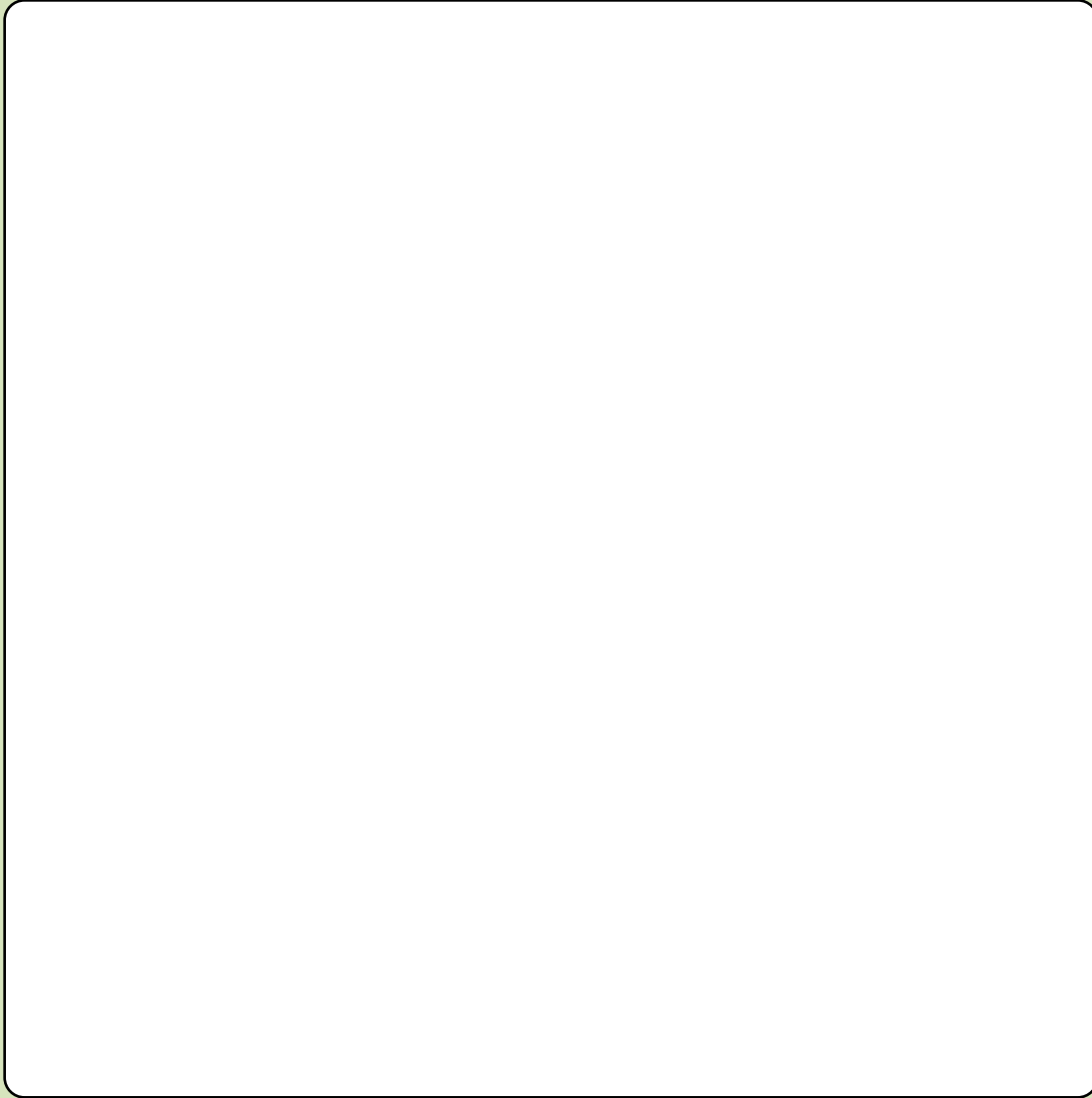
- 1 City website
- 2 Email
- 3 Social media
- 4 Mail
- 5 Local newspaper
- 6 Other (please specify)

**Q52. Would you like to be involved in future discussions or community meetings regarding the Woodcreek Comprehensive Plan?**

- 1 Yes, I am interested, ~~and my contact information is:~~   
If so, email your contact information to #####
- 2 No, I am not interested at this time.

**Thanks again for completing this survey!**

**If you have any additional thoughts about any of the above topics or the survey itself, please share them here. Please return this questionnaire in the enclosed return envelope.**



**We greatly appreciate your help with this survey of Woodcreek households.**

**If you have questions about this survey, please contact Dr. Michelle Edwards at [michelle\\_edwards@txstate.edu](mailto:michelle_edwards@txstate.edu).**