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## MEETING NOTICE

The Comprehensive Plan Advisory Workgroup of the City of Woodcreek, Texas will conduct a special meeting at Camp Young Judaea, 121 Camp Young Judaea Rd., Woodcreek, TX. The meeting will be held on March 16, 2022 at 9:00 AM. 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 the property of Camp Young Judaea.**

The public may watch this meeting live at the following link:  
<https://meetings.ipvideotalk.com/199439089>. The public may listen to this meeting by dialing one of the following numbers: 1(617) 315- 8088 or toll free at 1(866) 948-0772. When prompted enter Meeting ID:199439089.

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).

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## AGENDA

### CALL TO ORDER

### ROLL CALL

### PUBLIC COMMENTS

Any citizen shall have a reasonable opportunity to be heard at any and all meetings of the Advisory Workgroup in regard to: (1) any and all matters to be considered at any such meeting, or (2) any matter a citizen may wish to bring to the Workgroup's attention. No member of the Workgroup may discuss or comment on any citizen public comment, except to make: (1) a statement of specific factual information given in response to the inquiry, or (2) a recitation of existing policy in response to the inquiry. Any deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting per Texas Local Government code Sec. 551.042.

Citizen comments will be allowed at the beginning of every meeting, or alternatively, before an item on the agenda on which the citizen wishes to speak is to be considered. All citizens will be allowed to comment for three (3) minutes per person and shall be allowed more time at the Chair's discretion. In addition, citizens may pool their allotted speaking time. To pool time, a speaker must present the names of three (3) individuals present in the audience who wish to yield their three minutes. Citizens may present materials regarding any agenda item to the City Secretary at or before a meeting, citizens attending any meeting are requested to complete a form providing their name, address, and agenda item/concern, but are not required to do so before speaking and presenting it to the City Secretary prior to the beginning of such meeting. Comments may only be disallowed and/or limited as per Government Code § 551.007(e).

Citizens may submit written public comments not exceeding 300 words in length to the City Secretary not later than 1:00p.m. of the Monday preceding the meeting at which the citizen would like the public comment received. If the written public comment is submitted by this time, it shall be read into the public record for the upcoming meeting.

## CONSENT AGENDA

1. Approval of the Minutes of the Citizens' Comprehensive Plan Advisory Workgroup Meeting of February 23, 2022

## REGULAR AGENDA

2. Schedule Presented for an Outline of Future Meetings
3. Review, Discuss and Edit Vision Statement
4. Review, Discuss and Edit Working Draft of the Comprehensive Plan
5. Present Focus Group Plan, Get Feedback, Ask for Volunteers, and Begin Planning
6. Introduce Minimum Lot Size Project for Zoning, Receive Input and Possibly Finalize to Send to the City of Woodcreek Planning and Zoning

## ADJOURN

### **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 may participate 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 12th day of March 2022 at 7:22AM.

By: 

**Brenton B. Lewis, City Manager**

# COMPREHENSIVE PLAN ADVISORY WORKGROUP MEETING

## February 23, 2022; 10:00 AM

### Woodcreek, Texas

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## MINUTES

### CALL TO ORDER

Co-Chairperson LeBrun called the meeting to order at 10:00AM.

### ROLL CALL

Members Present

Co-Chairperson Aurora F. LeBrun

Co-Chairperson Debra Hines

Vice Chairperson Diane Stewart

Member Justin Camp

Member Jason Donaldson - Quicksand Golf Course

Member Suzanne Gordon

Member Jerry Moore

Member Greg Posey - Hill Country Spirits

Member Danny Ross - CYJ (late arrival)

Member Bill Tarwater

### STAFF PRESENT

City Manager Brenton B. Lewis

City Inspector Joe Tijerina

Administrative Assistant Maureen Mele

### PUBLIC COMMENTS

No Public Comments were made.

### REGULAR AGENDA

#### 1. Review of Current Status of Comprehensive Plan

Co-Chairperson LeBrun reviewed the current status of Woodcreek's Comprehensive Plan. She provided an estimated timeline for the draft and the presentation to the Planning and Zoning Commission.

#### 2. Discussion on the Direction to be Taken From Now and Going Forward

This discussion was led by the City Planner, Brandon Melland of K. Friese + Associates as well as both Co-Chairpersons. Mr. Melland reiterated that the Comprehensive Plan is a policy document.

It was suggested that a workgroup of Lydia Johns and Debra Hines be liaisons to work with K. Friese + Associates to develop the land use portion of the Comprehensive Plan.

#### 3. Discussion on Focus Groups and Creation of Same

A discussion of focus groups was held; it was emphasized that community involvement is desired for all groups.

The concentration of the focus groups were determined to be:

- 1) Environmental Group - on land use, natural systems, drainage issues, ...
- 2) Traffic Calming - what type and where
- 3) Fiscal - how to pay for improvements
- 4) Extraterritorial Jurisdiction - land usage and restrictions

**4. Discussion of Various Duties and Assignment of Same**

Member Camp discussed leading the environmental group. Vice Chairperson Stewart discussed co-chairing the traffic calming group.

**5. Discussion and Drafting of Vision Statement**

Discussion was held on the drafting of a vision statement. Some ideas were suggested, and each member was asked to return to the next meeting with ideas and possible sample writings of the vision statement.

**6. Discussion and Take Appropriate Action on Best Meeting Times**

A monthly meeting met with the general consensus with focus group meetings happening between the monthly meetings. Mondays and Tuesdays were not convenient for the majority and a 9AM meeting time was preferred.

**ADJOURN**

Co-Chairperson LeBrun adjourned the meeting at 11:13AM.

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**Aurora F. LeBrun, Co-Chairperson**

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**Brenton B. Lewis, Interim City Secretary**

## **Comprehensive Plan Workgroup Schedule**

All meetings will occur at **9AM** at **CITY HALL**

Wednesday, April 6

Wednesday, April 20

Wednesday, May 4

Wednesday, May 18

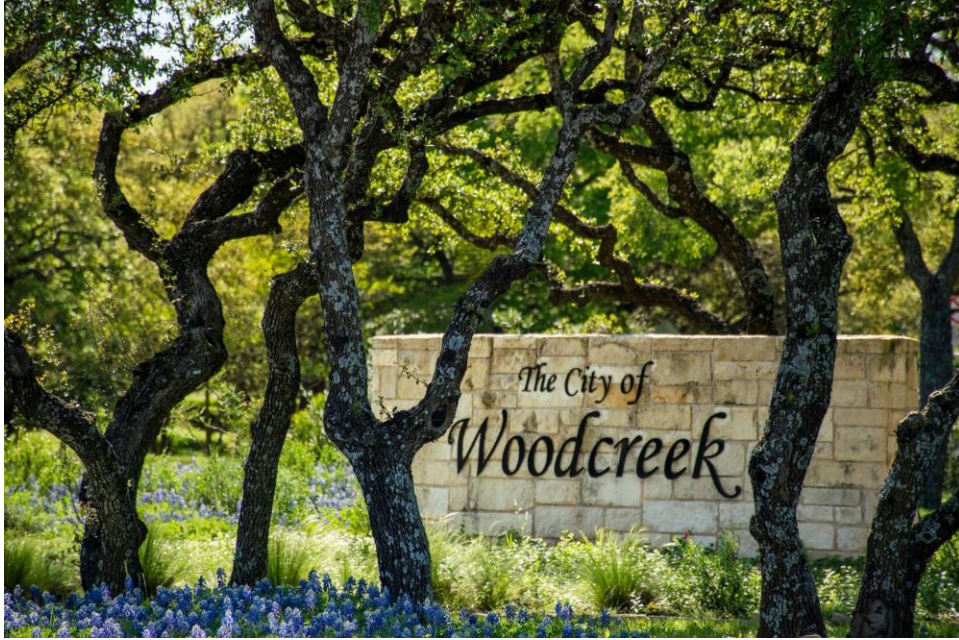
Wednesday, June 1

Wednesday, June 15

### **FOCUS GROUPS:**

Schedule TBD – Ideally at least 1 meeting before April 20th

City Hall can be available upon request



# **CITY OF WOODCREEK COMPREHENSIVE PLAN 2022**

### **Vision Statement**

Nestled amid the beautiful Texas Hill Country, The City of Woodcreek seeks to preserve the peace and quiet of its rural community through thoughtful development, responsible planning, and sustainable land management practices.

Our citizens chose Woodcreek as home for its safety, location, and natural beauty. It is through the promotion of communication and community, that our City will preserve its unique charm and endure for generations to come.

### **Background**

A comprehensive plan establishes a community's aspirations for the future and lays out the 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 the quality of life here for its residents. The basic tenets driving the construction of this plan will be to promote a sense of community, preserve and protect the natural beauty of the area and its wealth of resources, and to ensure that the rural character of Woodcreek is not lost to overdevelopment as the Wimberley Valley is experiencing unprecedented growth.

**Table of Contents:**

**I. Introduction**

**II. Overview of Woodcreek**

**III. Current Conditions**

- a. Government Services
- b. Current Land Use
- c. Demographics
- d. Parks and Open Spaces
- e. Environment

***IV. Citizen Survey Results 2021 Key Areas of Focus***

- a. Most pressing issues
- b. Future development goals
- c. Addressing mobility

**V. Our Vision and the Future of Woodcreek**

- a. Future Land Use
- b. Public Facilities and Infrastructure
- c. Parks and Green Spaces
- d. Environment and Resource Protection
- e. Economic Development

**VI. Implementation**

**VII. Woodcreek and the Wimberley Valley**



## ***I. Introduction***

The City of Woodcreek Comprehensive Plan serves as a vision for the future of the City. It is a policy guide and is meant to direct long-term planning for the City and its ETJ. This plan builds upon past vision plans and incorporates existing plans, like the Parks Master Plan, to form a complete picture of who and what is the Woodcreek community and where it is headed in terms of development, sustainability, preservation of its character, infrastructure maintenance, protecting natural resources, supporting local business, and all other aspects that ensure a community will flourish.

The Comprehensive Plan creates a framework for budget and allocation of the City's resources to achieve community goals and plan for improvements. This written plan will provide the basis for considering future land use and development in the ETJ. Woodcreek's Comprehensive Plan is an integration of the wants and needs of the community's stakeholders. It has been written and developed by a workgroup consisting of a representative from each of the three commercial enterprises located within the City limits, a diverse group of citizens, two elected Councilmembers, a member from the Planning and Zoning Board, a member from the Parks and Recreation Board, and with the assistance of a City Planner from the firm K.Friese. The plan is driven by citizen input through surveys and focus groups. There will be periodic updates to the City of Woodcreek Comprehensive plan to ensure it stays relevant and reflective of this community's needs overtime.

Chapter 213 of the Texas Local Government Code 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 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.

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

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.

## **II. Overview of Woodcreek**

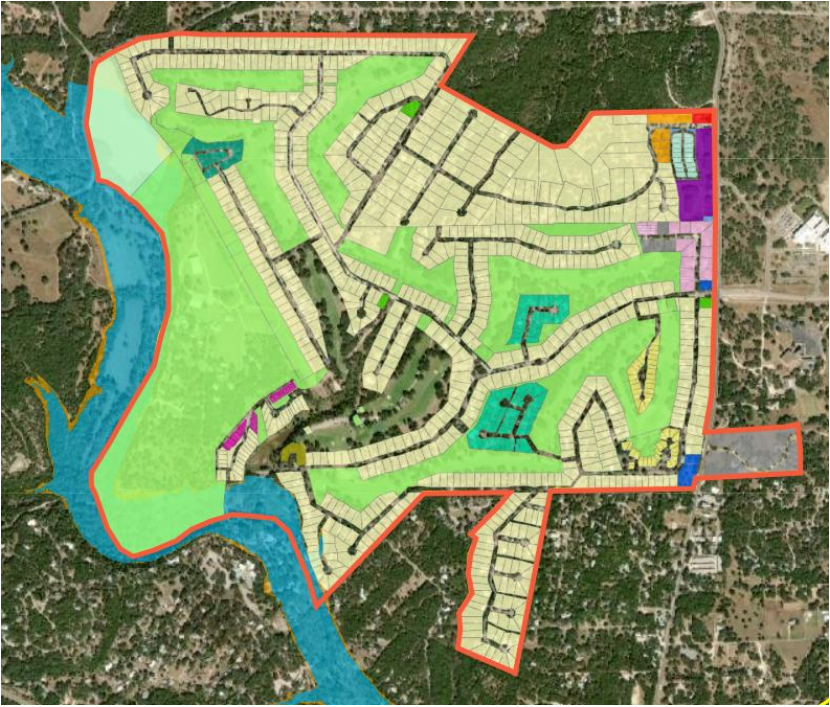
The City of Woodcreek, located in Hays County, incorporated in 1984 and became a Type A General Law City in 1989. It originally began as a golfing resort community with many vacation homes but has since grown into a thriving and diverse community of long-term residents. With its ancient Oak Tree lined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

Consisting of approximately 696 acres of land with over 800 homes and 1700 residents, it sits nestled in the Blanco River Valley as a sister city to Wimberley. Woodcreek residents rely on Wimberley for many of their basic consumer,

recreational and educational needs. Cypress Creek flows along marking the West border of the city limits of Woodcreek, and the East is delineated by RR12.

The City of Woodcreek has just three business entities: Camp Young Judea, Quicksand Golf Course, and Hill Country Spirits. Woodcreek is known for its iconic Championship 18-hole golf course dating back to the 1980s. Quicksand Golf Course winds throughout the entire City alongside the yards of most of the community and serves as a beautiful natural backdrop to the residents' daily lives, making this an idyllic spot for retirement and raising children.

The City has seen a steady growth rate of a little over 1% per year for a decade plus now. The median income meets averages for the County but remains over 9% higher than State averages. The median age has hovered in the low to mid 60s for most of the City's history and the overall age of the community has been shifting in recent years to include more young families. Houses and property have typically remained affordable in Woodcreek. However, Hays County has become one of the fastest growing areas in the County which has caused Woodcreek properties to significantly increase in value in the last 5 years.



City of Woodcreek City Limits

**III. Current Conditions**

- a.** Government Services
- b.** Current Land Use
- c.** Demographics

- d.** Parks and Open Spaces
- e.** Environment

#### **IV. Citizen Survey Results 2021 Key Areas of Focus**

- a.** Most pressing issues:
  - i.** Roadway Improvements
  - ii.** Pedestrian Safety and Mobility
  - iii.** Tree Preservation
- b.** Future development goals:
  - i.** Limited to no commercial development
  - ii.** Need more restaurants, a coffee shop and food trucks
- c.** Addressing mobility:
  - i.** Traffic calming is a priority
  - ii.** Improve trails and connections to Wimberley
  - iii.** Implement walking space (sidewalks or trails) along roadways

#### **V. Our Vision and the Future of Woodcreek**

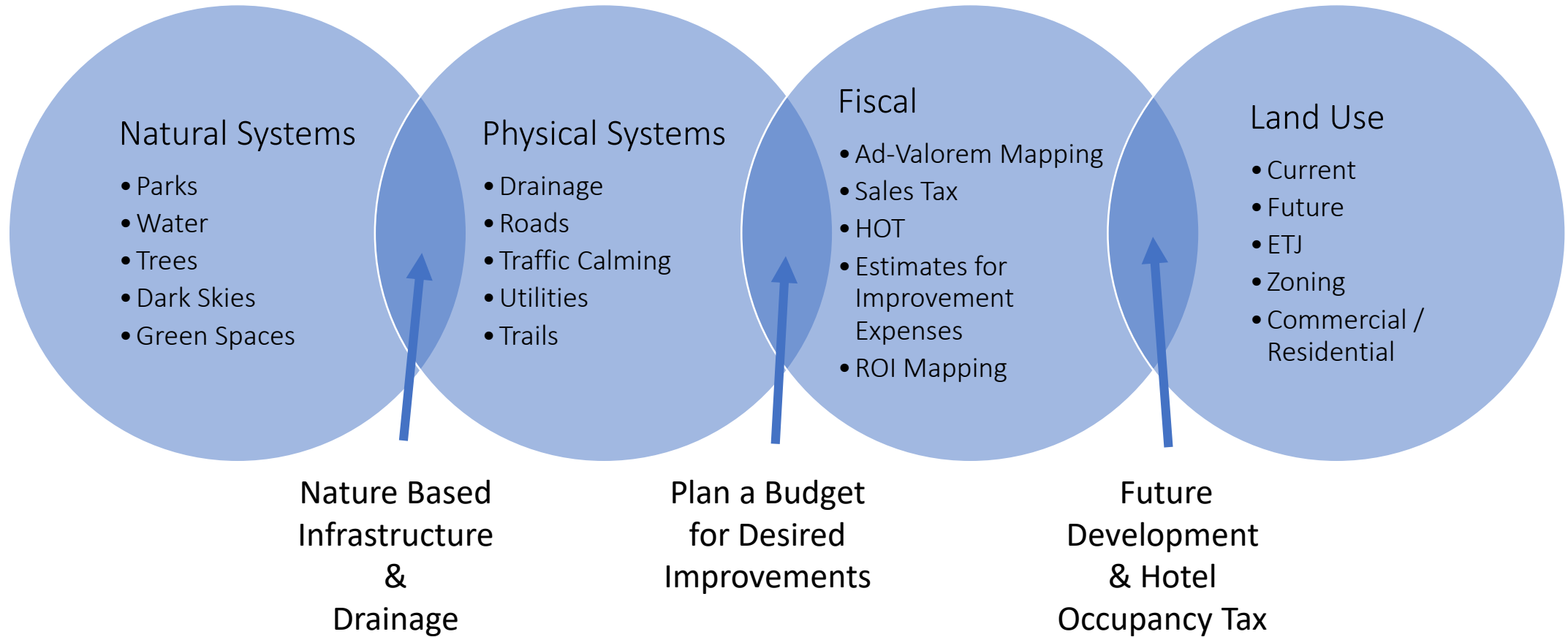
- a.** Future Land Use
- b.** Public Facilities and Infrastructure
- c.** Parks and Green Spaces
- d.** Environment and Resource Protection
- e.** Economic Development

#### **VI. Implementation**

(Each section in “Our Vision” must include goals and objectives with timelines for implementation – some cities choose to add an implementation section, and some do not. In those plans with an implementation section, they include the protocols for monitoring and updating the plan as well as making decisions towards implementation.)

#### **VII. Woodcreek and the Wimberley Valley**

# COMPREHENSIVE PLAN FOCUS GROUP OVERVIEW



**Current Volunteers**  
 Natural: Justin & Jason  
 Physical: Diane  
 Land Use: Lydia & Debra & Brandon (from K.Friese)

**GOAL:** Conduct 2-4 meetings to research and develop writing for this portion of the Comprehensive Plan (Can be held at City Hall or a location of your choosing).  
**NEED:** Volunteers from the Workgroup to assist in leading this areas.  
**PLAN:** Put out a call for citizens to contribute by either attending meetings or taking mini surveys and you can reach out to friends and neighbors personally.

### Establishing Minimum Lot Sizes in Zoning

Currently, we have standards on the minimum requirements for the size of a residential structure, garage space, parking, and maximum impervious coverage. When you use those to calculate a total minimum lot size it produces the numbers below.

OUR TASK: Do these minimum lot sizes make sense? Make a recommendation to P&Z on the lot sizes to incorporate into our zoning code.

NOTE: Council has set a minimum lot size for future subdivision of single-family residential lots (SF1-6) to 12,000 sq ft.

	Minimum Build	Garage	Parking	Impervious Coverage 30%	TOTAL MINIMUM LOT SIZE
SF1	1500	400	600	2500	8334
SF2	1000	400	600	2000	6667
SF3	1000	400	600	2000	6667
SF4	900	0	600	1500	5000
SF5	1000	200	600	1800	6000
SF6	1000	400	600	2000	6667
TH/C	1000	400	600	2000	6667
DU-1	2000	400	1200	3600	12,000
4-PLX	3200	800	2400	6,400	21,334
				all numbers in square feet	

