
MEETING NOTICE

The Planning and Zoning Commission of the City of Woodcreek, Texas will conduct a special meeting at City Hall, 41 Champions Circle, Woodcreek, TX. The meeting will be held on September 14, 2022 at 9:00AM.

All attendees are encouraged to wear face coverings when a minimum of six-foot social distancing cannot be maintained. Smoking is not allowed anywhere on the property of City Hall.

*The public may watch this meeting live at the following link:
<https://meetings.ipvideotalk.com/230507090>. 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:230507090.*

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).

AGENDA

CALL TO ORDER

PLEDGES

ROLL CALL AND ESTABLISH QUORUM

PUBLIC COMMENTS

Any citizen shall have a reasonable opportunity to be heard at any and all meetings of the Planning and Zoning Commission 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 Commission's attention. No member of the Governing Body 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 Chairperson'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).

Submit written comments by email to woodcreek@woodcreektx.gov by noon on the day prior to the meeting. Please include your full name, home or work address, and agenda item number. Written comments will be part of the official written record only. 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

CONSENT AGENDA

All the following items are considered self-explanatory by the Commission and may be acted upon with one motion. There will be no separate discussion of these items unless a Member or Citizen so requests. For a Citizen to request removal of an item from the Consent Agenda, a written request must be completed and submitted to the City Manager.

1. Approval of Planning & Zoning Meeting Minutes from April 20, 2022

REGULAR AGENDA

2. Administering Oath of Office to New Members
3. Introduction of New Member - Tamara Robertson
4. Elect a New Chairperson
5. Discuss and Take Appropriate Action on the Comprehensive Plan Prepared by the Comprehensive Plan Advisory Workgroup
6. Discuss and Take Appropriate Action on Areas of the Code of Ordinances for the Ordinance Review Committee to Focus Upon
7. Discuss and Take Appropriate Action on Future Meeting Schedule

ADJOURN

The Planning and Zoning Commission 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 economic development negotiations pursuant to Chapter 551.087 of the Texas Government Code; and/or 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 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 9th day of September, 2022 at 1:33PM.

By: 

Suzanne J. MacKenzie, City Secretary

PLANNING AND ZONING COMMISSION MEETING (CYJ)
April 20, 2022; 4:00 PM
Woodcreek, Texas

MINUTES

CALL TO ORDER

Vice Chairperson Johns called the meeting to order at 4:02PM.

ROLL CALL

PRESENT

Vice Chairperson Lydia Johns
 Commissioner Andy Davenport
 Commissioner Tomas Palm
 Commissioner Chris Sonnier
 Alt. Commissioner Carson Bledsoe
 Alt. Commissioner Josh Erwin

ABSENT

Chairperson Joe Kotarba

STAFF PRESENT

City Manager Brenton B. Lewis
 City Secretary Suzanne J. Mac Kenzie
 Administrative Assistant Maureen Mele

PUBLIC COMMENTS

No Public Comments were offered.

CONSENT AGENDA

1. Approval of Planning & Zoning Commission Meeting Minutes from March 9, 2022

A motion was made by Commissioner Davenport to approve the meeting minutes from March 9, 2022. The motion was seconded by Commissioner Palm.

After discussion, a roll call vote was held.

Voting Yea: Vice Chairperson Johns, Commissioner Davenport, Commissioner Palm, Commissioner Sonnier, Alt. Commissioner Bledsoe

The motion carried with a 5-0-0 vote.

2. Approval of Planning & Zoning Commission Meeting Minutes from April 1, 2022

A motion was made by Commissioner Sonnier to approve the meeting minutes from April 1, 2022. The motion was seconded by Commissioner Palm.

A roll call vote was held.

Voting Yea: Alt. Commissioner Bledsoe, Commissioner Davenport, Commissioner Palm, Commissioner Sonnier, Vice Chairperson Johns

The motion carried with a 5-0-0 vote.

REGULAR AGENDA

3. **Discuss and Take Appropriate Action on Instructions from the City Council of the City of Woodcreek to Review, Adjust and/or Create Clear Guidelines Regarding Planned Unit Development District, Planned Development District, Conditional Use Permit and Mixed Use Districts with a Focus towards Conservation, the ETJ, (if applicable) and the Possible Benefits For Our Citizenry, and Present to Council Their Recommendations**

A motion was made by Commissioner Palm to table this agenda item until more information can be obtained. The motion was seconded by Commissioner Sonnier.

After discussion, a roll call vote was held.

Voting Yea: Commissioner Davenport, Commissioner Palm, Vice Chairperson Johns, Commissioner Sonnier, Alt. Commissioner Bledsoe

The motion carried with a 5-0-0 vote.

4. **Discuss and Take Appropriate on the First Draft of Short Term Rental Regulations and Application Document**

A motion was made by Commissioner Palm to open the discussion.

After discussion, a motion was made by Commissioner Palm to table the draft process on the Short-Term Rental Ordinance. The motion was seconded by Commissioner Sonnier.

A roll call vote was held.

Voting Yea: Vice Chairperson Johns, Commissioner Sonnier, Commissioner Davenport, Alt. Commissioner Bledsoe, Commissioner Palm

The motion carried with a 5-0-0 vote.

A motion was made by Commissioner Davenport to request of the City Council and City Attorney to provide justification for the need for Short-Term Rentals in the SF-4 zoning district. The motion was seconded by Commissioner Palm.

After discussion, a roll call vote was held.

Voting Yea: Commissioner Palm, Commissioner Sonnier, Alt. Commissioner Bledsoe, Vice Chairperson Johns, Commissioner Davenport

The motion carried with a 5-0-0 vote.

A motion was made by Commissioner Davenport to recommend to City Council to change the ordinance to deny Short-Term Rentals in the SF-4 zoning district. The motion was seconded by Commissioner Sonnier.

After discussion, a roll call vote was held.

Voting Yea: Alt. Commissioner Bledsoe, Commissioner Davenport, Commissioner Palm, Vice Chairperson Johns

Voting Nay: Commissioner Sonnier

The motion carried with a 4-1-0 vote.

5. **Discussion and Take Appropriate Action on a Recommendation to the Woodcreek City Council Regarding Parking Requirements as Stated in Title XV:- Land Usage; Chapter 156: - Zoning; Sections § 156.028 Hard-Surface Driveways; § 156.029 Parking; § 156.036 Parking and Load Requirements; § 156.056 Carports and Garages; § 156.059 Parking; and § 156.063 - Chart 2: Residential Zoning Requirements**

A motion was made by Commissioner Palm to recommend to City Council that the existing ordinance stay-in-place and that the requirement for a hard surface driveway with a minimum

of three off-street parking areas apply to new construction only and provided that any addition to existing structures still meet the impervious cover requirement. The motion was seconded by Commissioner Davenport.

After discussion, a roll call vote was held.

Voting Yea: Alt. Commissioner Bledsoe, Commissioner Palm, Vice Chairperson Johns, Commissioner Davenport, Commissioner Sonnier

The motion carried with a 5-0-0 vote.

ADJOURN

Vice Chairperson Johns adjourned the meeting at 5:07 PM.

Lydia Johns, Vice Chairperson

Suzanne J. Mac Kenzie, City Secretary

DRAFT

The City of Woodcreek

IN THE MIDST OF THE TEXAS HILL COUNTRY

Application for Appointment to the Planning & Zoning Commission

Name: Tamara Robertson
 Telephone Number(s): Home: _____ Cell: 512-576-0802
 E-Mail Address: tamara.realtor@gmail.com
 Residence Address: 60 Champion Cir, Woodcreek TX, 78676
 Mailing Address: Same

1. Do you or your employer have any business or other dealings with the City of Woodcreek which may present a conflict of interest? Yes No If "Yes", please explain:

2. Have you previously served on the Woodcreek City Council, Board or Commission, or in an advisory capacity to the Mayor and/or Councilmember(s)? Do you have a family member who is serving currently or has served in the past? Yes No If "Yes", please list capacity and term:

3.

Describe any qualifications, credentials or special interests that relate to your possible appointment.

I am a TX real estate broker and have been in the RE industry for 20+ years. Specializing in residential, commercial and former ranch properties, I have a broad knowledge of zoning, subdividing, plats, surveys, water districts and infrastructure.

Signature: [Signature] Date: 8/7/2022

I'm excited to learn more about the City's Comprehensive Plan and want the best for our little city!

Mayor Rasko,

8/7/2022

Item 3.

Please see the attached application for appointment to the planning and Zoning commission.

I am honored by your and the City Council's consideration.

Thank You!

Tamara Robertson

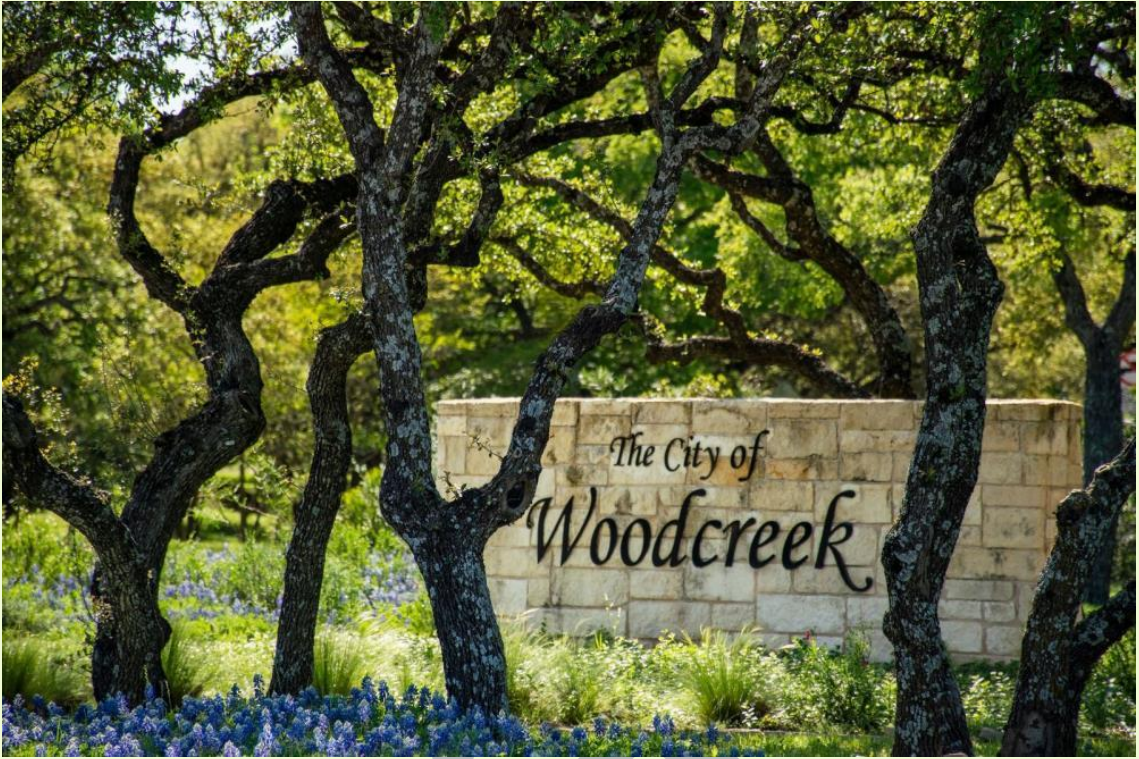
The Comprehensive Plan Workgroup requests that the Planning and Zoning Commission review a copy of the Final Draft of the Comprehensive Plan as attached. This is version 3 of the final draft, and has a few items pending (listed below).

We request that you please provide feedback and recommendations back to the Comprehensive Plan Workgroup so that we may incorporate your suggestions into the draft.

A final copy of the final draft will be submitted to Planning and Zoning at the October meeting. This copy may be approved and sent to City Council if the Commission is pleased with the document.

Items currently pending:

- A Future Land Use Map from K. Friese (there is a place marker in the document)
- An Appendix for ALL images featuring their photo credits and source.
- Captions numbering all images and giving a brief description.
- A completed glossary with definitions for all terms. Please consider adding to this list in your recommendations.



*City Of Woodcreek
Comprehensive Plan
2022*

Vision Statement

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.

Background

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.



- 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**

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

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.

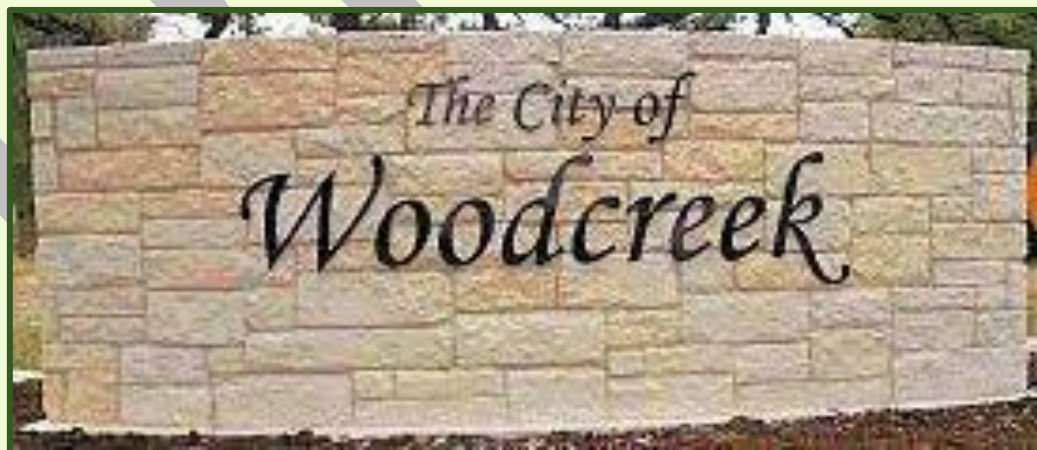
A primary way that a municipality regulates the development of land within its jurisdiction is through a zoning ordinance. Here again, the comprehensive plan serves as the basis upon which all zoning decisions are made. Chapter 211 of the Local Government Code requires that all zoning decisions be consistent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



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.



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:

- Lydia Johns**, Vice-Chair
- Andy Davenport**, Commissioner
- Tomas Palm**, Commissioner
- Chris Sonnier**, 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

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

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.

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:

- 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

Current:

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

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**

Platinum Panel

- Linnea Bailey, Chair**
- Cody Abney, Vice-Chair**
- Joe Green**
- Ed Fleming**
- Jill Bloom**

Ordinance Review

Current:

- Emma Davenport, Chair**
- Donna Hector, Vice-Chair**
- Randy Renter**
- Karen Duncan**
- Steve Passalacqua**

Previous:

- Carroll Wilson, Chair**
- Peg Wolfe, Vice-Chair**

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

- analysis of existing conditions,
- engaging the public for input,
- 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.

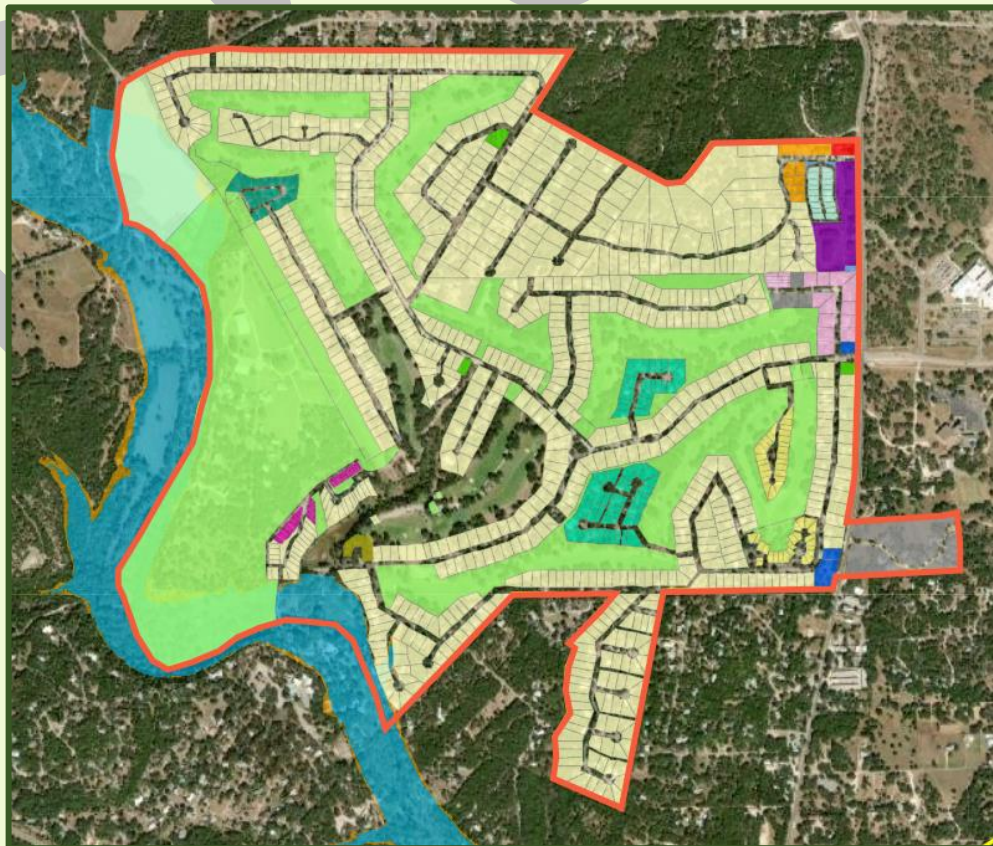
Phases in Process

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.



Future Land Use Workshop

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.

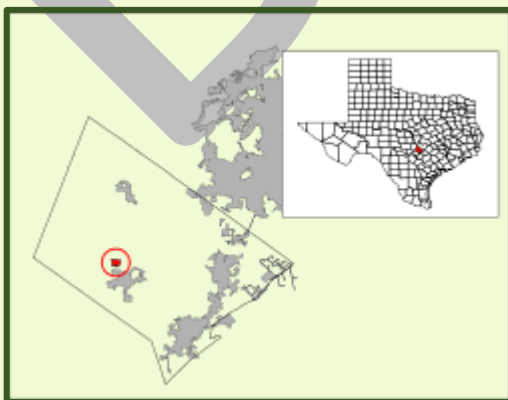


Overview of Woodcreek

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



The City of Woodcreek has just three non-residential entities: **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.

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.

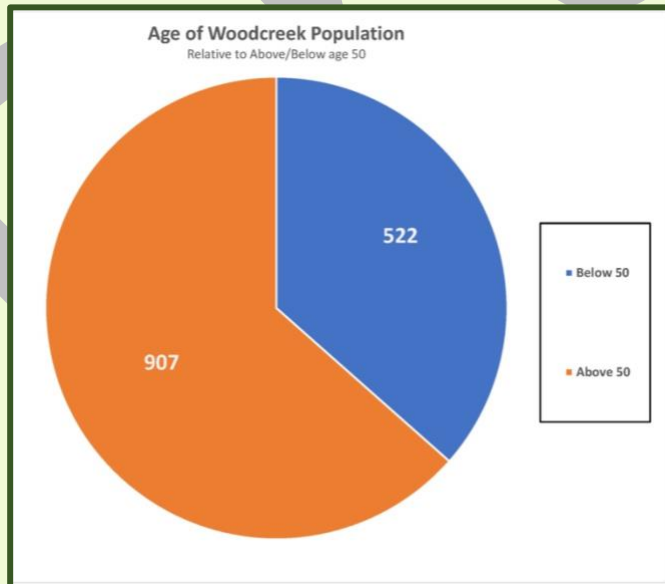
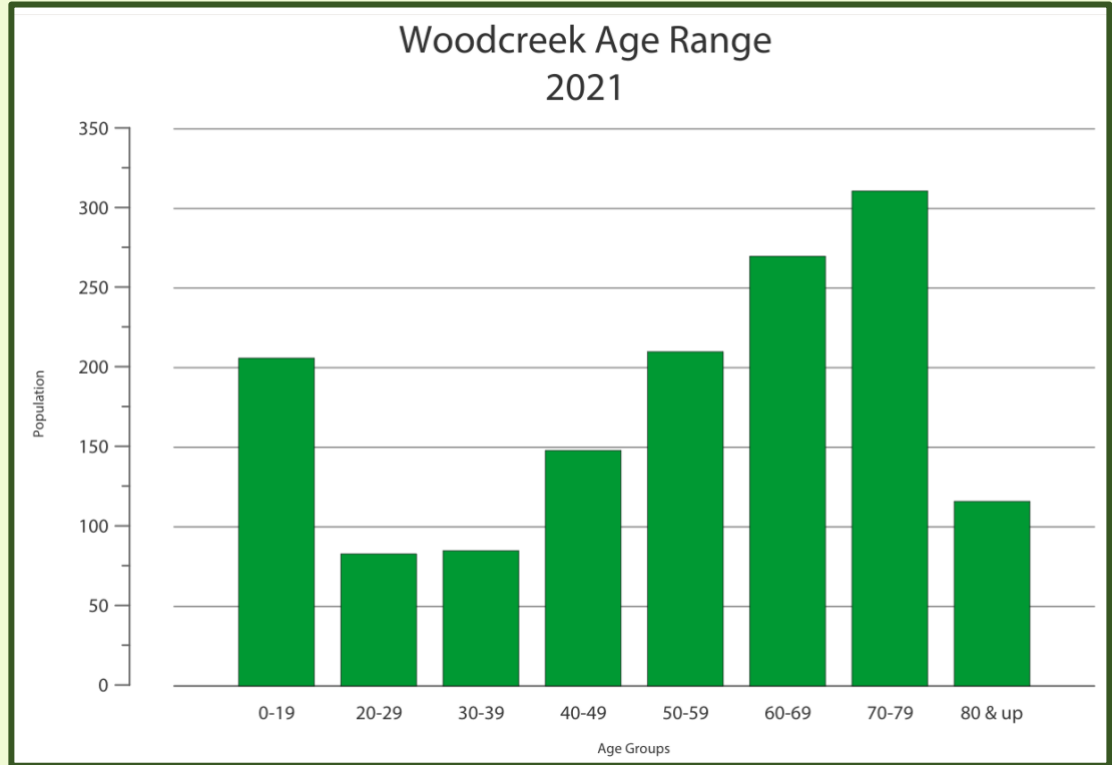


Statistics

- 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.

Demographics

The median age of Woodcreek is 59, and the population distribution is shown in the charts below.



Changes in this make-up are expected as there has been an increase in younger home buyers and those with adolescent children moving into the area. This is due in part 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.*
- *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 lots and acreage.*

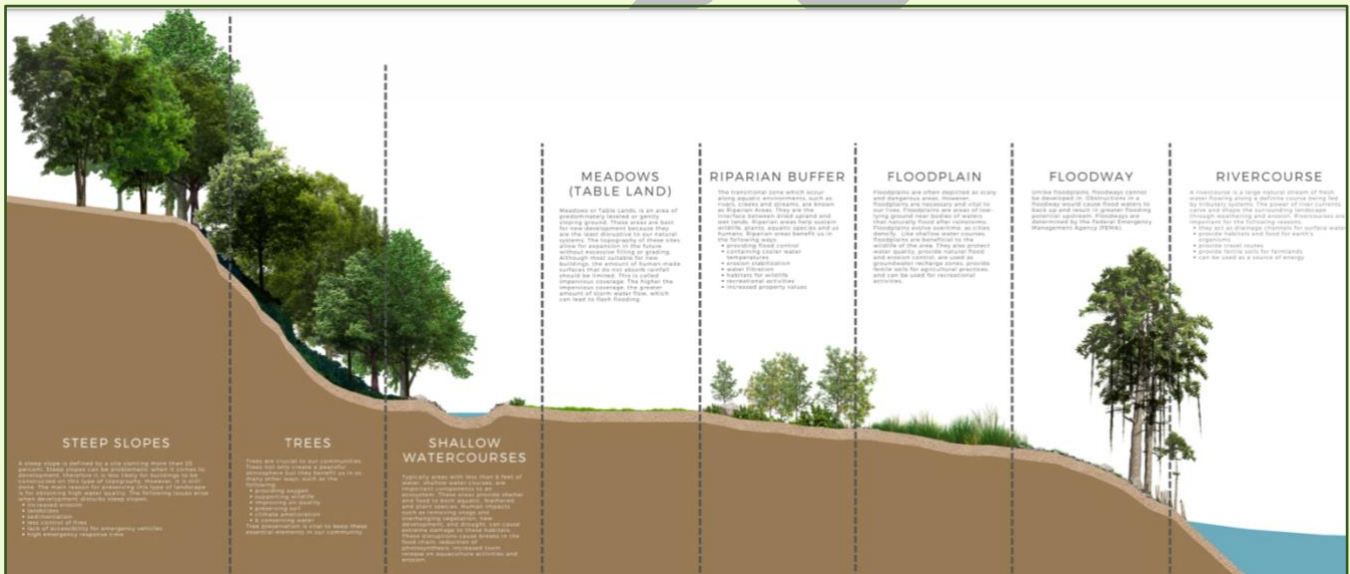
Commercial Enterprises

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

- *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 businesses operating throughout the community.*

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 topography. 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

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

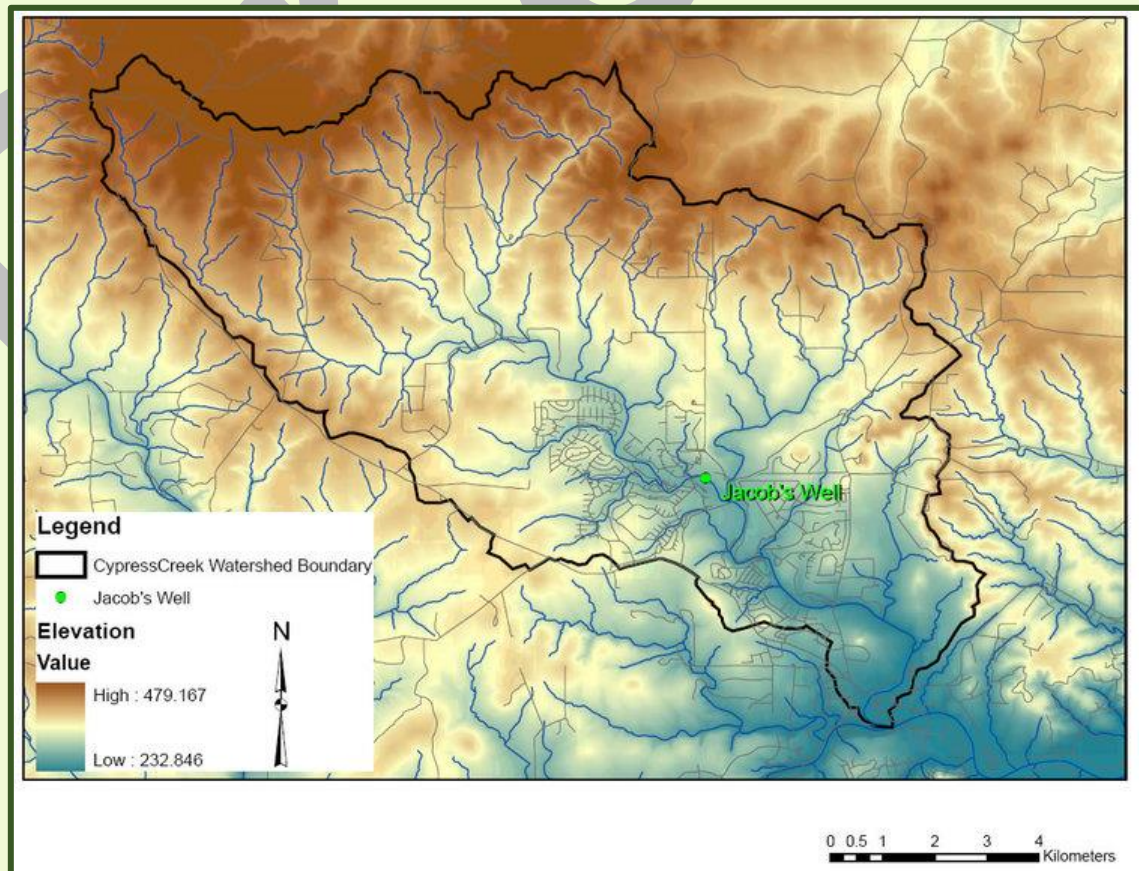


Influences on the local environment:

- 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.

Woodcreek is in 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 slowly drain surface water into the Blanco River like a giant sink basin.

On a larger scale, Woodcreek sits on top of the Trinity Aquifer which is a network or webbing of underground water channels through the karst features of the limestone that flow into and are part of the contributing zone to the larger “bathtub” of the Edwards Aquifer.



Current Conditions

Woodcreek finds itself in the Cypress Creek Watershed and has participated in alliances with Wimberley via the Meadows Center to improve and preserve the water quality and quantity of Cypress Creek.

Being in a watershed means that all surface water in the Woodcreek area flows downward towards the creek, and that surface pollutants from this community enter the waterway impacting the water quality.

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.

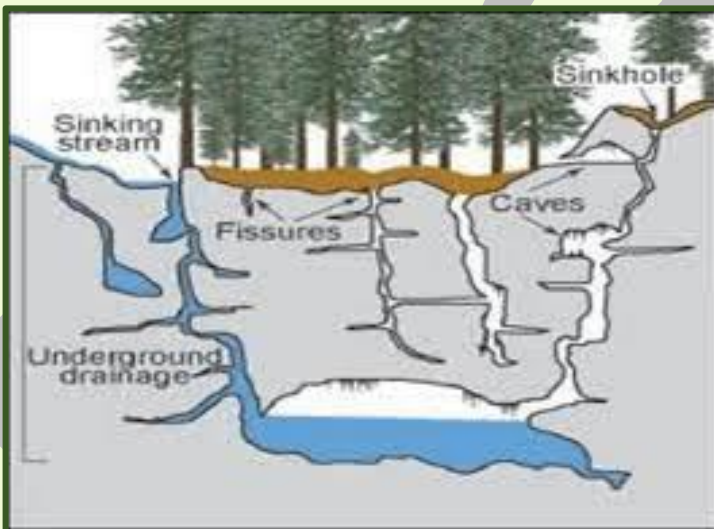
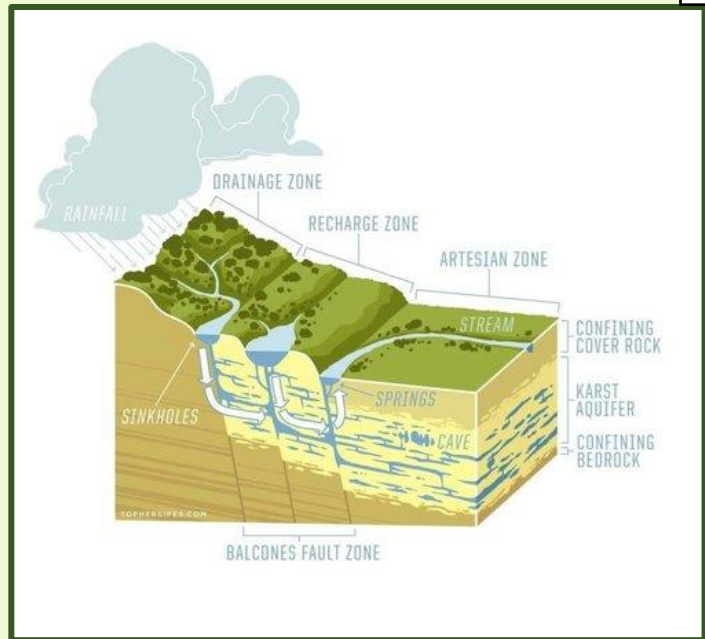


Part of Woodcreek, specifically the northwest part of the city limits, a large chunk of Brookmeadow, and much of the northwest portion of the ETJ are in the Jacob's Well Management Zone. Thus, serving as a catchment that feeds water into the stream. Some of the outer limits of the ETJ brush the recharge zone for Jacob's Well and in these areas the water is percolating down into the water systems that feed the well.



Current Conditions

Jacob's Well itself sits on a fault line, making it an artesian well whose water is driven to the surface through a soft spot in the earth's crust because of pressure built up underground at the fault line acting as a dam in the aquifer system of streams.



The karst limestone features of Woodcreek and the greater Wimberley valley provide it with a unique character and charming landscape.

In addition, it gives the community a very productive ground water source that is naturally filtered through the limestone. Conversely this same geological phenomenon also makes the groundwater more susceptible to contamination and damage through over consumption and excessive development.

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.

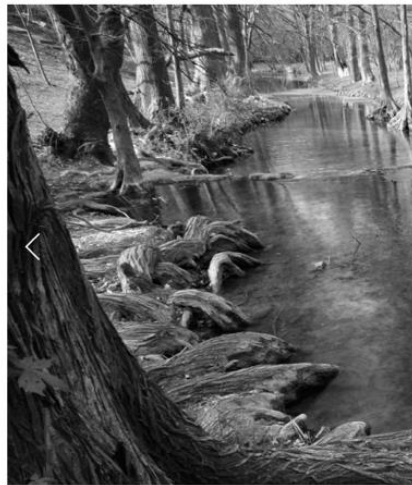


In 2018, the Cypress Creek Project team installed the above 5,000 gallon polyethylene cistern at the Woodcreek Golf Course. The cistern is collecting water off of a 2,700 square foot roof, which allows for the harvesting potential to be approximately 45,000 gallons annually. The rainwater harvested from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

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



Let's keep it clean, clear & flowing



Celebrating 10 Years



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.



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

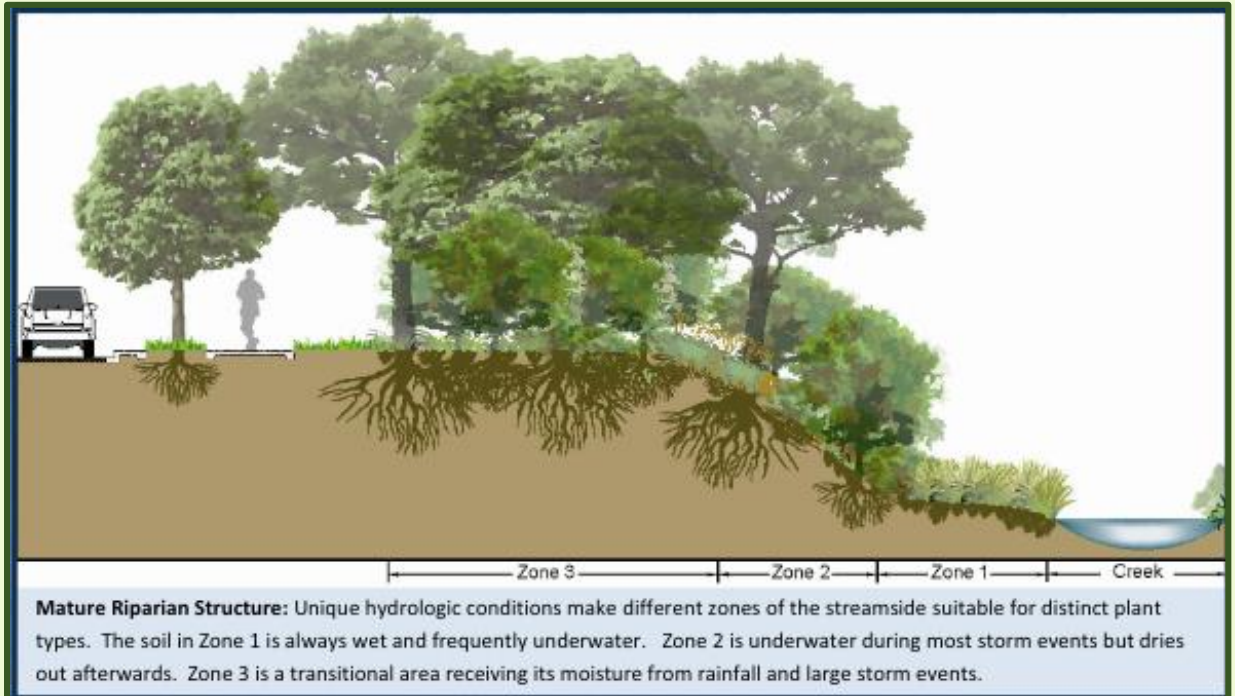
Oak Wilt is a fungal disease that impacts specific species of oak trees, many of which can be found within Woodcreek and serve as representation of the namesake of the community.

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 to 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.



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.

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 producing a loud hum as cars travel down the road.

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 Park

Veteran's Memorial Park 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 Park on the southside of Woodcreek Drive and RR12 intersection remains undeveloped but is zoned for a public park.

The Triangle

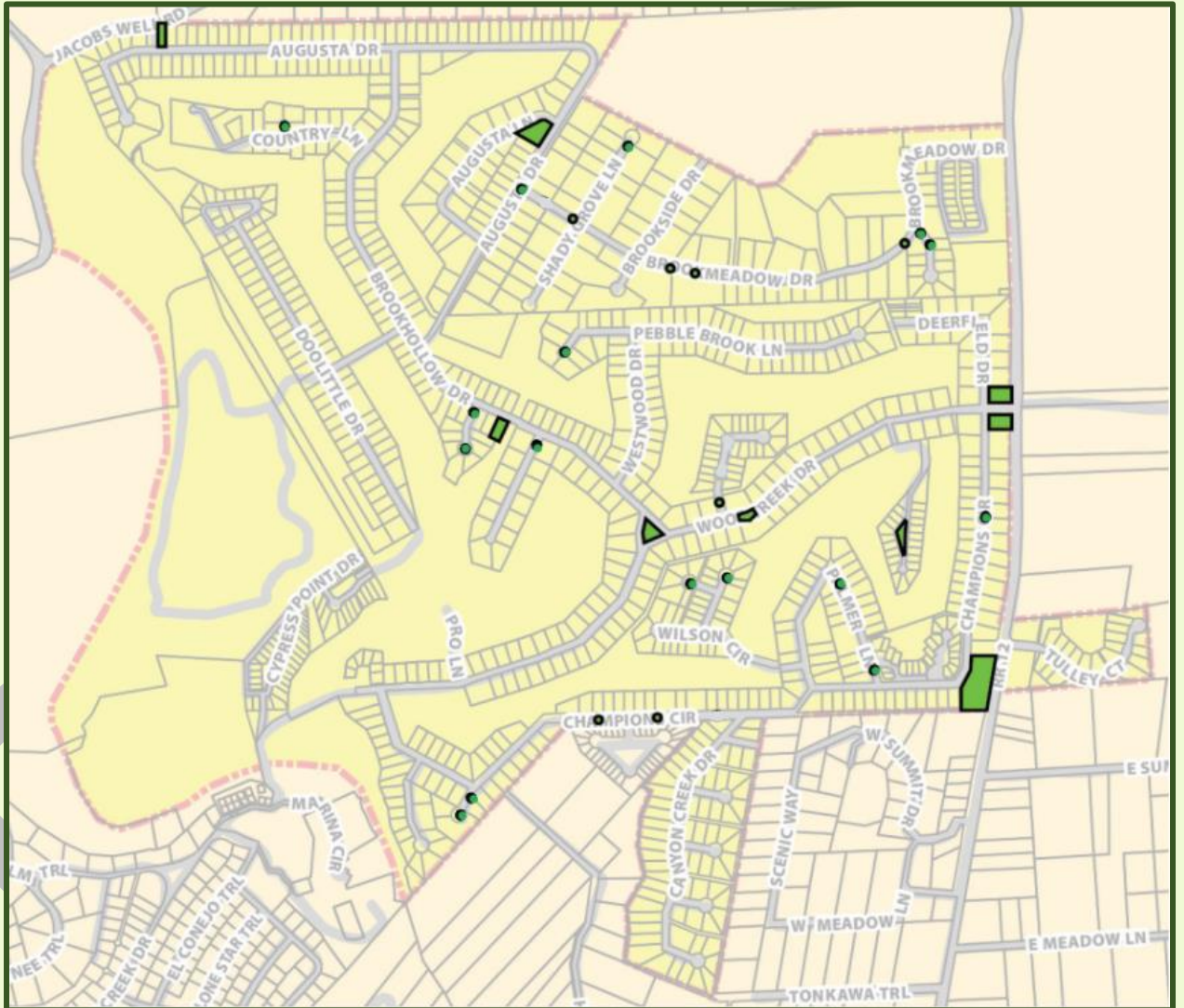
The Triangle, is often thought of as a park by the community but is designated a right-of-way greenspace. It features a single bench, some landscaping and an unused flagpole.

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.

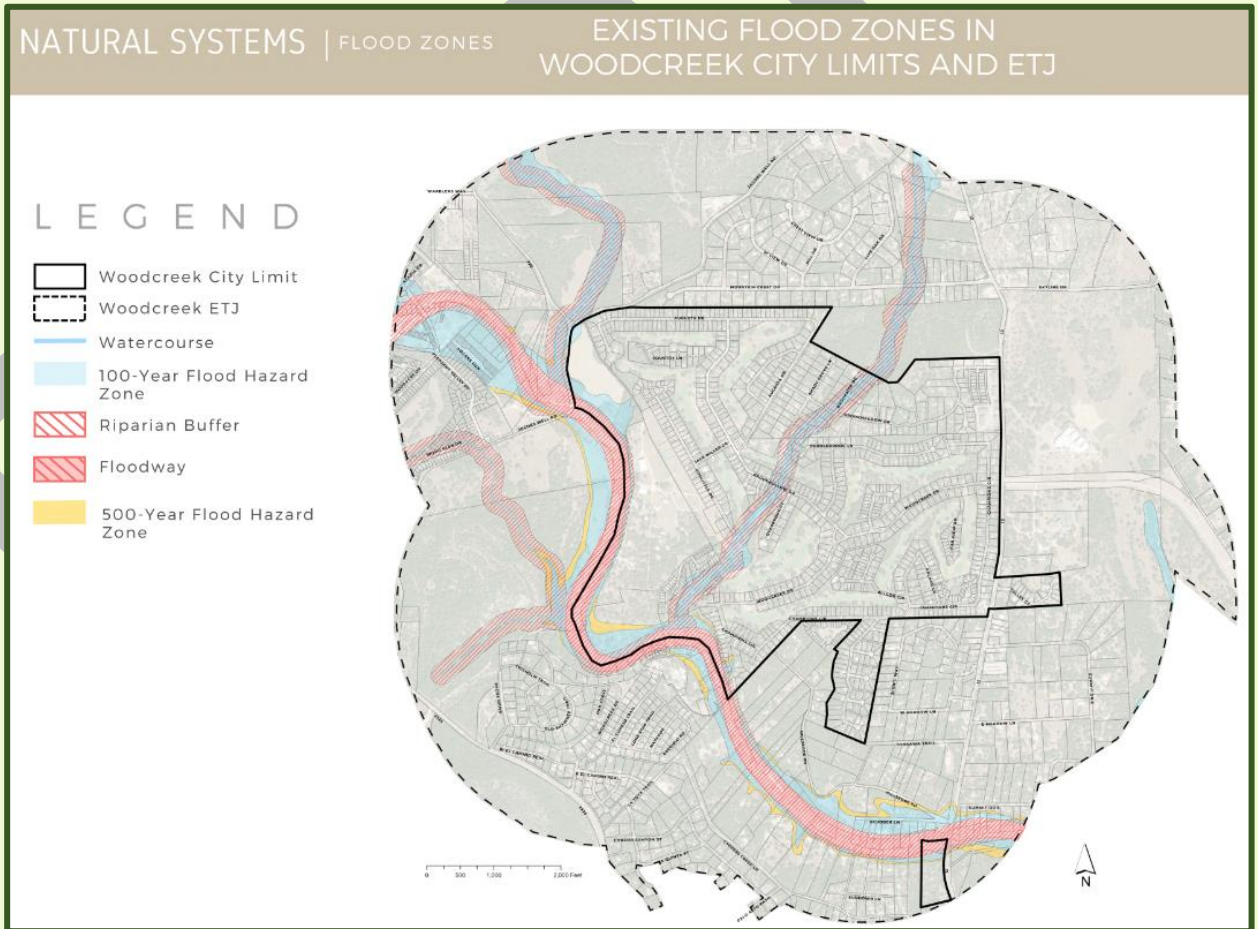


Greenspaces within Woodcreek



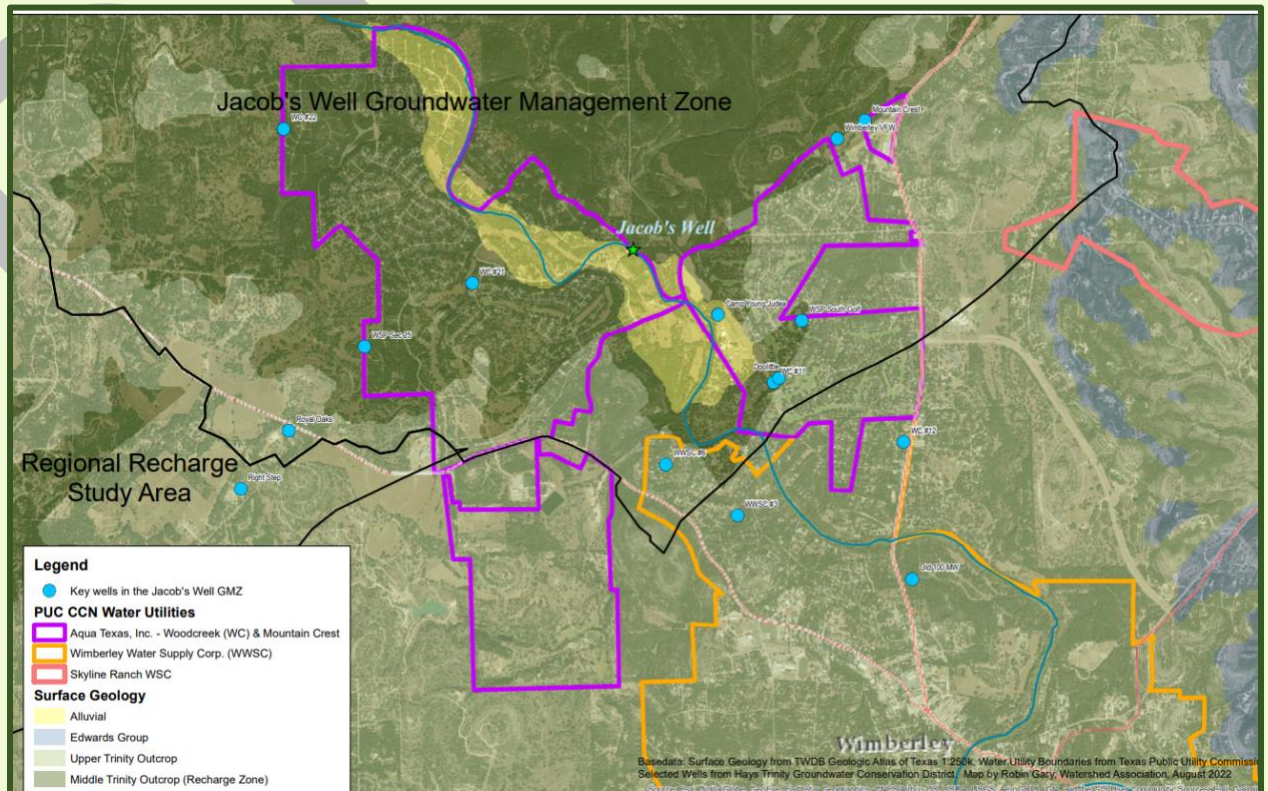
Water: Drinking, Regulation, Quality Management

- 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 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.



Air: Visibility and Quality

- 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.
- 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.

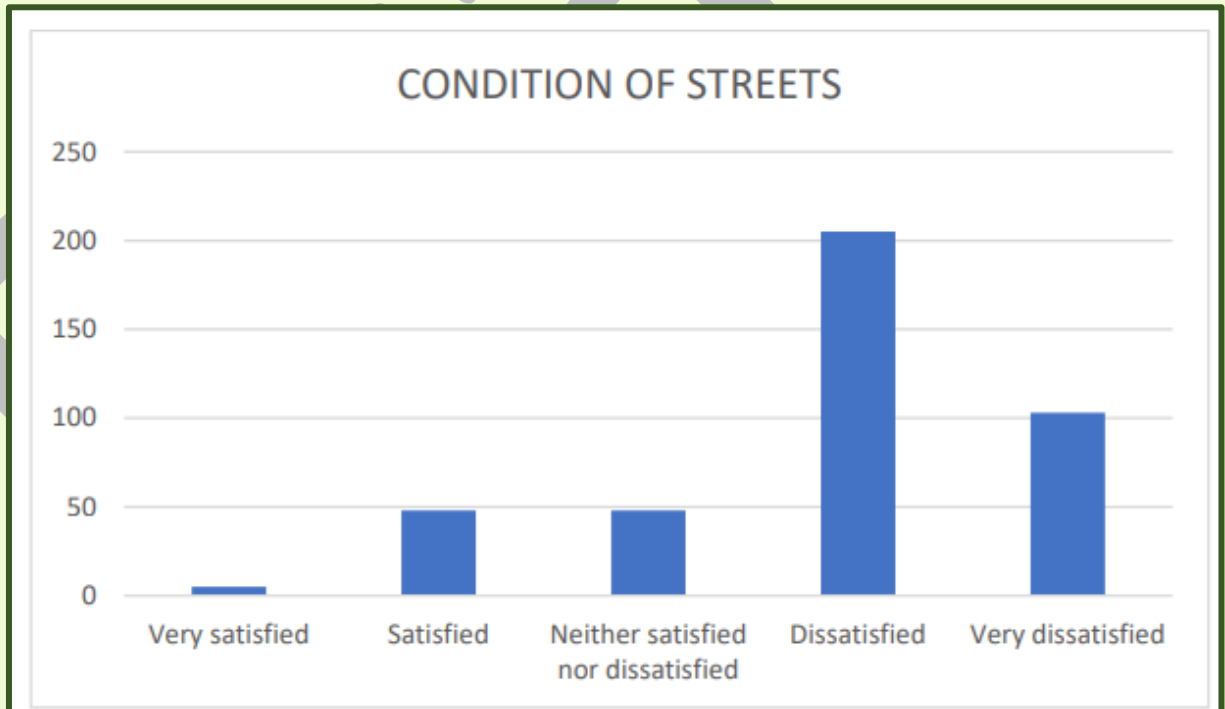
Public Facilities

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

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.



Road Conditions

Current Conditions

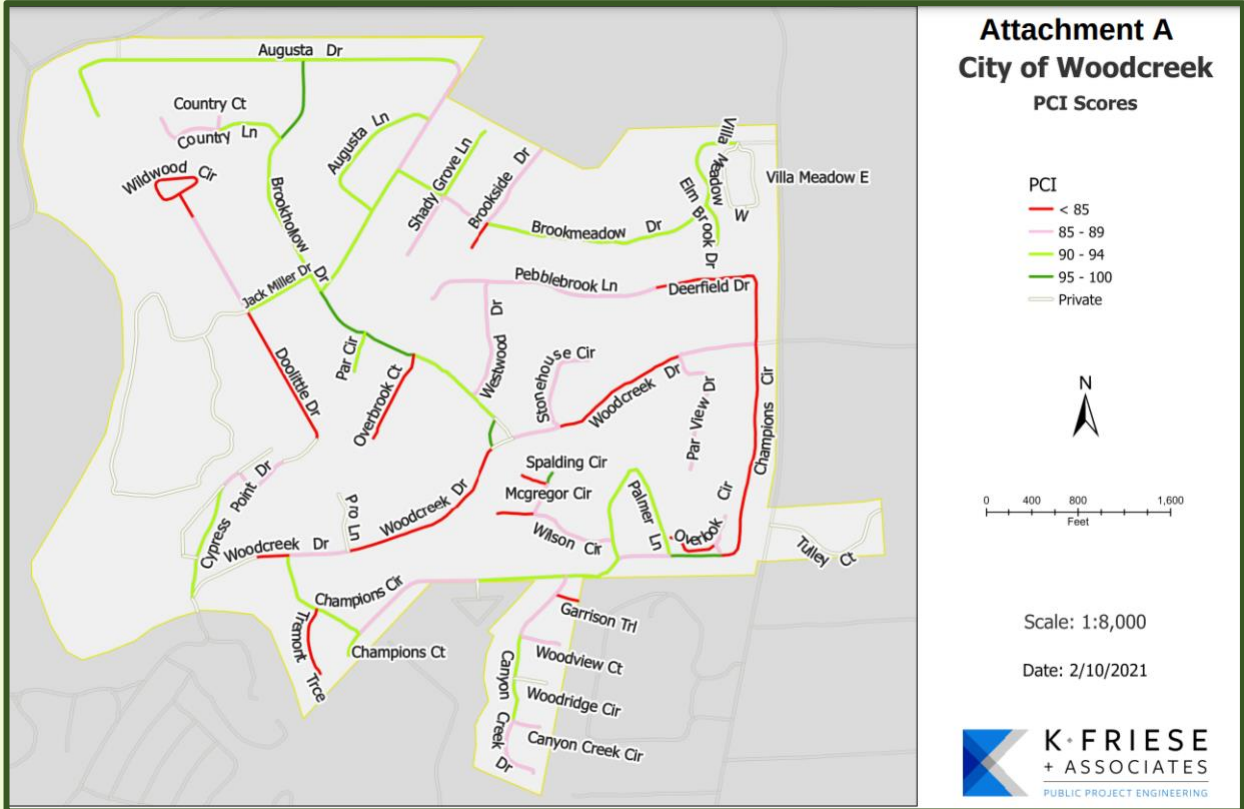


Table 2. PCI Rating Scale

PCI Rating	Range	Definition	Maintenance Classification
Good	100 - 85	Pavement has minor or no distresses and requires only routine maintenance.	Preventative
Satisfactory	84 - 70	Pavement has scattered low-severity to medium distresses that need only routine maintenance.	Preventative
At risk	69 - 50	Pavement has low, medium, and high severity distresses that may cause a reduction in ride quality.	Rehabilitation
Poor	49 - 25	Pavement has predominantly medium and high severity distresses that cause noticeable reduction in ride quality and pavement life span.	Rehabilitation
Serious	24 - 0	Pavement has mainly high severity distresses that cause significant reduction in ride quality and pavement life span. Immediate repairs are needed.	Reconstruction

Infrastructure

- **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.

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.



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.

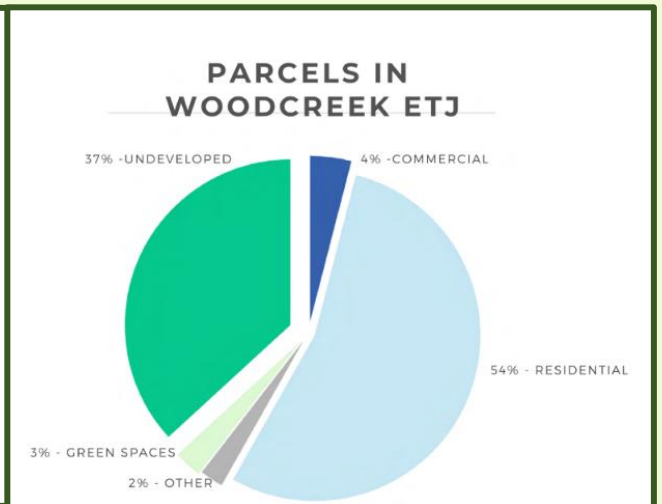
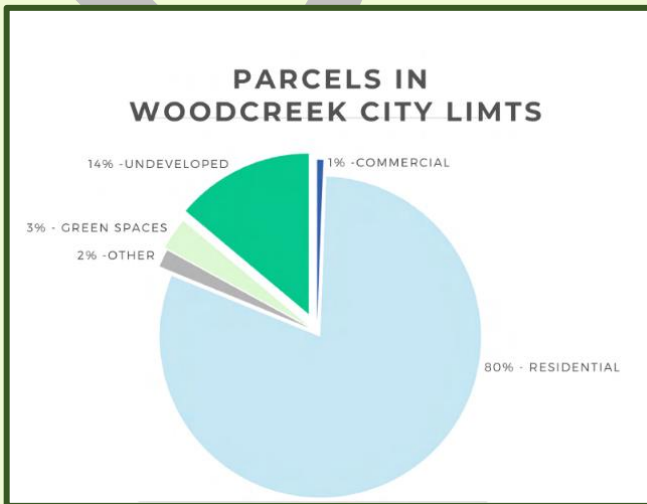
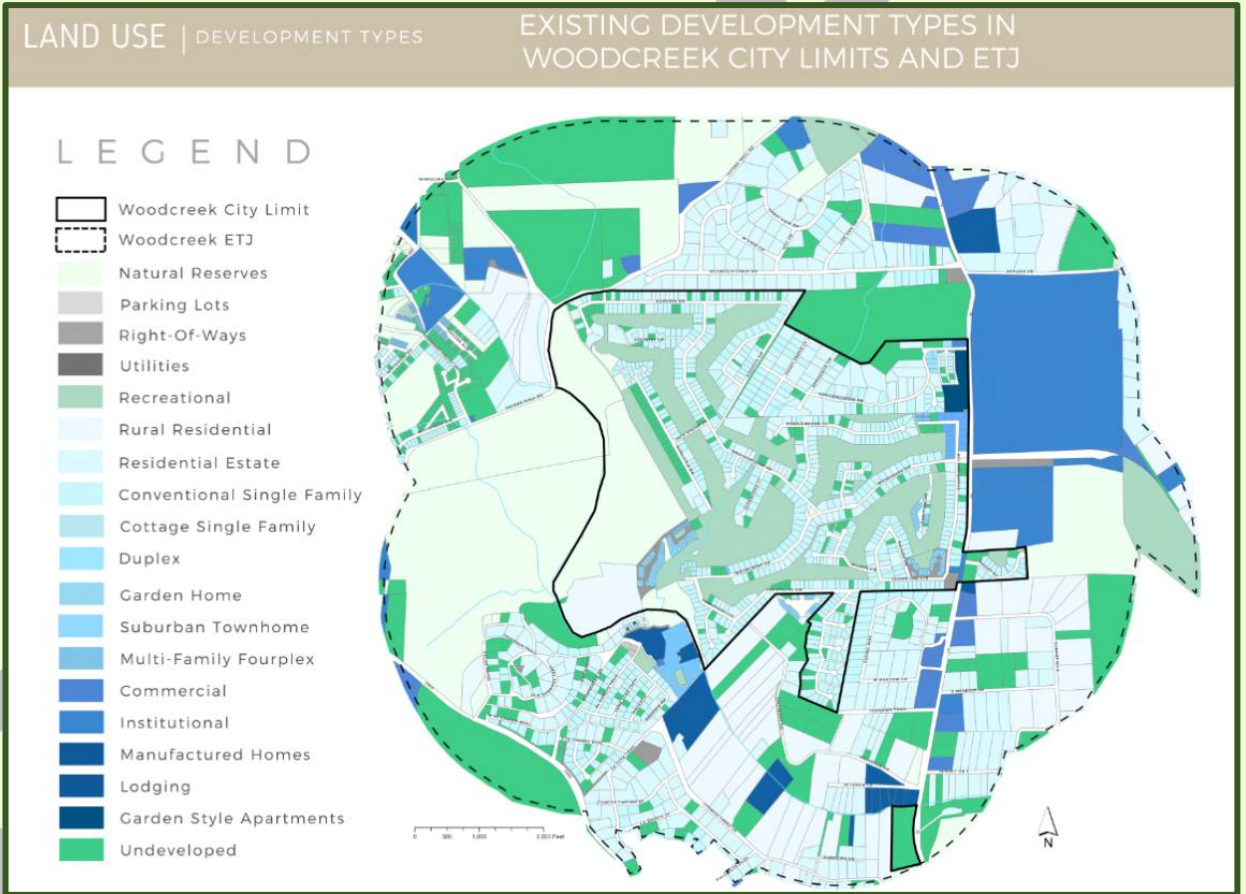
Land Use

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 low-density 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.



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 one small nature preserve tucked in the upper northwest corner within the city limits.



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
 - Messina Inn
 - Cypress Creek Vacation Homes
- There are two bars
 - Casa Vindemia
 - 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
 - Ranch Road 12
 - Winter's Mill Parkway
 - 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.

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):

- natural beauty
- peace and quiet
- 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.

Most Pressing Issues

Roadway Improvements

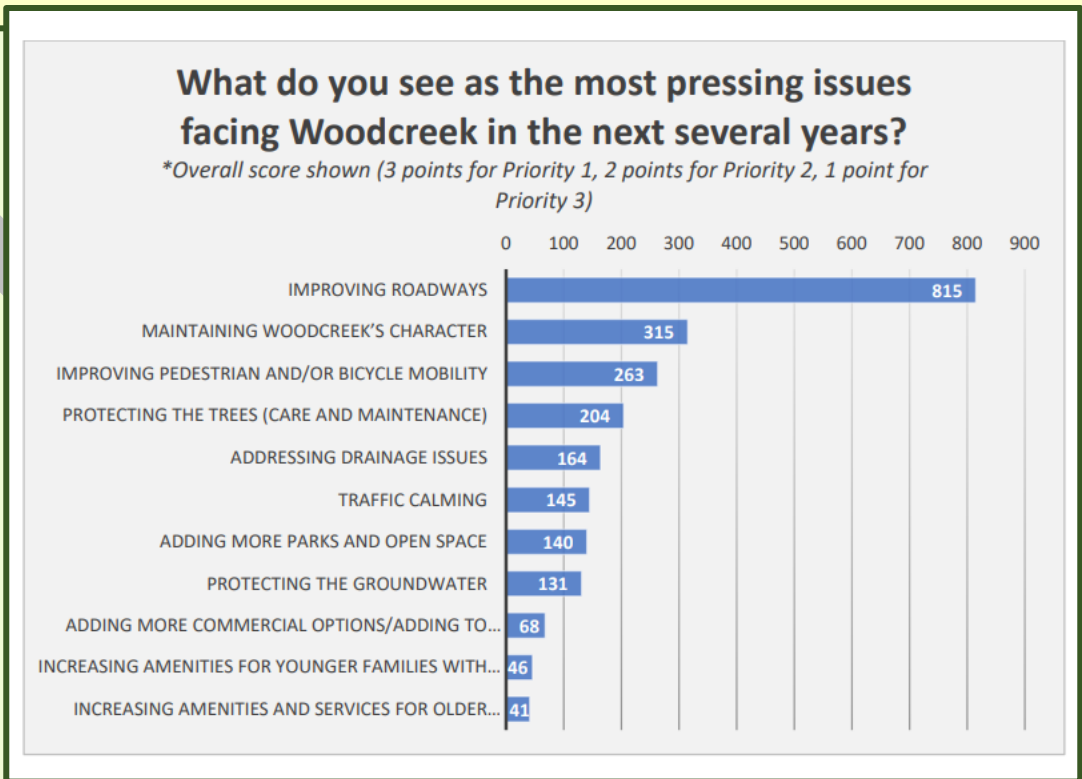
Roadway improvements received the most support of any topic in the survey and have been identified as a key priority for immediate planning in the city. A Platinum Panel with representation from city residents has been formed and is addressing this issue. The Panel will develop a master transportation 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.



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.

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

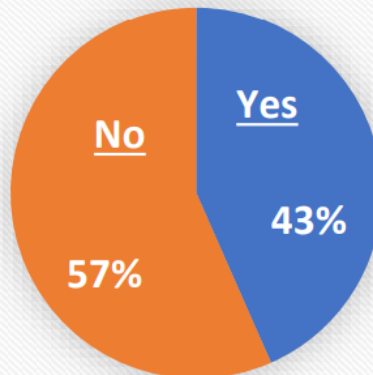
GOAL: Preserve Woodcreek’s natural, rural setting

Strategy One: Protect what exists.

Action Plan:

- Enforce protective regulations for trees
- Community education programs
 - Rainwater collection
 - 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

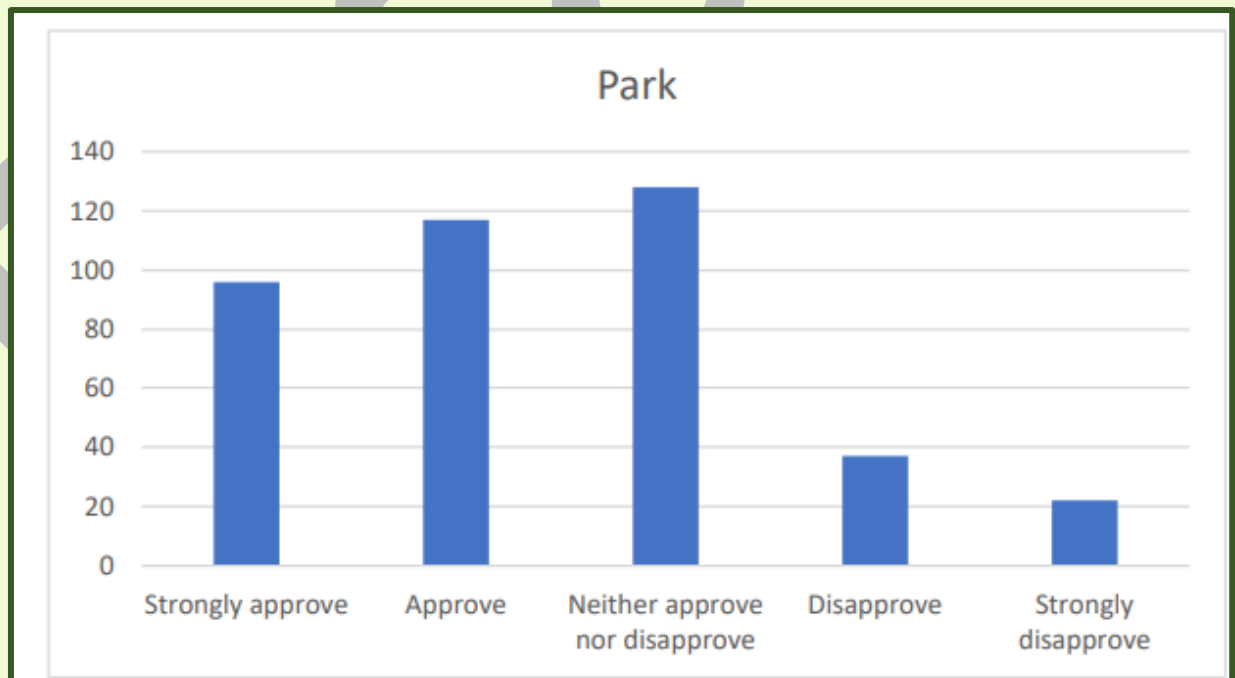
Are you satisfied with the current parks, trails, and recreational options in Woodcreek?

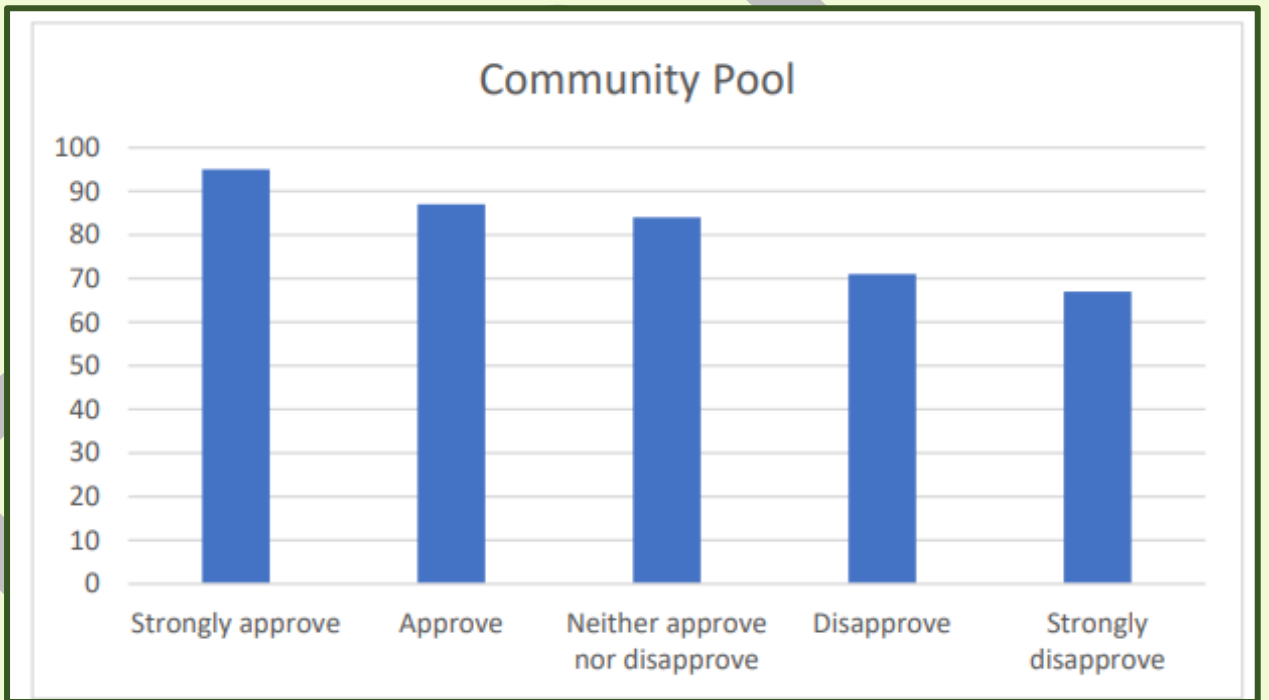
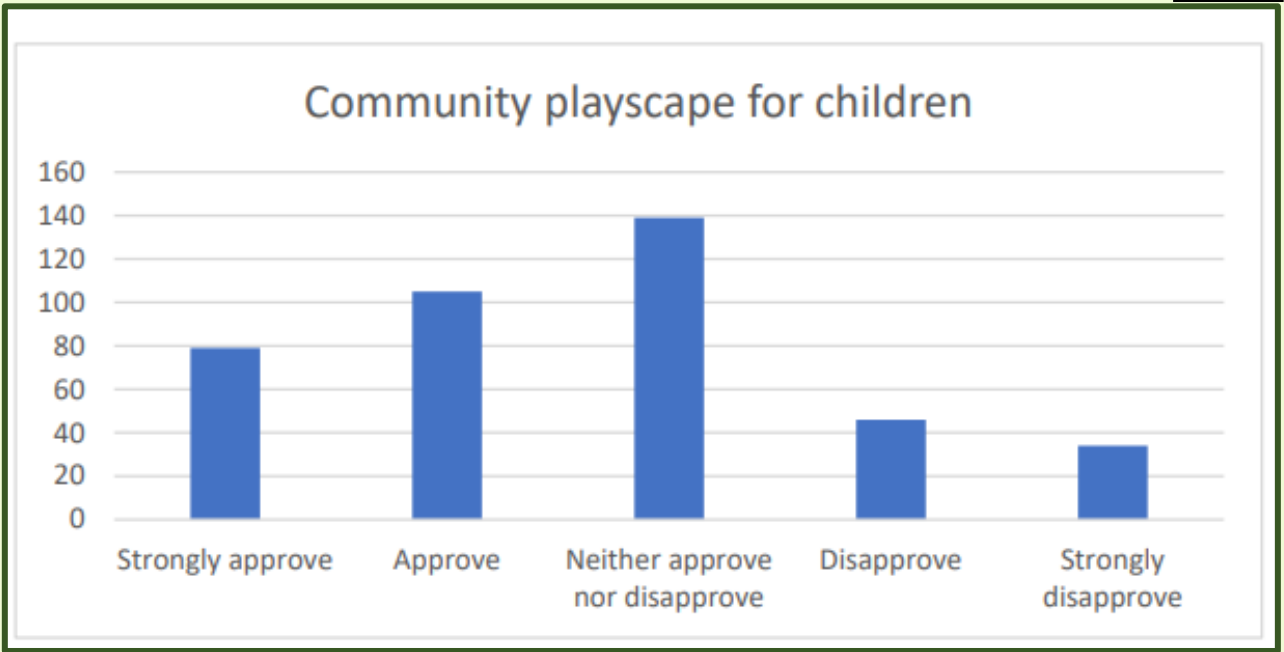


Strategy Two: Increase and improve parks and greenspaces.

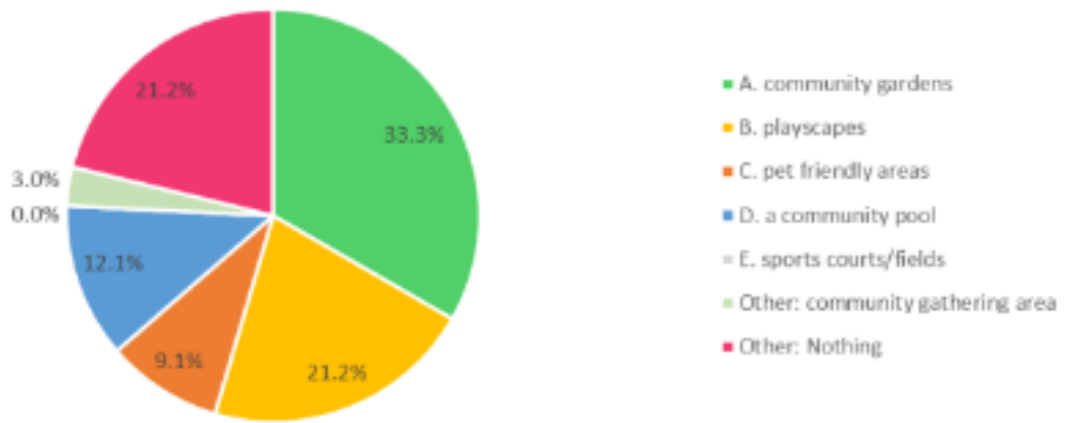
Action Plan:

- 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.

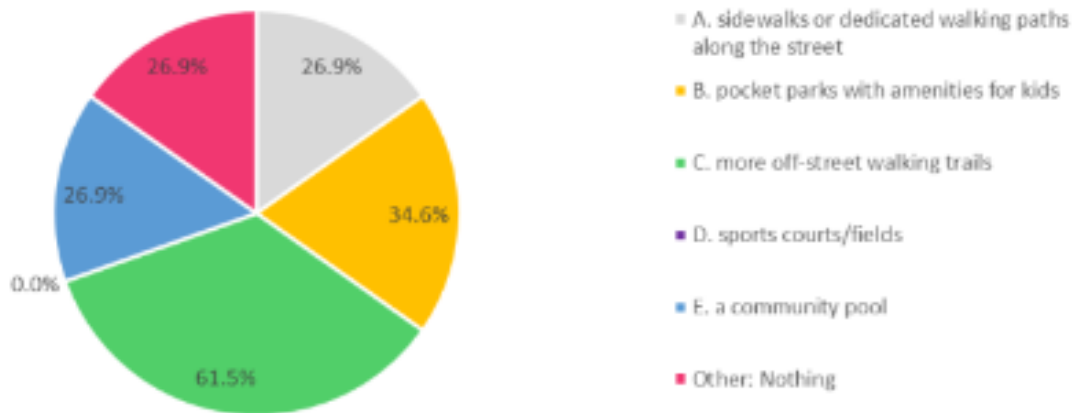




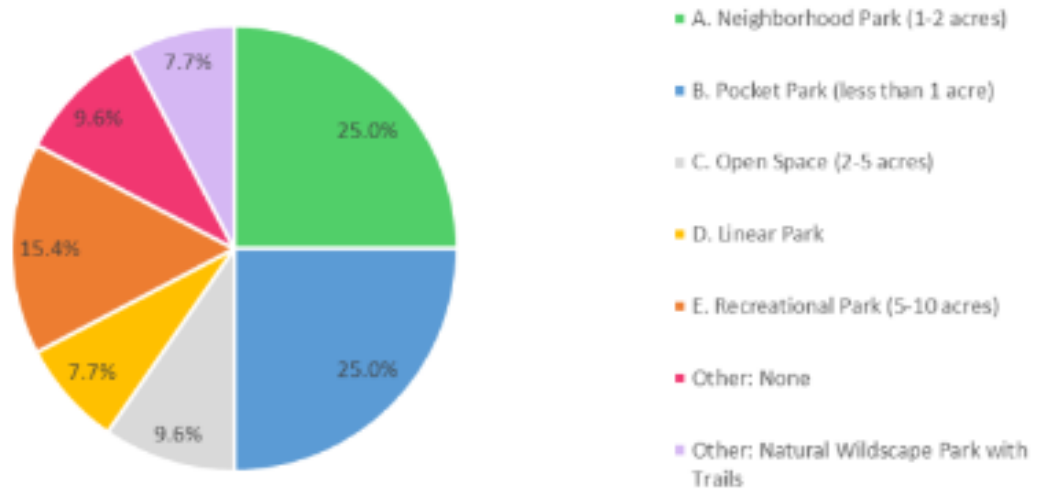
IN WOODCREEK'S EXISTING PARKS, I WOULD LIKE TO SEE..



IN TERMS OF ACTIVE RECREATION, I WOULD LIKE TO SEE MORE...



I WOULD PREFER THIS TYPE OF PARK...



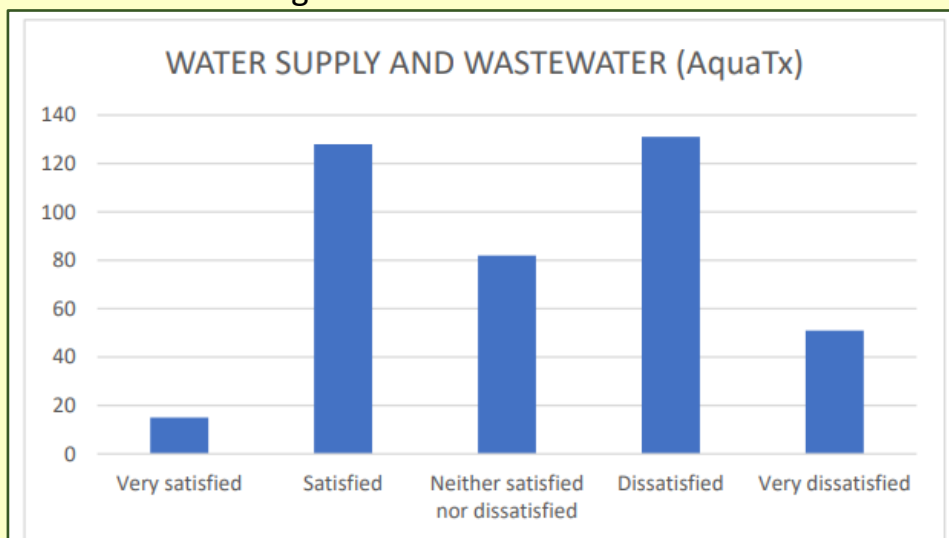
Physical Systems

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:

- **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.



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.



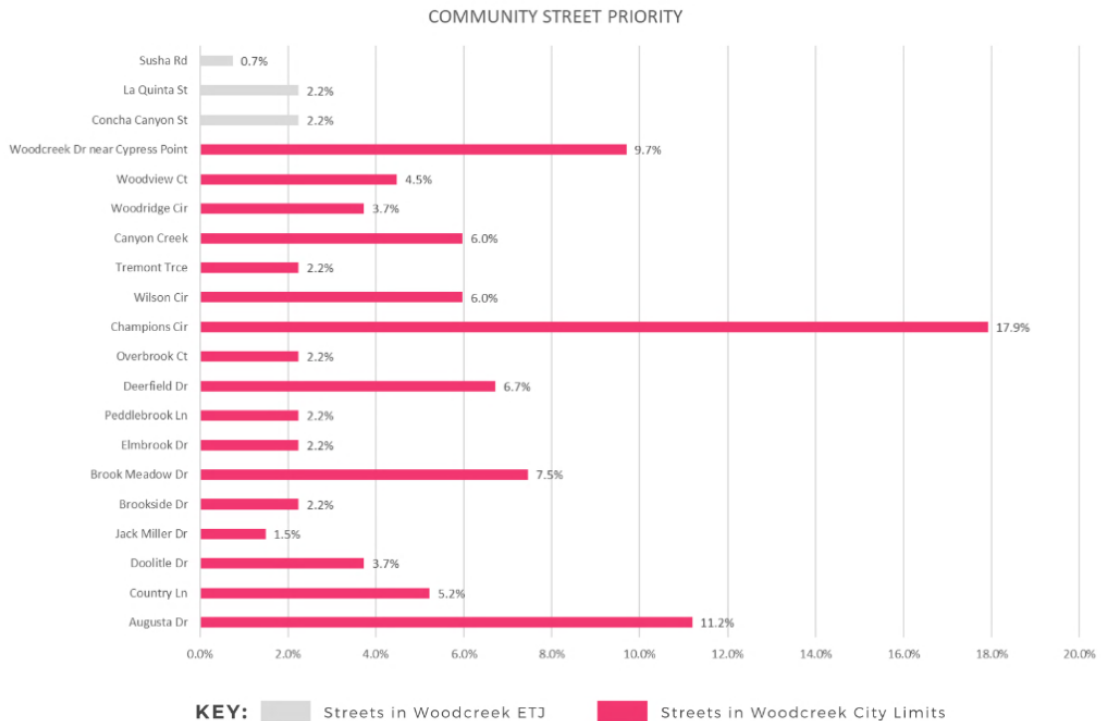
Strategy Two: Repair all roads in the City of Woodcreek and create a long-term maintenance plan.

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
- Address drainage and traffic calming with road improvements

PHYSICAL SYSTEMS |

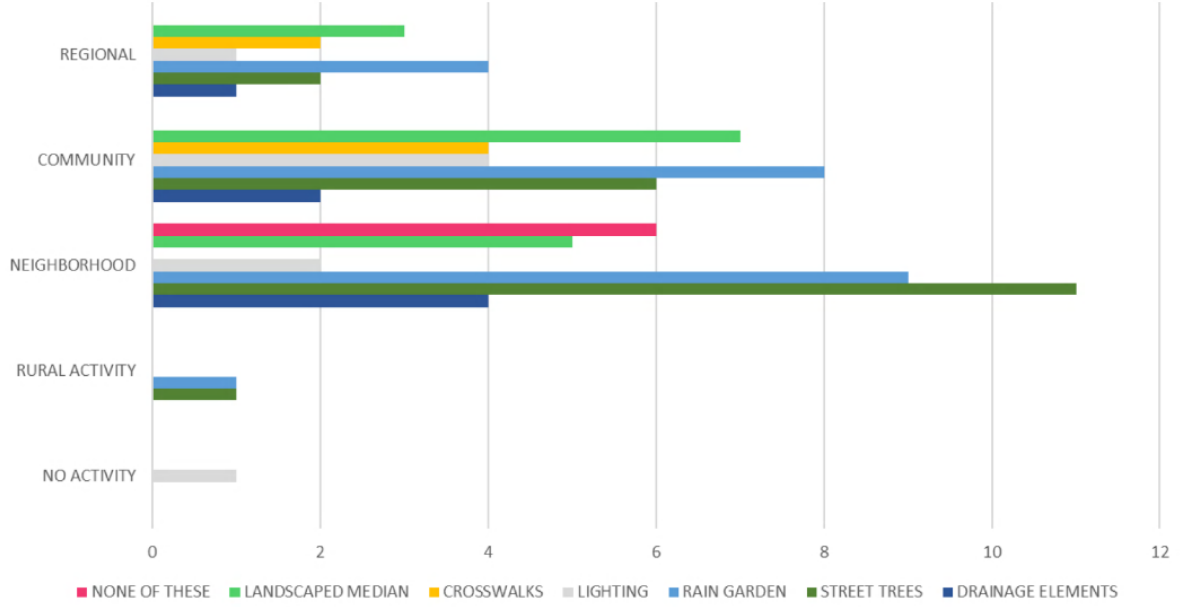
OTHER THAN WOODCREEK DR AND BROOKHOLLOW DR. PLACE A STICKER ON WHICH STREETS YOU BELIEVE THE CITY SHOULD PRIORITIZE WHEN IT COMES TO IMPROVEMENTS. (SELECT YOUR TOP 3)



PHYSICAL SYSTEMS |

NOW KNOWING WHAT TYPICALLY EXISTS ON THE DIFFERENT TYPES OF STREETS, PLACE A STICKER UNDER YOUR DESIRED STREET ELEMENT(S) FOR EACH TYPE OF STREET.

GENERAL ROADWAY ELEMENTS



LEGEND

- Woodcreek City Limit
- Woodcreek ETJ
- Neighborhood Streets
- Community Streets
- Regional Streets



PHYSICAL SYSTEMS | TRANSPORTATION SYSTEM ELEMENTS

DESIRED TRANSPORTATION ELEMENTS FOR EXISTING & FUTURE STREETS

	PEDESTRIAN ELEMENTS			BICYCLE ELEMENTS			GENERAL ROADWAY ELEMENTS					
NO ACTIVITY												
RURAL ACTIVITY												
None of these												
None of these												
None of these												

Now knowing what typically exists on the different types of streets, PLACE A STICKER UNDER YOUR DESIRED STREET ELEMENT(S) FOR EACH TYPE OF STREET

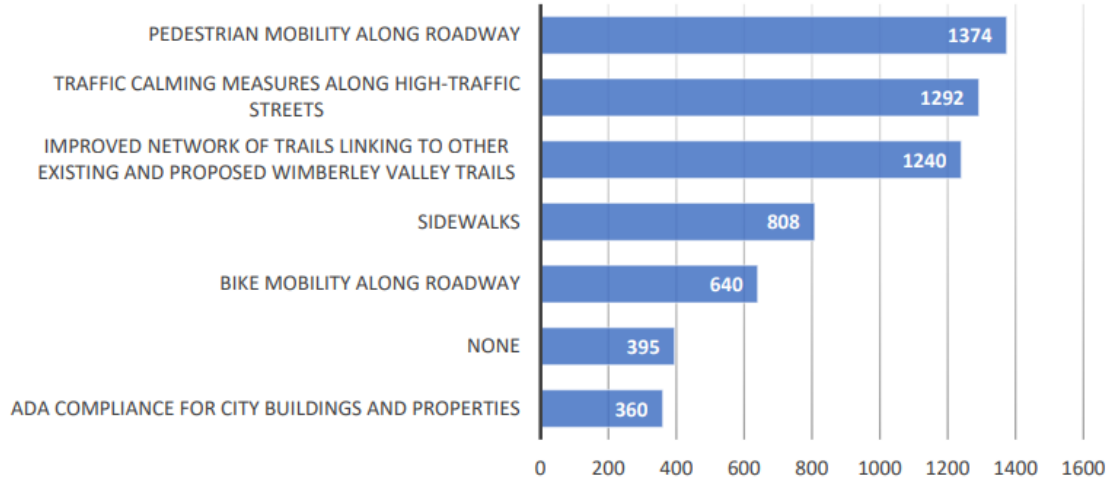
Strategy Three: Create walking trails to address pedestrian safety.

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

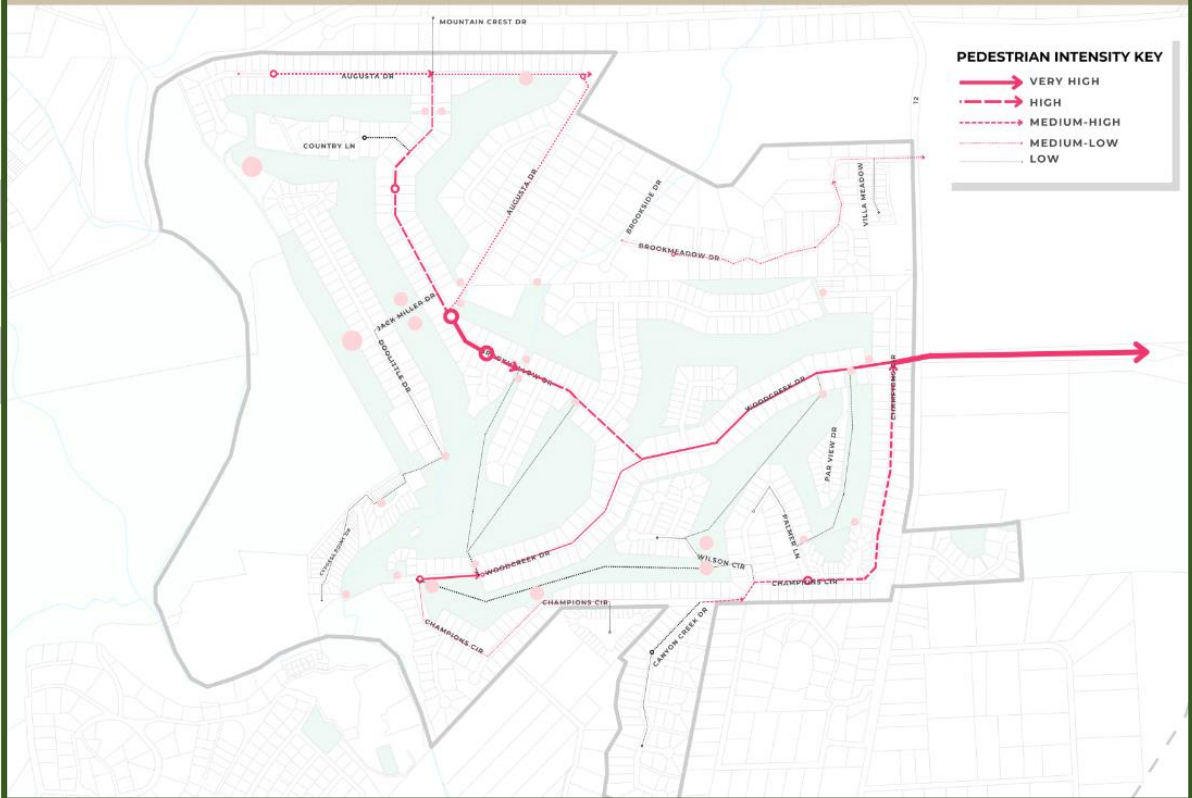
What mobility improvements would you like to see the City address?

**Overall score shown (7 points for Rank 1, 6 points for Rank 2, etc.)*



PHYSICAL SYSTEMS |

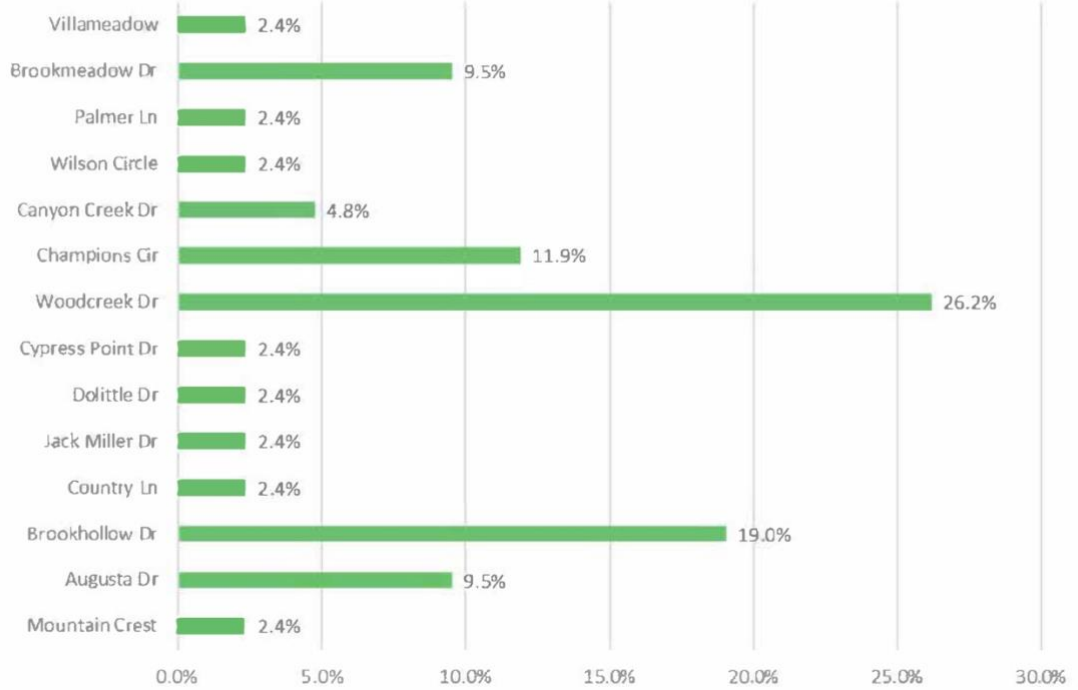
IF YOU COULD WALK OR BIKE ANYWHERE IN WOODCREEK, WHERE WOULD YOU WALK OR BIKE TO? (FOR SAFETY ISSUES, DO NOT WALK/BIKE ACROSS THE GOLF COURSE!)



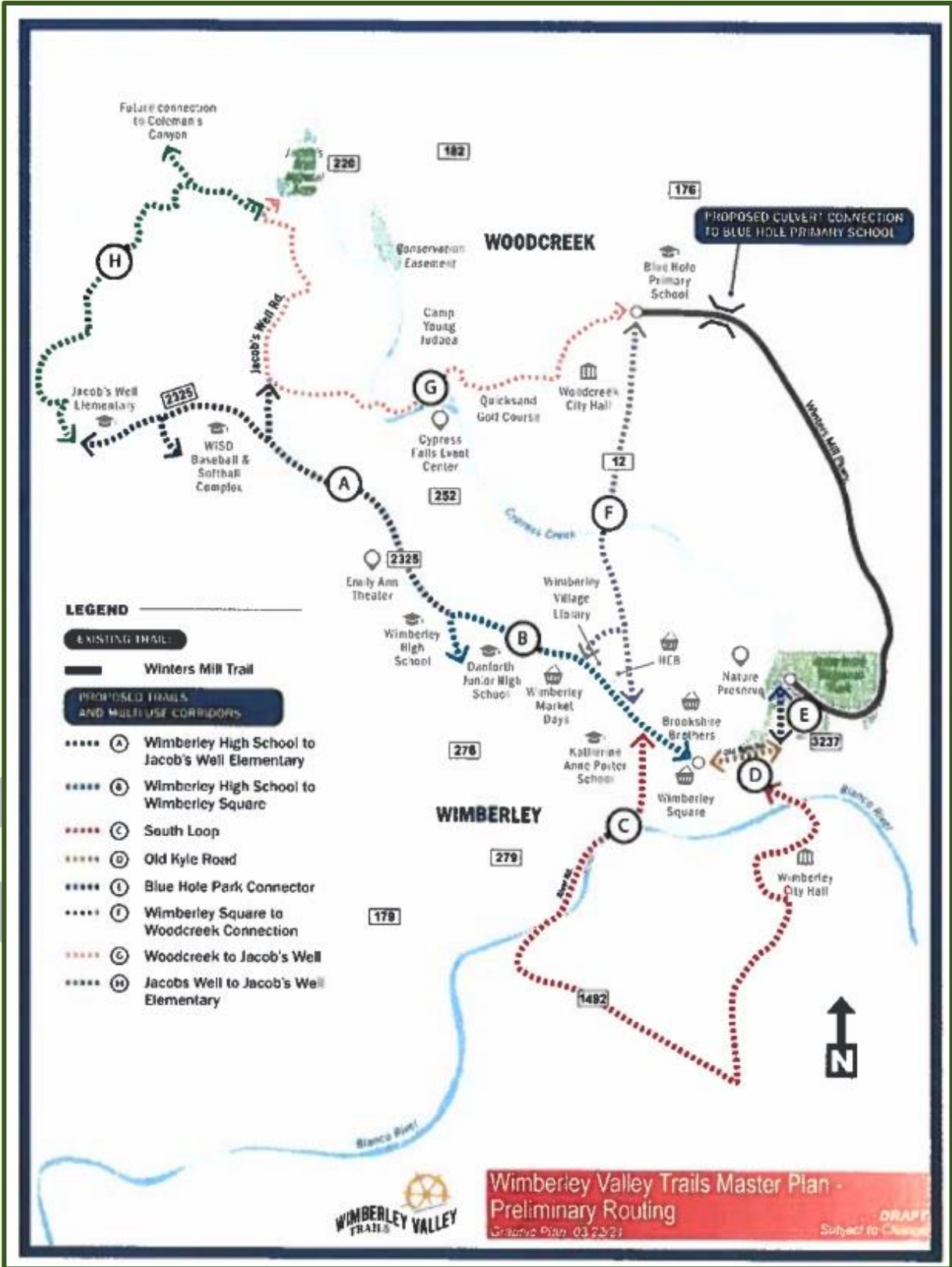
PHYSICAL SYSTEMS |

IF YOU COULD WALK OR BIKE ANYWHERE IN WOODCREEK, WHERE WOULD YOU WALK OR BIKE TO? (FOR SAFETY ISSUES, DO NOT WALK/BIKE ACROSS THE GOLF COURSE!)

PEDESTRIAN STREET POPULARITY



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:

- 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.

HOW MUCH AD VALOREM REVENUE DOES EACH DEVELOPMENT TYPE GENERATE PER ACRE?

Amounts represent revenue for the City of Woodcreek only.
Amounts in italics represent estimates.



HOW MUCH AD VALOREM REVENUE DOES EACH DEVELOPMENT TYPE GENERATE PER ACRE?

Amounts represent revenue for the City of Woodcreek only.
Amounts in italics represent estimates.

LOCAL RETAIL



Ad Valorem/Acre: **\$2,435**

LOCAL OFFICE



Ad Valorem/Acre: **\$2,123**

BOUTIQUE HOTEL



Ad Valorem/Acre: **\$5,663**

MEDICAL OFFICES



Ad Valorem/Acre: **\$2,549**

RV PARK



Ad Valorem/Acre: **\$690**

CABINS



Ad Valorem/Acre: **\$1,398**

MICRO-BREWERY



Ad Valorem/Acre: **\$481**

WINERY



Ad Valorem/Acre: **\$9**

CHURCH



Ad Valorem/Acre: **\$0**

HOW MUCH AD VALOREM REVENUE DOES EACH DEVELOPMENT TYPE GENERATE PER ACRE?

Amounts represent revenue for the City of Woodcreek only.
Amounts in italics represent estimates.

COMMUNITY BANK



Ad Valorem/Acre: **\$1,963**

ASSISTED LIVING



Ad Valorem/Acre: **\$2,054**

REGIONAL HOTEL



Ad Valorem/Acre: **\$8,421**

GAS STATION



Ad Valorem/Acre: **\$758**

SUBURBAN RETAIL



Ad Valorem/Acre: **\$4,475**

SELF STORAGE



Ad Valorem/Acre: **\$1,136**

GOLF COURSE



Ad Valorem/Acre: **\$50**

BOUTIQUE RETAIL



Ad Valorem/Acre: **\$4,368**

BOX RETAIL



Ad Valorem/Acre: **\$1,257**

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 citizen-based non-profit organization (502(c)(3) to raise funds for parks projects and walking trails.

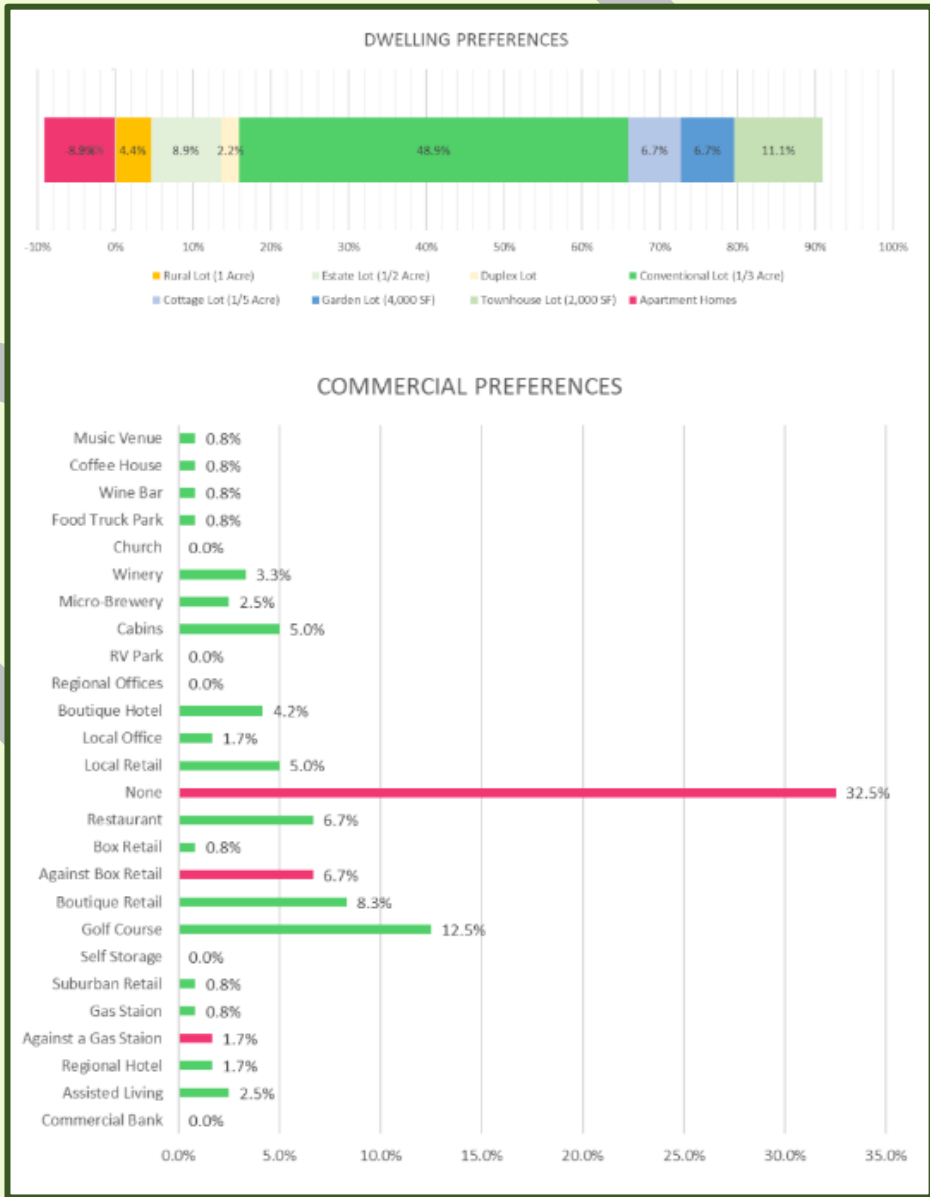
Land Use

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 plating requirements to make them stricter and create more division of steps in the process



Strategy Two: Protect the watershed.

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

NATURAL SYSTEMS |

EXISTING NATURAL SYSTEMS AND UNDEVELOPED PACELS IN WOODCREEK CITY LIMITS AND ETJ

LEGEND

- Woodcreek City Limit
- Woodcreek ETJ
- Undeveloped
- Natural Systems (Slopes, Soils, Flood Areas)



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

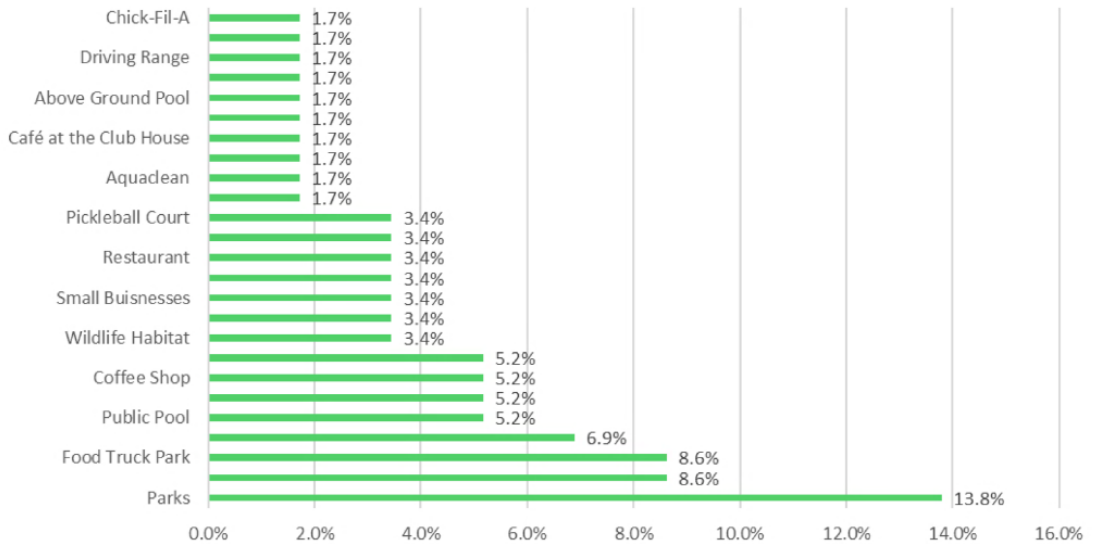
Action Plan:

- 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

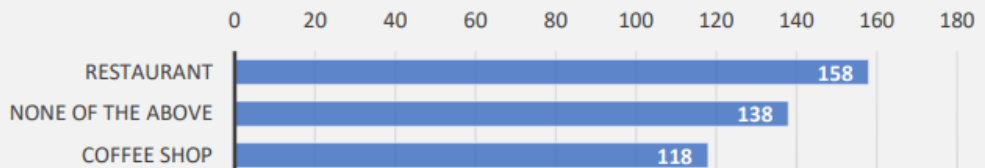
NATURAL SYSTEMS |

IF ANY, WHAT TYPE OF DEVELOPMENT WOULD YOU LIKE TO SEE ON THE PARCELS THAT ARE UNDEVELOPED?

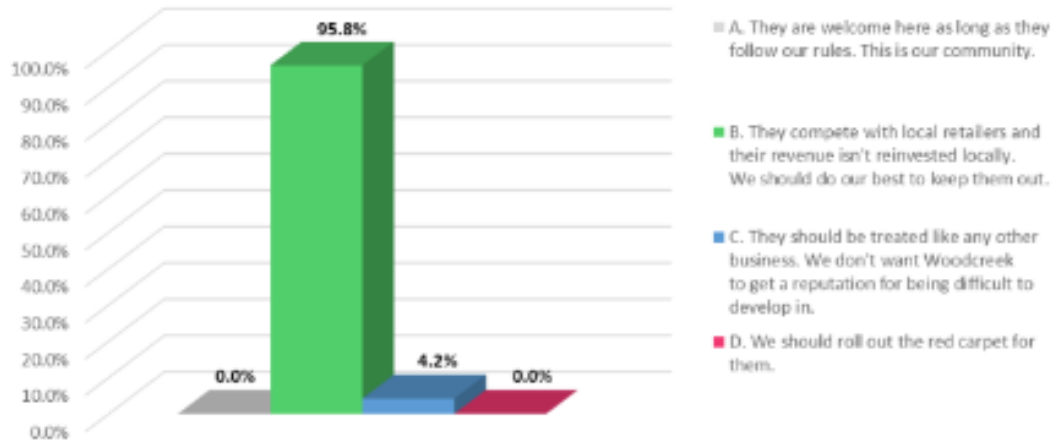
COMMUNITY LIKES



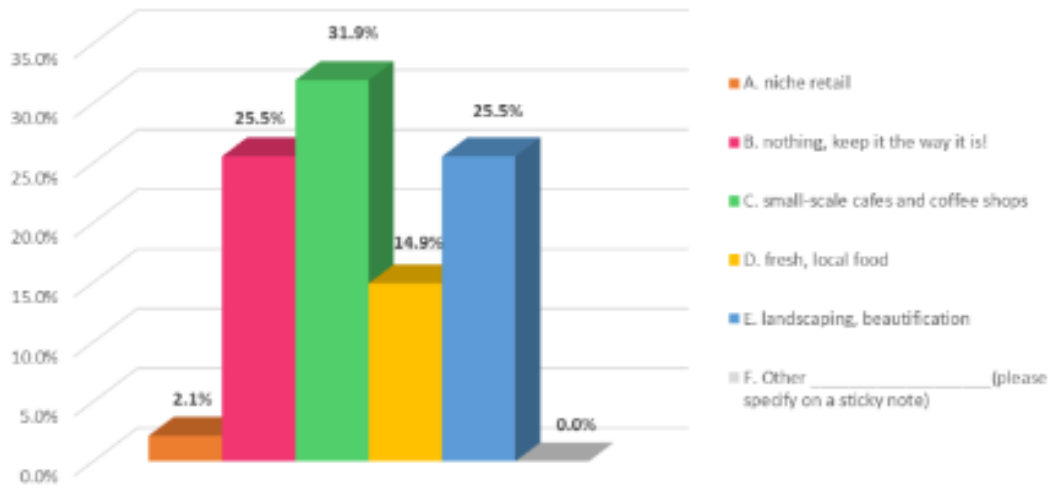
If the City pursues commercial development within the city limits on the few remaining lots or within the outer ETJ limits, what (if any) of these would you like to see?



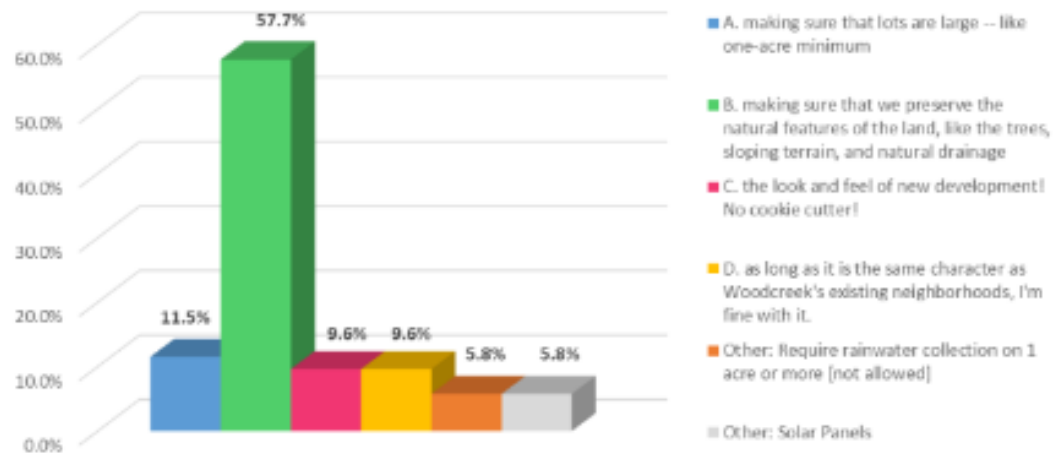
MY SENTIMENTS TOWARDS NATIONAL BRAND RETAILERS ARE THAT...



ALONG RANCH ROAD 12, I WOULD LIKE TO SEE...



MY BIGGEST CONCERN WITH NEW RESIDENTIAL DEVELOPMENT IN THE UNDEVELOPED AREAS SURROUNDING WOODCREEK IS...



Place holder for Future Land Use Map (K. Friese)

Draft

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.

Framework for Decision Making

- based on extensive public engagement
- a direct reflection of the residents
 - their demographics
 - their wish lists
 - their demands
 - 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.

Glossary

- *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.*
- *Roads terms*
- *Economic muscle*
- *Riparian*
- *Steep slopes*
- *Annexation – STATE LAW LINKED*
- *Economic development*
- *Ad Valorem*
- *Rights of way*

Draft

Recommended Areas to Focus on Updates for the Ordinance Review Committee

City Council (made in the Aug 2nd Special Council Meeting):

- Masonry requirements need to be removed
- Parking throughout code needs to match the Traffic Code Chapter 70
Parking update
- Board of Adjustment needs to be brought into line with State Code
- Chapter 34 needs a re-write
- Ignore Chapter 30
- Ignore Greenspaces Chapter
- Ignore Chapters 154 through 157 (K.Friese has updates prepared)
- Look for inconsistencies in definitions and language used
- Ask: Is this code serving citizens?
- Look for a reduction in enforcement needed
-

Planning and Zoning Recommendations (made in the ----- meeting of P&Z):

Additional Councilmember Recommendations:

- Do the water conservation efforts seem appropriate for our city?
- Does the city need to create a Parkland Dedication ordinance? “Parkland dedication is a requirement imposed by a local Governmental entity mandating that subdivision developers or builders dedicate land for a park and/or pay a fee to be used by the government entity to acquire and develop park facilities.” an average for cities might be ‘10 acres per 1000 residents’.
- Does the city want to set its own goal for public park space? Common metric would be ‘within 14 minute walking distance’.