
MEETING NOTICE

The City Council of the City of Woodcreek, Texas will conduct a meeting at Woodcreek City Hall, 41 Champions Circle, Woodcreek, Texas. The meeting will be held on Wednesday, July 03, 2024 at 5:00 PM.

The public may watch this meeting live at the following link:

<https://zoom.us/j/95436444950?pwd=YnFLek05UXpWbVRBc280QjNVQlplUT09>

Meeting ID: 954 3644 4950; Passcode: 451475

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).

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.

It is anticipated that members of other City Boards, Commissions, Panels and/or Committees may attend the meeting in numbers that may constitute a quorum of the other City Boards, Commissions, Panels and/or Committees. Notice is hereby given that this meeting, to the extent required by law, is also noticed as a meeting of the other City Boards, Commissions, Panels and/or Committees of the City, whose members may be in attendance. The members of the City Boards, Commissions, Panels and/or Committees may participate in discussions on the items listed on this agenda, which occur at this meeting, but no action will be taken by those in attendance unless such action item is specifically listed on an agenda during a regular or special meeting for the respective Board, Commission, Panel and/or Committee subject to the Texas Open Meetings Act.

The Planning and Zoning Commission may retire to Executive Session any time during this meeting, under Texas Government Code, Subchapter D. 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.

Any citizen shall have a reasonable opportunity to be heard at any and all meetings of the Governing Body 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 Governing Body'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 upon 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 Mayor or Chair's discretion. In addition, citizens may pool their allotted speaking time. To pool time, a speaker must present the names individuals present in the audience who wish to yield their three(3) 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**, the day prior to the meeting. Please include your full name, home or work address, and the agenda item number. Written comments will be part of the official written record only.

AGENDA

CALL TO ORDER

ROLL CALL and ESTABLISH QUORUM

PUBLIC COMMENTS

CONSENT AGENDA

1. Approval of Regular Meeting Minutes from April 3, 2024.

REGULAR AGENDA

2. Discuss and Take Possible Action To Accept The Resignation of Chairperson Andy Davenport From The Planning and Zoning Commission, Effective June 6, 2024.
3. Workshop to Discuss City Council's Request To Research The Possibility Of Re-Zoning "The Triangle" From A Right-of-Way to A City Park.
 - a) Email request from Vice-Chairperson to Staff
 - b) Email of Hays County Response
 - c) Hays County Plat for Triangle
 - d) Next Step For Planning and Zoning Commission
4. Discuss and Take Appropriate Action On The City Council's Request To Research The Possibility Of Re-Zoning "The Triangle" From A Right-of-Way to A City Park.
5. Discuss and Take Possible Action To Recommend To Council To Host A Joint Public Hearing To Re-Zone The Triangle From A Right-of-Way To A City Park (P-1).
6. Discuss and Take Possible Action On City Council's Request For Review and Approval of A Preliminary Replat of Lots 9A and 11A in the Oak Orchard Enclave.
7. Discuss and Take Appropriate Action on The Planning and Zoning Commission's Biennial Review of the City of Woodcreek's Comprehensive Plan, Adopted October 12, 2022.

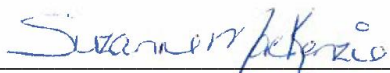
ANNOUNCEMENTS

ADJOURN

POSTING CERTIFICATION

I certify that the above notice was posted on the **28th day of June 2024 at 4:30PM.**

By: _____



Suzanne J. MacKenzie, City Secretary

PLANNING AND ZONING COMMISSION MEETING (CITY HALL)
April 03, 2024; 5:00 PM
Woodcreek, Texas

MINUTES

CALL TO ORDER

Chairperson Davenport Called the Meeting to Order at 5:03PM.

ROLL CALL and ESTABLISH QUORUM

PRESENT

Chairperson, Andy Davenport
Vice-Chairperson, Lydia Johns
Commissioner Carson Bledsoe

ABSENT

Commissioner Tomas Palm
Commissioner Tamara Robertson

PUBLIC COMMENTS

No Public Comments were offered.

CONSENT AGENDA

1. **Approval of Regular Planning and Zoning Commission Meeting Minutes From March 6, 2024.**

Motion was made by Vice-Chairperson Johns to accept the minutes from the previous meeting. Motion was seconded by Commissioner Bledsoe.

A roll call vote was held.

Voting Yea: Chairperson Davenport, Vice-Chairperson Johns, Commissioner Bledsoe

Motion Passed: 3-0-0.

REGULAR AGENDA

2. **Discuss and Take Appropriate Action on The Planning and Zoning Commission's Biennial Review of the City of Woodcreek's Comprehensive Plan, Adopted October 12, 2022.**

Discussion was held on this item. No voting action was taken.

ANNOUNCEMENTS – None

ADJOURN

Chairperson Davenport Adjourned the Meeting at 6:18PM.

Andy Davenport, Chairperson

Suzanne Mac Kenzie, City Secretary

DRAFT



Woodcreek's
**Planning & Zoning
Commission**

**Chairman
Resignation Letter**

Louis A. Davenport
Chairman, Planning and Zoning Commission

[Redacted]
[Redacted]
[Redacted]
[Redacted]

Jeff Rasco
Mayor, Woodcreek
41 Champion Circle
Woodcreek TX, 78676

Dear Mayor Rasco and Members of the City Council,

I am writing to formally resign from my position as Chairman of the Planning and Zoning Commission, effective immediately. This decision has not been made lightly, but I believe it is necessary given the current circumstances and challenges facing our commission.

The recent update to our governing ordinance, which increased the commission's membership from 5 to 7 commissioners, has inadvertently led to significant operational difficulties. The change in quorum requirements has resulted in the cancellation of every meeting since the ordinance was updated (and several previously) due to insufficient participation. This has hindered our ability to perform our duties effectively and serve the community as intended.

The process leading to this change was problematic, but is not an isolated catalyst. In my opinion there is opportunity to make improvements to many aspects of P&Z, the communication flow between P&Z and the City Council, the integration of City Staff, and more.

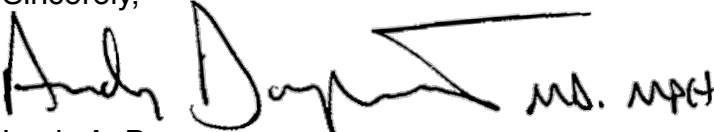
As you know, the Planning and Zoning Commission does not have the authority to alter its membership, remove inactive members, or to enact policies with the City Council. Only the City Council has the power to address these issues and take the necessary actions to ensure the commission can function properly. Given the current dysfunction and my inability to drive the necessary changes from within, I feel that my resignation is the most effective way to prompt the City Council to address and fix the commission's challenges.

Additionally, with the growing demands of my business and my plans with family for the summer, I simply do not have the time necessary to fulfill the responsibilities of this role effectively.

I am proud of the work we have accomplished during my tenure and remain committed to the goals and vision we have for our community. I sincerely hope that my resignation will serve as a catalyst for the City Council to take immediate and decisive action to resolve the current issues and restore the commission's functionality.

Thank you for the opportunity to serve as Chairman of the Planning and Zoning Commission. I am grateful for the trust and support of my fellow commissioners, the City Council, and the community. I wish the commission and the City Council success in their future endeavors.

Sincerely,

A handwritten signature in black ink that reads "Andy Davenport" followed by "ms. mpt" in smaller, less legible handwriting.

Louis A. Davenport
Chairman, Planning and Zoning Commission
Woodcreek, TX

From: [Lydia2](#)
To: [City Secretary](#)
Cc: [Louis Davenport](#)
Subject: The Triangle
Date: Tuesday, May 21, 2024 8:40:01 PM

On the last agenda, there was an item to discuss and take appropriate action on making the triangle areas an official city park.

I did some research on Hays CAD. In doing so I found that is not owned by the City of Woodcreek, nor does that parcel have a designated owner of record. It also does not have a CAD ID number. It is just an area formed by those roads.

Here is my question - Before we recommend designating The Triangle a city park, shouldn't the city own the property? Also, doesn't it need an official CAD number?

Who would we talk to in order to take care of this?

Thanks,
Lydia
Sent from my iPhone

City Secretary

From: Wendy Tristan <WTRISTAN@HAYSCAD.COM>
Sent: Tuesday, June 4, 2024 10:51 AM
To: City Secretary
Cc: Hays Central Appraisal District; jenifer.okane@co.hays.tx.us
Subject: RE: City of Woodcreek, Re-Zoning of a Right-of-Way
Attachments: R202190 - Plat.pdf

Good morning, Suzanne,

Please see the attached map of the property in question. We have assigned the account number (PID) R202190 as open space-park land, with the ownership going to the City of Woodcreek as EXEMPT property. The online maps should be update by the end of the week if you need to see the account online.

Please do not hesitate to reply to me if you have any questions or need additional assistance.

Best regards,

Wendy R. Tristan

Data Systems Manager
 Hays Central Appraisal District
 21001 IH 35 North
 Kyle, Texas 78640
 (512) 268-2522 ext. 237
www.hayscad.com



Confidentiality Notice: This electronic mail message and all attachments contain information that is intended only for use by the above named recipient. If you are not the above named recipient and you have received this e-mail in error, you should not review the text of this message or otherwise disseminate, distribute or copy this e-mail and/or any attachments. Please immediately notify us of the error via a reply to this e-mail and then permanently delete this message from your system.

From: City Secretary <city.secretary@woodcreektx.gov>
Sent: Thursday, May 30, 2024 3:54 PM
To: Hays Central Appraisal District <info@hayscad.com>
Cc: jenifer.okane@co.hays.tx.us
Subject: City of Woodcreek, Re-Zoning of a Right-of-Way

Good Afternoon,

I have been tasked by the Planning and Zoning Commission for the City of Woodcreek to make an inquiry to your office.

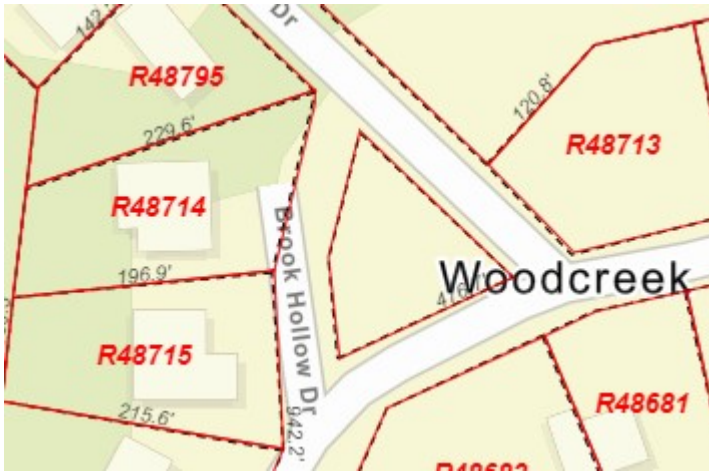
There is a triangular shaped area in the center of the City of Woodcreek that, I believe, is currently a right-of-way. It is large enough that we were able to build a gazebo on it and have held a couple of City events on it. We refer to it as “**The Triangle**”.

This piece of property is located at the intersection of Woodcreek Drive and Brookhollow Drive. It does not currently have a HaysCAD Property ID.

City Council is wanting to re-zone it as a “Park”.

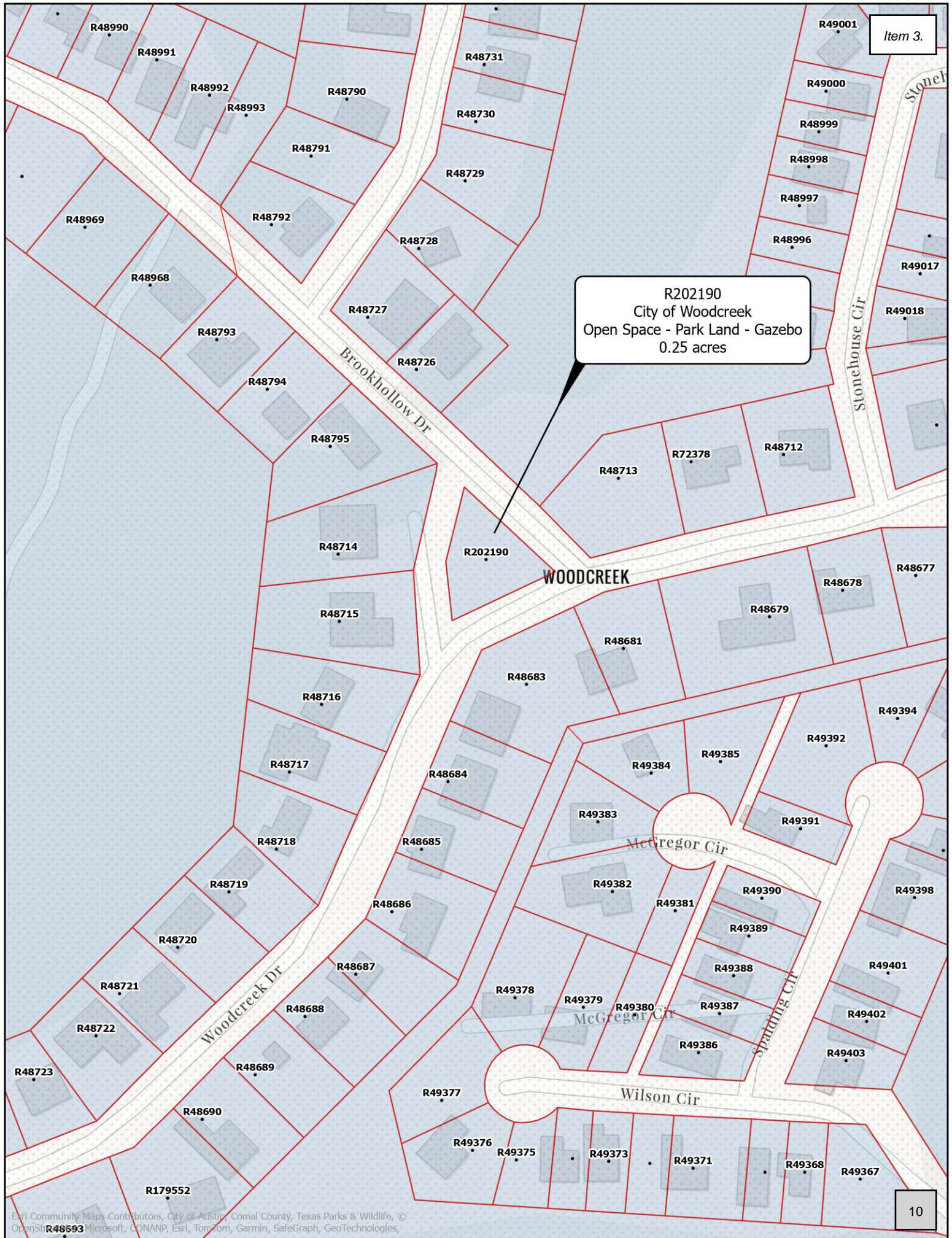
1. Would this be possible without a property ID?
2. Would it be possible to create a property ID for this piece of property?
3. Would the property be exempt from property taxes?

I am attaching an image of the property, with surrounding properties with IDs for easier reference.



If you have any questions, please don't hesitate to contact me. Thank you in advance for your help.

Suzanne J. Mac Kenzie
City Secretary, City of Woodcreek
41 Champions Circle
Woodcreek, TX 78676
(512) 847-9390
www.woodcreektx.gov



Item 3.

R202190
City of Woodcreek
Open Space - Park Land - Gazebo
0.25 acres

WOODCREEK



June 11, 2024

Kaili Dougherty
Tri-Tech Engineering Surveying Planning
155 Riverwalk Dr.
San Marcos, TX 78666

RE: Preliminary Replat of Lot 9A & 11A Application, Oak Orchard Enclave

Dear Ms. Dougherty:

The City of Woodcreek received your application for the above subdivision on May 2, 2024. The City of Woodcreek accepted this application and have the following technical comments.

No further comments.

Please contact the City Engineer, Gary Freeland at (830) 377-4555 regarding any questions for this application.

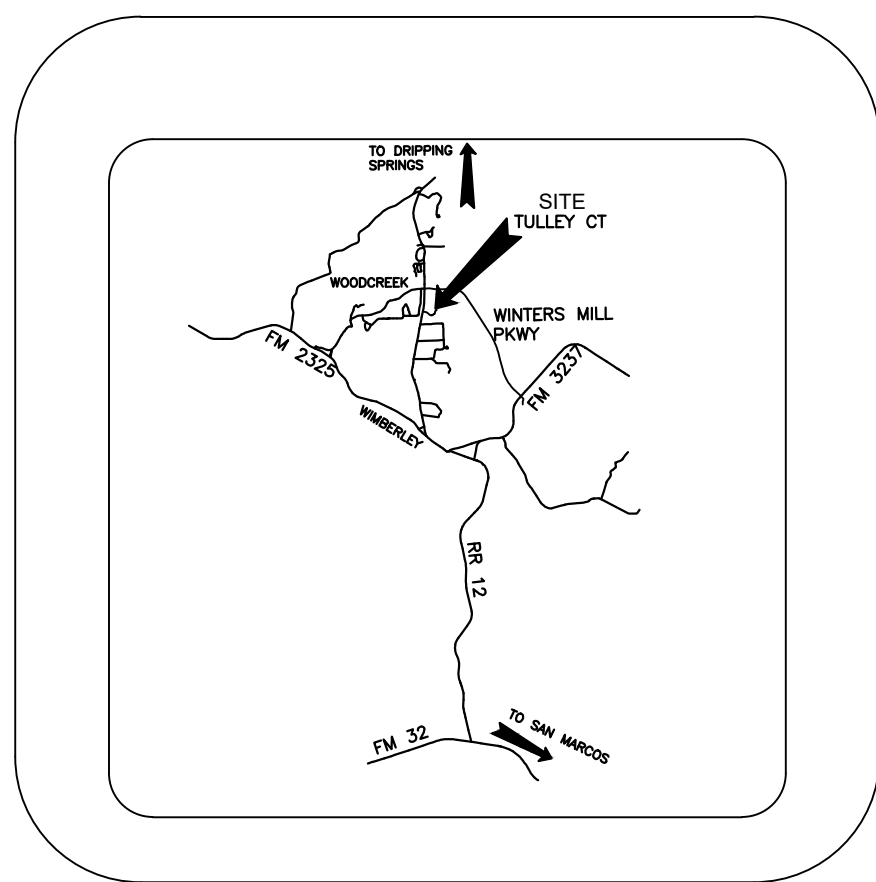
Regards

Jim Burton, City Manager
City of Woodcreek, Texas

Date: _____

CC: Gary Freeland, City Engineer (via e-mail)

REPLAT OF LOTS 9-A & 11-A, OAK ORCHARD ENCLAVE, ESTABLISHING LOTS 9-AR & 11-AR, OAK ORCHARD ENCLAVE, CITY OF WOODCREEK HAYS COUNTY, TEXAS



VICINITY MAP (NOT TO SCALE) ZIP CODE: 78676

STATE OF TEXAS* COUNTY OF HAYS*

KNOW ALL MEN BY THESE PRESENTS

That we, Enrique Ospina and wife, Liliana Delima, owners of that certain tract of land shown hereon being Lot 9-A of the recorded amended plat in Volume 18, Page 115, Plat Records of Hays County, Texas, and owners of that certain tract of land shown hereon being Lot 11-A of the recorded amended plat in Volume 18, Page 375, Plat Records of Hays County, Texas, do hereby subdivide said lots as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to the public the use of public utility easements shown hereon. This subdivision is to be known as the REPLAT OF LOTS 9-A & 11-A, OAK ORCHARD ENCLAVE, ESTABLISHING LOTS 9-AR & 11-AR, OAK ORCHARD ENCLAVE, CITY OF WOODCREEK, HAYS COUNTY, TEXAS.

TO CERTIFY WHICH, WITNESS by my hand this ____ day of _____ A.D. 20__.

By: Enrique Ospina 287 Tully Court Wimberley, Texas 78676

By: Liliana De Lima 287 Tully Court Wimberley, Texas 78676

STATE OF TEXAS* COUNTY OF HAYS*

KNOW ALL MEN BY THESE PRESENTS

Before me, the undersigned authority, on this day personally appeared Enrique Ospina, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that they have executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL of office this ____ day of _____ A.D. 20__.

NOTARY PUBLIC in and for Hays County, Texas

STATE OF TEXAS* COUNTY OF HAYS*

KNOW ALL MEN BY THESE PRESENTS

Before me, the undersigned authority, on this day personally appeared Liliana De Lima, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that they have executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL of office this ____ day of _____ A.D. 20__.

NOTARY PUBLIC in and for Hays County, Texas

STATE OF TEXAS* COUNTY OF HAYS*

KNOW ALL MEN BY THESE PRESENTS

I, Elaine H. Cardenas, County Clerk of Hays County, Texas, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the ____ day of _____, A.D. 20__, at _____ o'clock _____m., in the plat records of Hays County, Texas, in

Instrument Number _____

WITNESS my hand and seal of office this the ____ day of _____, A.D. 20__.

Elaine H. Cardenas County Clerk Hays County, Texas

STATE OF TEXAS* COUNTY OF HAYS*

KNOW ALL MEN BY THESE PRESENTS

I, Colin Bromley, Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correctly made from an actual survey made on the ground of the property legally described hereon, and that there are no apparent discrepancies, conflicts, overlapping of improvements, visible utility lines or roads in place, except as shown on the accompanying plat, and that the corner monuments shown thereon were properly found or placed under my supervision in accordance with the City of Woodcreek Subdivision Regulations.

TO CERTIFY WHICH, WITNESS by my hand and seal this ____ day of _____ A.D. 20__.

RELEASED FOR REVIEW 6/3/24

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Colin Bromley Registered Professional Land Surveyor No. 6955, State of Texas Date

STATE OF TEXAS* COUNTY OF HAYS*

KNOW ALL MEN BY THESE PRESENTS

I, Al Carroll, Registered Professional Engineer in the State of Texas, do hereby certify that this subdivision in the Contributing Zone of the Edwards Aquifer and is not located in the Edwards Aquifer Recharge Zone, nor is it in the Barton Springs Segment of the Edwards Aquifer Recharge Zone; it is however located within Zone X flood areas, as denoted hereon, and as defined by Federal Emergency Management Administration Flood Hazard Boundary Map, Community Panel Number, 48209C 0238 F effective date September 2, 2005, and that each lot conforms to the City of Woodcreek Subdivision Regulations.

TO CERTIFY WHICH, WITNESS by my hand and seal at this ____ day of _____ A.D. 20__.

RELEASED FOR REVIEW 6/3/24

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Al Carroll Registered Professional Engineer, No. 119251 State of Texas Date

STATE OF TEXAS* CITY OF WOODCREEK*

Based upon the above representations of the engineer or surveyor whose seal is affixed hereto, and after a review of the plat as represented by the said engineer or surveyor, I find that this plat complies with the requirements of the City of Woodcreek. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. The City of Woodcreek disclaims any responsibility to any member of the public for independent verifications of the representation, factual or otherwise, contained in this plat and the documents associated with it.

Kevin Rule, City Manager City of Woodcreek, Texas Date

I, Gary Freeland, City Engineer of the City of Woodcreek, Texas do hereby certify that this subdivision plat conforms to all requirements of the Subdivision Regulations to which approval is required.

Gary Freeland, City Engineer City of Woodcreek, Texas Date

I, Kevin Rule, City Manager of the City of Woodcreek, Texas hereby certify that this subdivision plat conforms to all requirements of the Subdivision Regulations to which approval is required.

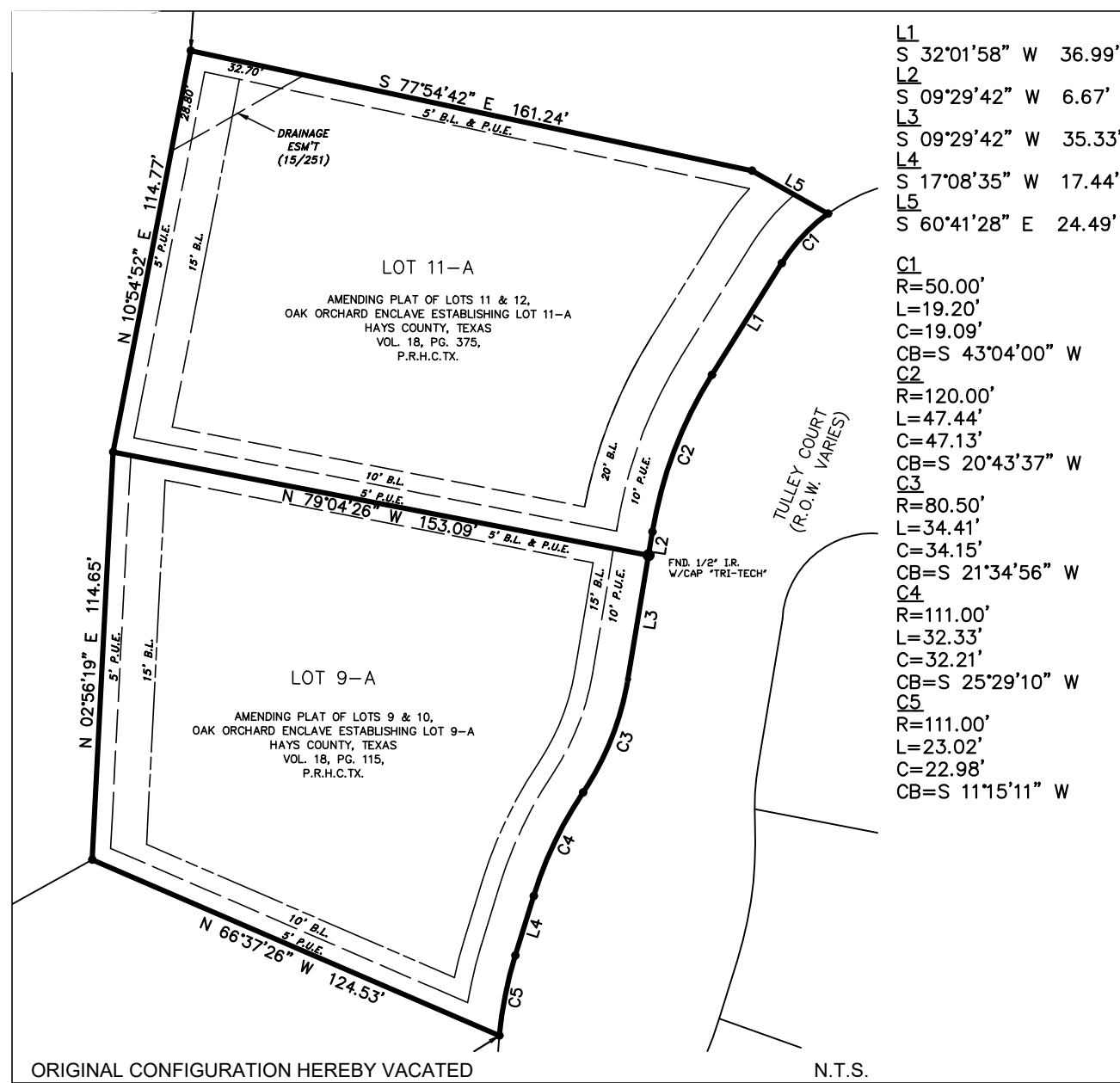
Kevin Rule, City Manager City of Woodcreek, Texas Date



PLAT NOTES

- 1. This subdivision lies within the boundaries of the Edwards Aquifer Contributing Zone.
2. No portion of this subdivision lies within the boundaries of the 100 year floodplain as delineated on Hays County F.I.R.M. Community Number 48209C and the City of Woodcreek Community Number 481641, Panel No. 0238 F, effective date September 2, 2005.
3. This subdivision lies within the Wimberley Independent School District.
4. This subdivision contains 2 residential lots for a total of 0.82 acres.
5. Water supply for this subdivision is to be provided by Aqua Source, Inc. No structure in this subdivision shall be occupied until connected to public water system.
6. Rainwater collection is encouraged and in some areas may offer the best renewable water resource.
7. Electricity for this subdivision is provided by Pedernales Electric Cooperative, Inc.
8. Telephone service for this subdivision is provided by Frontier Communications.
9. This subdivision lies within the City Limits of The City of Woodcreek and is subject to its ordinances.
10. Wastewater treatment for this subdivision is to be provided by Aqua Source, Inc. No structure in this subdivision shall be occupied until connected to a public sewer system.
11. No object, including buildings, fencing or landscaping which would interfere with conveyance of stormwater, shall be placed or erected within a Drainage Easement. The owner(s) of any lot(s) upon which drainage facilities are located, including detention, shall be responsible for maintenance and up keep of such facilities.
12. There is hereby dedicated a ten (10) foot wide Public Utility, Drainage, and Embankment/Backslope Easement adjacent to all street right-of-way lines and a five (5) foot wide Public Utility and Drainage Easement adjacent to all non-street lot lines.
13. Development is limited to one single family residence per lot.
14. Improvements exist on these lots which are not shown on this plat.
15. There are no existing encroachments and there will not be any encroachments in the building setback lines or public utility easements of this replat.
16. Bearings are based on the Texas Coordinate System - South Central Zone, NAD83.
17. Topographic information shown hereon derived from TNRIS LIDAR contours (2') for the Driftwood Quadrangle data set.

REPLAT OF LOTS 9-A & 11-A, OAK ORCHARD ENCLAVE, ESTABLISHING LOTS 9-AR & 11-AR, OAK ORCHARD ENCLAVE, CITY OF WOODCREEK HAYS COUNTY, TEXAS



- L1 S 32°01'58" W 36.99'
- L2 S 09°29'42" W 6.67'
- L3 S 09°29'42" W 35.33'
- L4 S 17°08'35" W 17.44'
- L5 S 60°41'28" E 24.49'
- C1 R=50.00'
L=19.20'
C=19.09'
CB=S 43°04'00" W
- C2 R=120.00'
L=47.44'
C=47.13'
CB=S 20°43'37" W
- C3 R=80.50'
L=34.41'
C=34.15'
CB=S 21°34'56" W
- C4 R=111.00'
L=32.33'
C=32.21'
CB=S 25°29'10" W
- C5 R=111.00'
L=23.02'
C=22.98'
CB=S 11°15'11" W

A 0.82 ACRE TRACT OF LAND, BEING LOT 9-A, AMENDING PLAT OF LOT 9 & 10, OAK ORCHARD ENCLAVE ESTABLISHING LOT 9-A, RECORDED IN VOL. 18, PG. 115 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, AND LOT 11-A, AMENDING PLAT OF LOT 11 & 12 OAK ORCHARD ENCLAVE ESTABLISHING LOT 11-A, RECORDED IN VOL. 18, PG. 375 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, SAID 0.82 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod with "PROTECH" cap found for an angle point in the south line of Lot OS1 of Oak Orchard Enclave, recorded in Ins. No. 13013466 of the Deed Records of Hays County, Texas, same being the north west corner of said Lot 11-A, for the north west corner of herein described tract;

THENCE with south the line of said Lot OS1 and the north line of said Lot 11-A the following two (2) courses and distances:

- 1) S 77°54'42" E a distance of 161.24' to a 1/2" iron rod found;
- 2) S 60°41'28" E a distance of 24.49' to a 1/2" iron rod with "TRITECH" cap found for a point of curvature in the west right-of-way of Tulley Court for the northwest corner of said Lot 11-A;

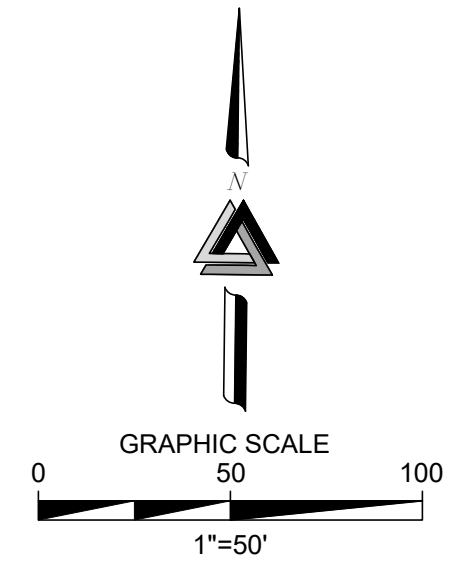
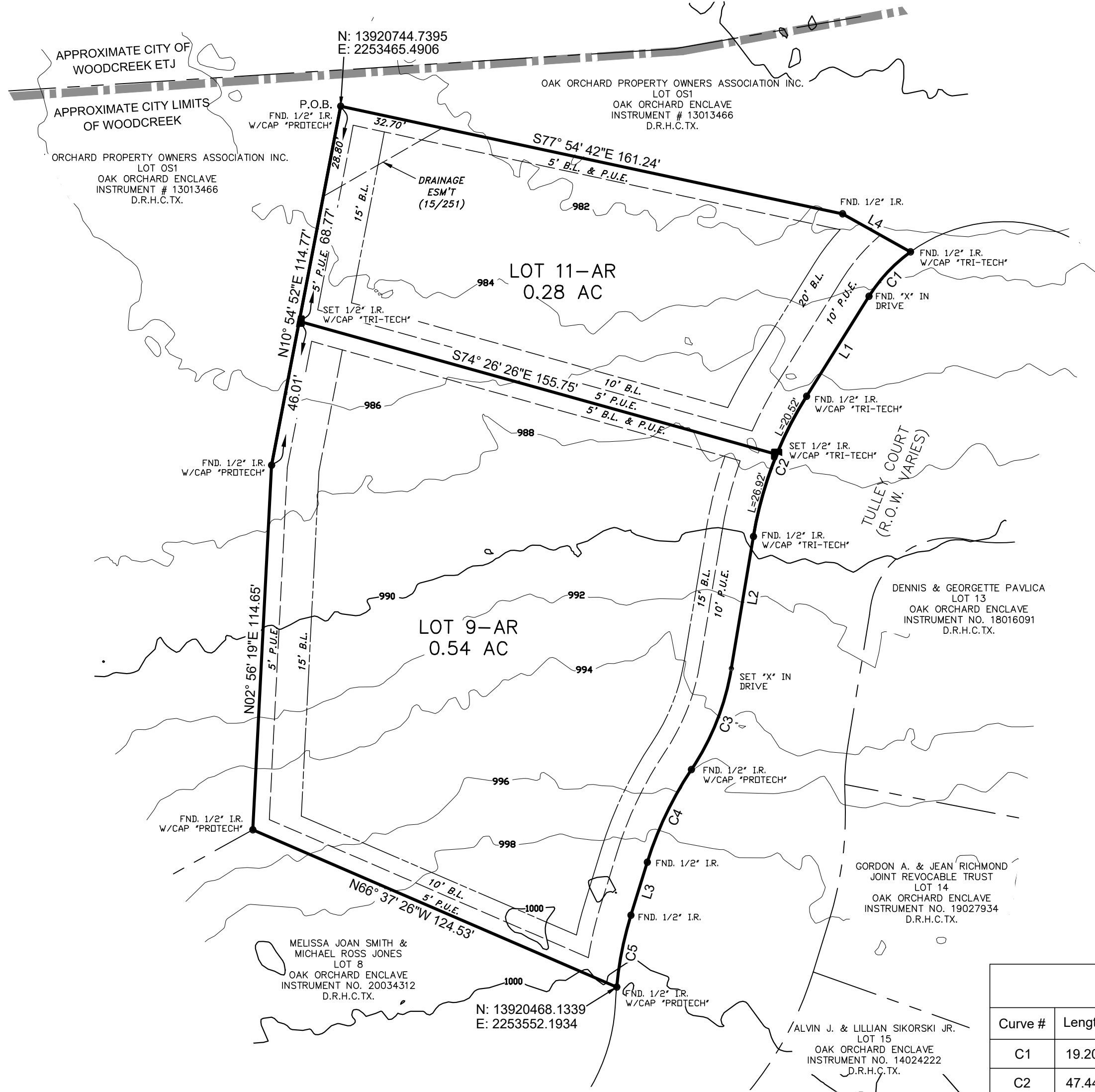
THENCE with the west line of Tulley court and the east line of said Lot 11-A the following eight (8) courses and distances:

- 1) following a curve to the left having a radius of 50.00', a length of 19.20', and a chord which bears S 43°04'00" W a distance of 19.09' to a "X" found in drive;
- 2) S 32°01'58" W a distance of 36.99' to a 1/2" iron rod with "TRITECH" cap found;
- 3) following a curve to the left having a radius of 120.00', a length of 47.44', and a chord which bears S 20°43'37" W a distance of 47.13' to a 1/2" iron rod with "TRITECH" cap found;
- 4) S 09°29'42" W a distance of 42.00' to a "X" set in drive;
- 5) following a curve to the right having a radius of 80.50', a length of 34.41' and a chord which bears S 21°34'56" W a distance of 34.15' to a 1/2" iron rod with "TRITECH" cap found;
- 6) following a curve to the left having a radius of 111.00', a length of 32.33' and a chord which bears S 25°29'10" W a distance of 32.21' to a 1/2" iron rod found;
- 7) S 17°08'35" W a distance of 17.44' to a 1/2" iron rod found;
- 8) following a curve to the left having a radius of 111.00', a length of 23.02' and a chord which bears S 11°15'11" W a distance of 22.98' to a 1/2" iron rod with "TRITECH" cap found for the south east corner of said Lot 9-A and the north east corner of Lot 8 of said Oak Orchard Enclave, for the south east corner of herein described tract;

THENCE N 66°37'26" W with the common line of said Lot 9-A and said Lot 8 a distance of 124.53' to a 1/2" iron rod with "PROTECH" cap found for the common west corner of said Lot 8 and said Lot 9-A and an angle point in the south line of said Lot OS1 for the south west corner of herein described tract;

THENCE with the west line of said Lot 9-A and said Lot 11-A and the south line of said Lot OS1 the following two (2) courses and distances:

- 1) N 02°56'19" E a distance of 114.65' to a 1/2" iron rod with "PROTECH" cap found;
- 2) N 10°54'52" E a distance of 114.77' to the POINT OF BEGINNING containing 0.82 acres of land, more or less.



Line Table		
Line #	Length	Direction
L1	36.99'	S32° 01' 58"W
L2	42.00'	S09° 29' 42"W
L3	17.44'	S17° 08' 35"W
L4	24.49'	S60° 41' 28"E

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Length
C1	19.20'	50.00'	S43° 04' 00"W	19.09'
C2	47.44'	120.00'	S20° 43' 37"W	47.13'
C3	34.41'	80.50'	S21° 34' 56"W	34.15'
C4	32.33'	111.00'	S25° 29' 10"W	32.21'
C5	23.02'	111.00'	S11° 15' 11"W	22.98'

PLAN 57XX
SM-23-1127000
SMS-MC732-24

LEGEND			
	IRON ROD W/ TRI-TECH CAP SET		R.O.W. RIGHT OF WAY
	IRON ROD FOUND		P.U.E. PUBLIC UTILITY EASEMENT
	IRON ROD		O.P.R.H.C.T.X. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
	IRON PIPE		P.R.H.C.T.X. PLAT RECORDS OF HAYS COUNTY, TEXAS
	FOUND		M.P.R.H.C.T.X. MAP AND PLAT RECORDS OF HAYS COUNTY, TEXAS
	BUILDING SETBACK LINE		R.P.R.H.C.T.X. REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS

JUNE 3, 2024

SURVEYOR: ENGINEER:

TRI-TECH
ENGINEERING SURVEYING PLANNING
155 RIVERWALK DRIVE
SAN MARCOS, TEXAS 78666
PH: 512-440-0222

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TBPE REGIS. #: F-18693

SHEET 2 of 2

Woodcreek Comprehensive Plan Review
Planning and Zoning Commission
3/6/2024
Presentation by Lydia Johns
Updated for Planning and Zoning Meeting
7/3/2024

Purpose: Planning and Zoning Commission has a duty to review the Woodcreek Comprehensive Plan Biennially.

Comprehensive Plan

Vision Statement – Page 2

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.

Table of Contents – Page 3

Introduction – Pages 4 & 5

Vision for the future
Policy Guide for Long term planning – driven by citizen input
Framework for allocation of resources

Chapter 213 Texas Local Government Code – Comprehensive Plan

A municipality may adopt a comprehensive plan for long range development of the municipality.

Comprehensive Plan may:

- include but is not limited to provisions on land use, transportation, and public facilities;
- consist of a single plan or a coordinated set of plans organized by subject and geographic area;
- be used to coordinate and guide the establishment of developmental regulations.

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- Lessen congestion in the streets
- Safety from fire, panic, and other dangers
- Promote health and the general welfare
- Provide adequate light and air
- Prevent the overcrowding of land
- Avoid undue concentration of population
- Facilitate the adequate provision of transportation, water, sewers, schools, parks, and other public requirements

Acknowledgements - Pages 6 & 7

Acknowledging those who worked on this planning document and those who served on committees, work groups and in governing positions.

Creation of the Comprehensive Plan - Pages 8 & 9

Created in 4 phases –

Establishment of Workgroup

Development and implementation of a community wide survey, with review of results

Focus group meetings to allow further input by community on targets identified by survey

Formulation of the Comprehensive Plan

Overview - Pages 10-- 42

- a) Overview of City of Woodcreek and current conditions at that time
- b) Demographics – size and population
- c) Non-Residential/ Commercial Entities – Double J, Camp Young Judea and Hill Country Spirits, with Cigar Lounge added since comp plan was adopted
- d) Median age – 59
- e) Housing and ETJ
- f) Environmental Features impacting development within city and ETJ
- g) Trees – preservation and Oak Wilt
- h) Water -
 - Shallow waterways – Cypress and Hog Creeks
 - Floodplains and floodways
 - Riparian buffers
 - Impervious cover limits to lessen flooding
- i) Influences on local environment
 - Increased population = strain on local watershed
 - Human development = more impervious cover, changes to natural landscape and magnification of resource consumption

- Protection of ground water resources imperative to maintain for future generations.
- j) Cypress Creek Watershed and Jacob’s Well Ground Water Management Zone – Woodcreek is located within both of these zones – we get our drinking water from these zones.
- k) Drainage – Woodcreek has more of sheet drainage rather than a drainage infrastructure to control runoff during significant rain events. This effects our drinking water resources.
- l) Nature –
- Birds – several species of birds inhabit Woodcreek
 - Trees – Oak wilt is a known issue in Woodcreek
 - Air Quality
 - Deer – concerns noted due to over population
 - Light pollution – we have been designated as a Dark Sky Community
 - Noise pollution – RR 12 and 2325 as well as Brookhollow concrete as been noted
- m) Parks
- Parks Master Plan –
- A handful of parks and greenspaces with a few amenities are available
 - Creekside Park has been added and a playscape built since this plan was implemented.
 - A gazebo was added to The Triangle
- n) Infrastructures:
- a. Woodcreek has agreements with service providers, but does not own utilities that service the city.
 - Electricity – Pedernales Electric Coop
 - Water/Waste Water – Aqua Texas
 - Cable/Internet – Spectrum
 - Telephone – Spectrum and Frontier
 - Trash/Recycle – Waste Connections
 - b. Roads – 34 roads for a total of 10.95 miles – noted as #1 priority of citizens
 - c. Drainage – No official drainage infrastructure within the city
 - d. Trails – No public walking trails – listed as high priority on Citizen Survey
 - e. City Hall – Small
 - f. Water Hydrants/Flush valves – all hydrants within the city are flush valves and are owned/maintained by Aqua Texas. Insufficient pressure for use in fighting fires, but can be used to fill water trucks for the fire department
- o) Fiscal–
- Ad Valorem dependent
 - Land Availability – little left in city, very little commercial zoning, ETJ (they must request annexation), aquifer availability limits future development
 - Financial Stability – Ad Valorem taxes are stable, healthy reserves and good credit rating
 - Project Funding – City must look for grants or other sources of funding to fund desired projects

p) Land Use –

- One large subdivision with no city center and one small retail area
- Variety of housing – Single family, fourplex, townhomes, apartments.
- Vast portions of city are zoned recreational
- ETJ – largely undeveloped

Citizen Survey - Pages 43-46**Survey –**

911 surveys sent out, 411 returned – while less than 50% returned the sample size and responses was significant

Citizen Survey Focus areas

Most valued in order

- 1) Natural Beauty
- 2) Peace and quiet
- 3) Location
- 4) Safety
- 5) Rural Setting

Most pressing issues –

- 1) Roads
- 2) Pedestrian safety and mobility
- 3) Tree preservation

Future Development Goals

- 1) Limited/No commercial growth
- 2) More restaurants, coffee shops and/or food trucks
- 3) Maintain Woodcreek’s character and charm – respondents were against growth and commercial development.
- 4) Parks and greenspaces – respondents were neutral to dissatisfied – top two wishes were a community pool and playground.
- 5) Address mobility – traffic calming and implementing safe walking spaces are needed to support residents who like to walk. Walking along roadways was cited as unsafe.

Vision for Woodcreek - Pages 47-68

- **Four target areas identified – Natural Systems, physical systems, fiscal systems, and land use**

Natural Systems

Goal - Preserve Woodcreek’s natural, rural setting

Strategy 1: Protect What Exists

- a) Enforce protective regulations for trees (Created Tree Board, New Tree ordinances and protections in place, Woodcreek earned Tree City USA designation, Park clean up held for 2023 Earth Day)
- b) Community education programs for (Has not been visible to community, Areas to be addressed more in future)
 - Rainwater collection

- Oak wilt
 - Drought tolerant landscaping
 - Reducing chemical use in landscaping
- c) Incentivize rainwater collection (**Being addressed**)
 - d) Protect impervious cover limits and create regulations for Middle Trinity and Jacob's Well Recharge Zones (**Currently in Ordinances**)
 - e) Create Green Building initiatives (**Progress pending**)
 - f) Promote protection of natural habitats and ecosystems
 - g) Participate in Annual Arbor Day events and promote tree planting (**Great progress noted**)
 - h) Invest in public land through tree care, planting, watering and other activities to improve public spaces (**Addition of parks**)

Strategy 2: Increase and Improve Parks and Greenspaces

- a) Update Parks Master Plan (**Not done as of review**)
- b) Pursue purchase of additional parkland or greenspace (**Some progress**)
- c) Review and revise plating and subdivision codes to promote more greenspace allocation in design (**In process**)
- d) Pursue grants and other funding to improve park amenities with a playscape as top priority (**POSAC Grant made improvements possible – Gazebo at Triangle, Playground at Creekside and August Park game tables. Permanent bathroom at Creekside is in approval process. Gazebo has garden and possible raincollection in planning stage. Brookmeadow Island at Augusta is a pollinator garden**)
- e) Consider and plan to achieve goal of community pool (**Not at this review time**)
- f) Consider placement of a dog park (**Not at this review time**)

Physical Systems

Goal: Improve existing structures with focus on roads and mobility

Strategy 1: Re-negotiate franchise agreements to lower rates and improve customer service (City of Woodcreek has little input in rates)

- a) Electricity – survey showed general satisfaction with PEC. (**PEC is a coop and imposed new rates through their own process**)
- b) Water and Sewer – survey showed low satisfaction ratings for Aqua Texas. This public utility should be seen as a high priority for action (**Working with Aqua Texas – New personnel and resources brought in. Positive changes in customer service and infrastructure repairs**)
- c) Cable/Internet – survey showed general satisfaction with Spectrum with noted outages, rising costs and slowness/connectivity
- d) Telephone – Fewer people are using landlines
- e) Trash/Recycling – survey showed satisfactory rating for Waste Connections (**Working with Waste Connections during major events for bulk pick ups and other days as needed**)

Strategy 2: Repair all roads in the City of Woodcreek and create a long-term maintenance plan (Road bond passed – all roads, except Deerfield, received new surfacing. Community Block Grant awarded to Woodcreek for Deerfield area. Freeland-Turk hired to address city-wide drainage issues. City-wide signage programs being developed)

- a) Develop a Master Transportation Plan and Policy – Platinum Roads Panel (Master Transportation Plan is really a Road Maintenance Plan and the Platinum Roads Panel has become the Infrastructure and Mobility Planning Board)
- b) Finish the creation of the Capital Improvements Plan – Platinum Roads Panel (Change to Infrastructure and Mobility Planning Board)
- c) Pursue grants and alternative funding sources (ongoing)
- d) Address drainage and traffic calming with road improvements (ongoing)

Strategy 3: Create walking trails to address pedestrian safety (Assigned to Infrastructure and Mobility Planning Board – No action as of this review)

- a) Seek alternative funding through grants
- b) Work with the Hays County on existing trails projects
- c) Obtain engineering studies to work on placement of trails in the community
- d) Utilize citizen feedback to create a plan and prioritize routes
- e) Create a timeline for execution of plan, including funding

Fiscal Systems

Goal: Reduce the burden on taxpayers and over reliance on increasing ad valorem taxes to fund city projects

Strategy 1: Maintain suitable reserves and manage the annual budget to reduce excess spending (Funding and budget process has changed to a Fund Balance system to allow for individual fund balances for future projects. This is to identify specific funds rather than using a general reserve fund.)

- a) Decrease annual spending in Maintenance and Operations budget area to provide funds for projects instead of using reserve funds
- b) Do not spend over \$500,000 of the Net Reserves and maintain 2 months of operating expenses from the Committed Funds Balance in the General Fund
- c) Utilize existing reserves, no more than half of the General Fund reserves in any single year, to fund small projects rather seeking more debt.

Strategy 2: Increase income outside of ad valorem taxes

- a) Promote local businesses – (Cigar Lounge opened and new golf course owners are adding new resources – Grill and holding events
- b) Use Woodcreek as the city designation for online purchases (This has been openly encouraged)
- c) Consider increasing the Hotel Occupancy Tax from 0 to create special restricted funds to promote community, tourism and city-wide improvements as allowed by governing code (HOT committee formed to review possibilities)

Strategy 3: Seek advantageous development and franchise agreements (This may be a mute point with recent legislative changes to ETJs, land owners are leaving the ETJ)

- a) Pursue advantageous annexation agreements for any new development in the ETJ
- b) Consider creation of an Economic Development Plan Committee to oversee these actions and create policy to ensure the City can sustain itself

Strategy 4: Pursue alternative and outside funding

- a) Seek grants to fund desired projects (ongoing – Grant Applications for rainwater collection at City Hall, Community Block Grant, POSAC grant, Aqua Texas donated a water fountain for the Triangle, Community Garden and Boy Scout/Master Gardener project at August park
- b) Encourage Parks Board to pursue a citizen based non-profit 501(c)(3) to raise funds for parks projects and walking trails (In process – Friends of Woodcreek non-profit is pending,)

Land Use

Goal: Maintain Woodcreek’s Character and promote sustainable resource management

Strategy 1: Preserve the rural and residential character of the community (Some progress – Committee to review code revision. Brookmeadow Overlay to create 1 acre minimum lot size)

- a) Review and update building and development ordinances
- b) Update subdivision and platting requirements – more strict with regard to division steps and include environmental study

Strategy 2: Protect the watershed (Water Task Force formed to address water conservation in Woodcreek)

- a) Limit impervious coverage
- b) Encourage sustainable building practices
- c) Promote water-wise landscaping

- d) Create protections in the Jacob’s Well and Middle Trinity Aquifer recharge zones to limit development and minimize impervious coverage
- e) Utilize steep slopes and water quality management code to regulate development in the ETJ – managing impervious cover and maintaining natural landscapes to minimize erosion and less impact of flooding
- f) Encourage developers to utilize conservation style development in the ETJ and uphold parkland and greenspace regulations
- g) Enforce the Heritage and Protected Tree preservation efforts

Strategy 3: Seek to encourage development that aligns with resident preferences

- a) Look for commercial opportunities that align with residents interest
- b) Do not duplicate resources available in Wimberley
- c) Enforce minimal impact for resources, such as water.
- d) Seek business that bring new money into the community rather than re-circulate existing income or one that takes away income.

Implementation - Pages 69-71

Implementation of Comp Plan

Plan Roots

- a) Public engagement
- b) Reflects priorities of Woodcreek citizens
- c) Outlines expectations for action from city officials and staff to address these priorities
- d) Important for leaders to recognize implementation of Comp Plan will serve the community and put resources into projects identified by residents.

Continual Review

- a) Recognize the need to review this plan – be sure we are on target with community
- b) Woodcreek and Wimberley are growing rapidly
- c) Growth leads to unforeseen changes requiring response
- d) Plan provides direction and clear guidelines for anticipated development
- e) New issues will arise – this plan is for reference and guidance
- f) Plan serves as a set of benchmarks to aid in planning and decision making

Woodcreek and the Wimberley Valley -Page 72

Action Items - Page 73

Summary of Action Items deemed crucial to overall plan

Glossary and Appendix - Page 74 – 76

The take-away from this review:

At our next Planning and Zoning meeting, come prepared with your analysis, Impressions and suggestions so that we can make recommendations to City Council regarding the status of the Comprehensive Plan.

- Where are we in reference to this plan?
- What have we done well and what needs improvement
- What have we, as city leaders, completed with regard to the action items?
- What do we have left to do?
- Is there anything we feel is not specifically called out that needs attention?
- Other concerns/comments

Summary of Action

Action Items – Items in **(RED)** are input from the review process.

Vision for Woodcreek - Pages 47-68

- **Four target areas identified – Natural Systems, physical systems, fiscal systems, and land use**

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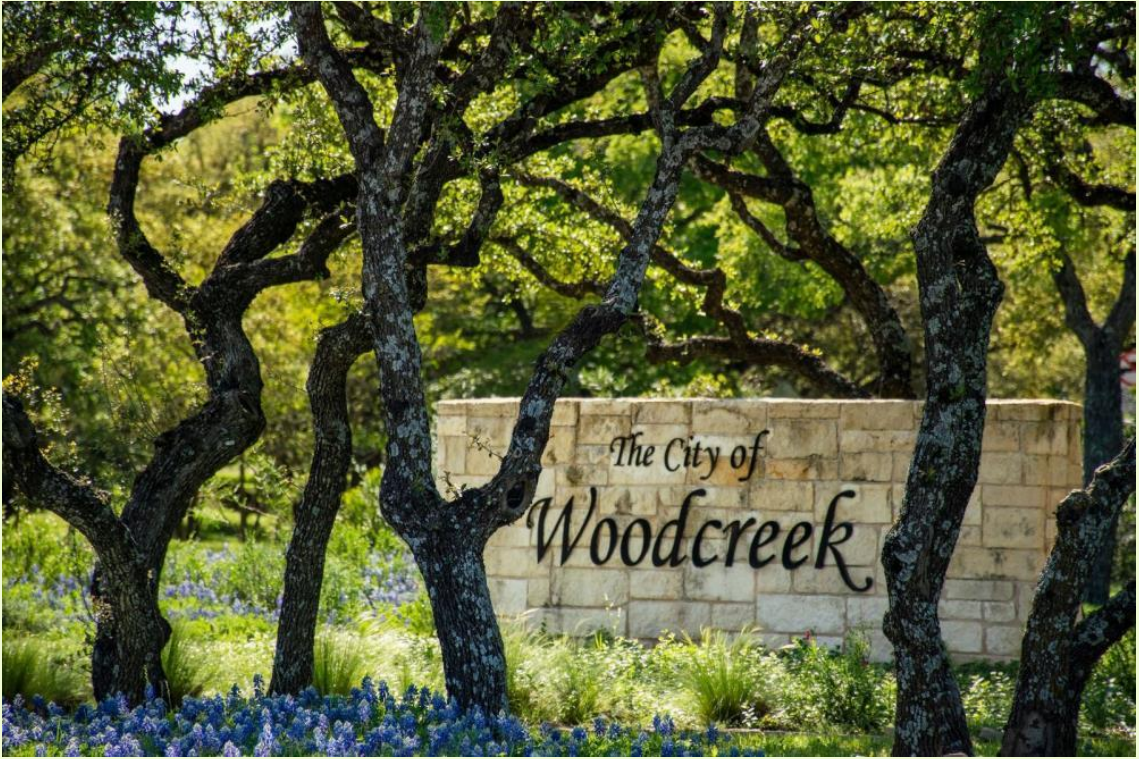
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City Of Woodcreek
Comprehensive Plan
2022

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.



Image 1: Woodcreek Golf Course

- I. Introduction**
- II. Acknowledgements**
- III. Plan Creation**
- IV. Overview of Woodcreek**
- V. Current Conditions**
 - a. Demographics
 - b. Environmental Analysis
 - c. Natural Systems
 - d. Physical Systems
 - e. Fiscal
 - f. Land Use
- VI. Citizen Survey Focus Areas**
 - a. Overview
 - b. Key Areas of Focus
- VII. Vision for Woodcreek**
 - a. Natural Systems
 - b. Physical Systems
 - c. Fiscal
 - d. Land Use
- VIII. Implementation**
- IX. Woodcreek and the Wimberley Valley**
- X. Summary of Key Action Items**
- XI. Glossary**
- XII. Appendix: Image Credits**

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

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

Chapter 213 – Texas Local Government Code

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.

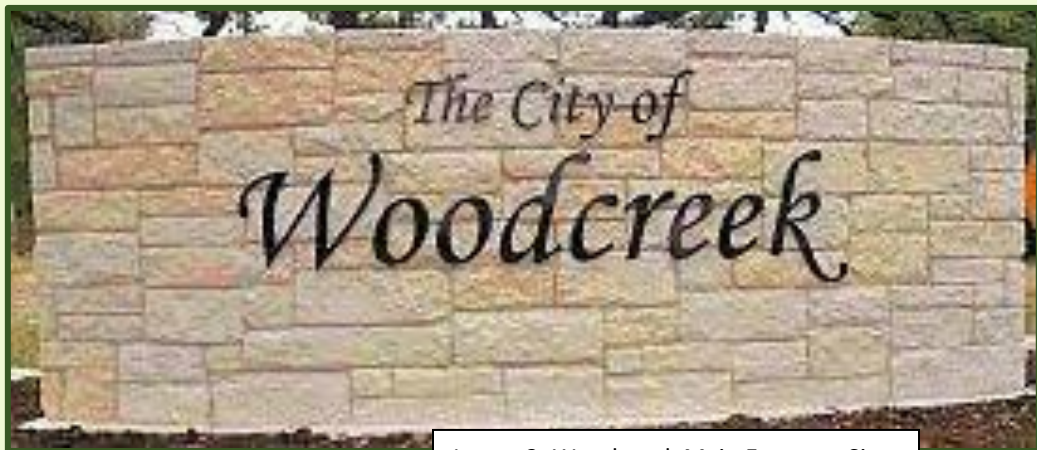


Image 2: Woodcreek Main Entrance Sign

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

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

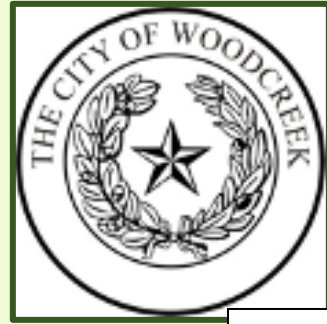


Image 3: City Seal

City Council

Current:

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

Previous:

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

Planning and Zoning

Current:

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

Previous:

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

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**

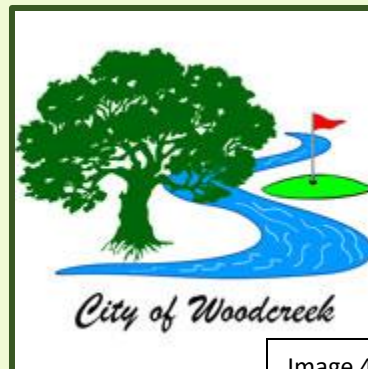


Image 4: Unofficial Logo

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.



Image 5: Future Land Use Meeting

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.

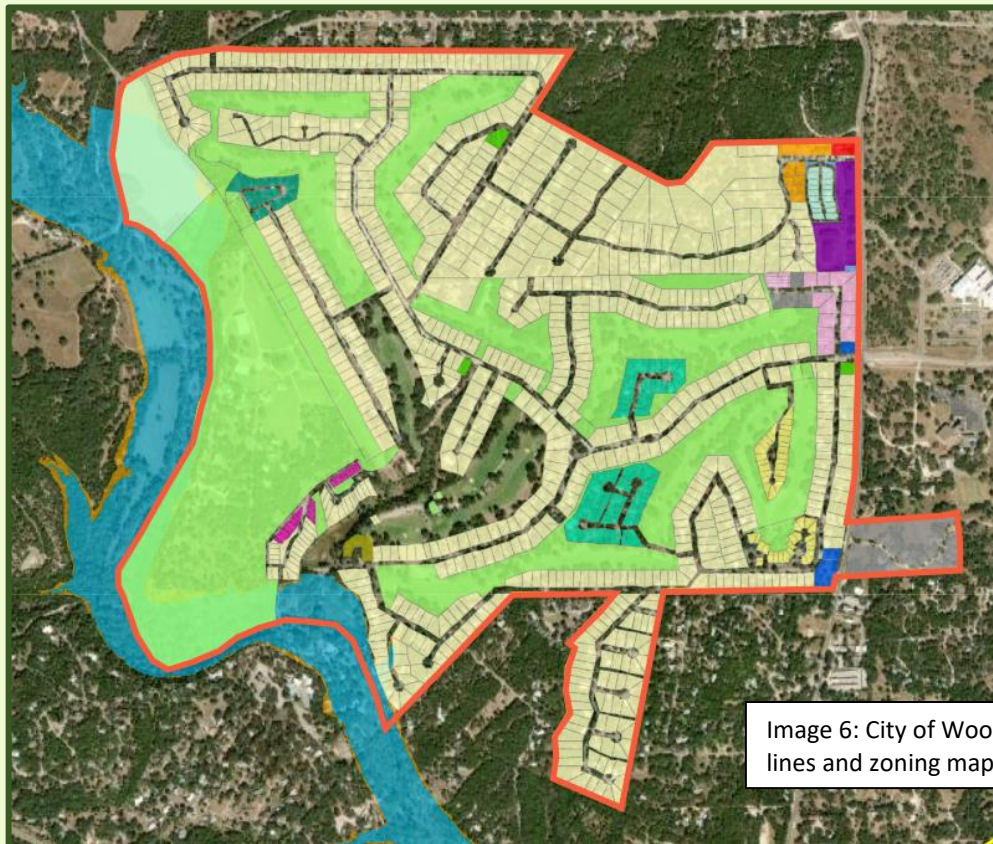


Image 6: City of Woodcreek Lot lines and zoning map (2019)

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



Image 7: Road Map of Texas



Image 8: Hays County Cut Out

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

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.

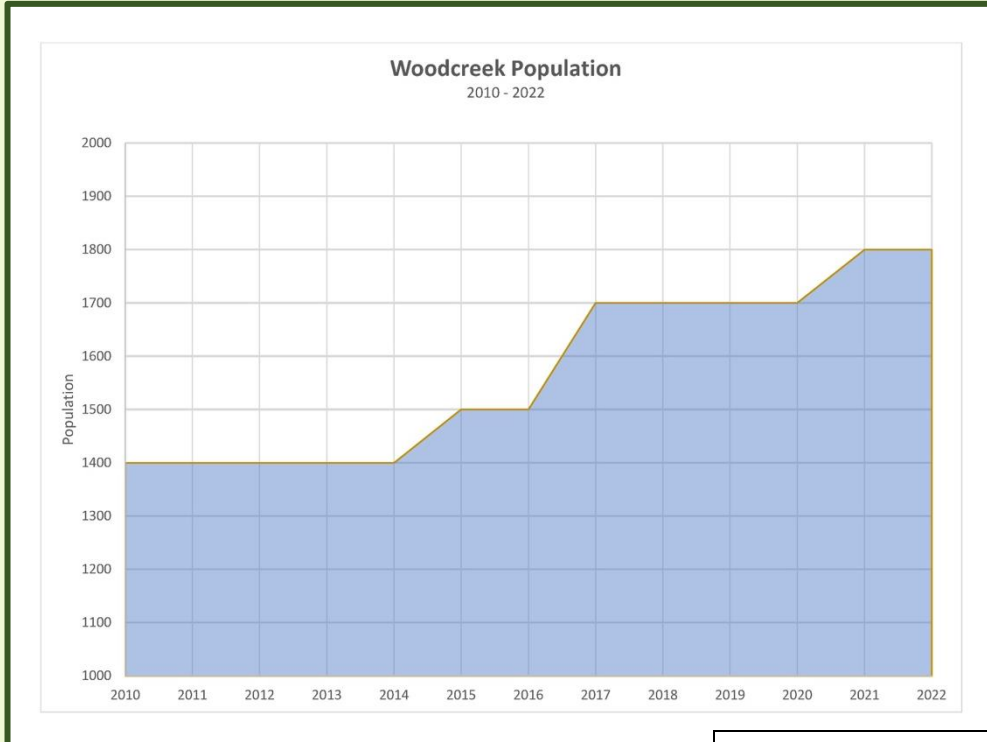


Image 9: Population Graph

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.

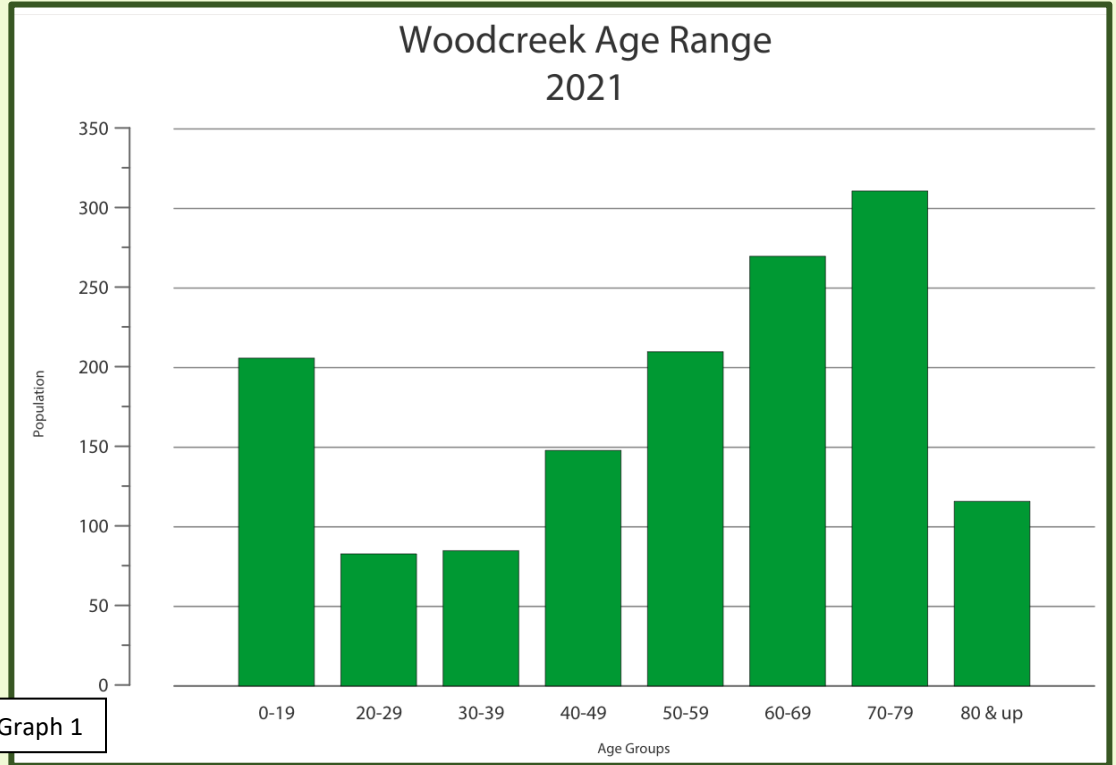


Image 10: Demographics Graph 1

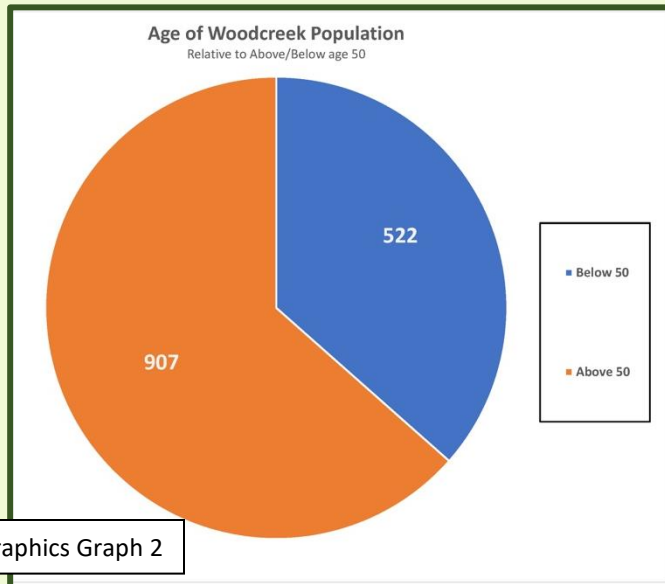


Image 11: Demographics Graph 2

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.*
- *Around 70 homes are long-term rentals in Woodcreek.*
- *Much of the land within Woodcreek City limits is built out and remains residential.*
- *There are less than 120 lots available for new construction.*
- *The ETJ remains widely undeveloped and will be the site of any significant future growth for the city.*
- *Woodcreek hosts a diverse housing market with everything from apartments and townhomes to duplexes and single-family residences, both on small*

Commercial Enterprises

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

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

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.

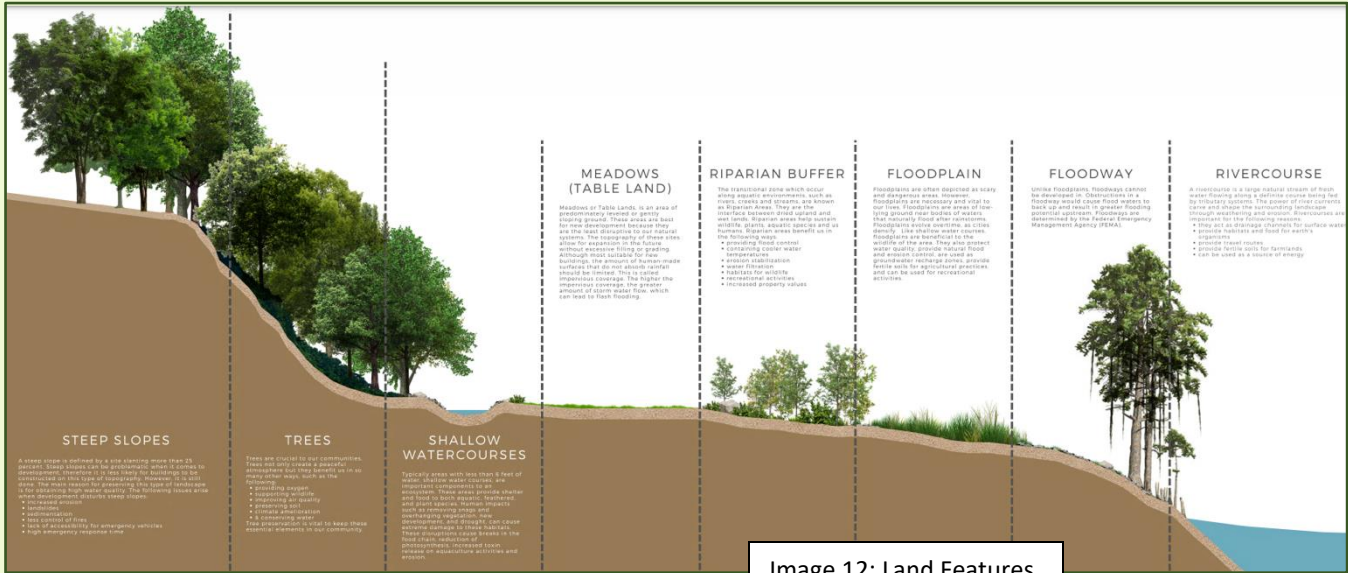


Image 12: Land Features

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



Image 13: Cypress Falls Swimming Hole

Influences on the local environment:

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

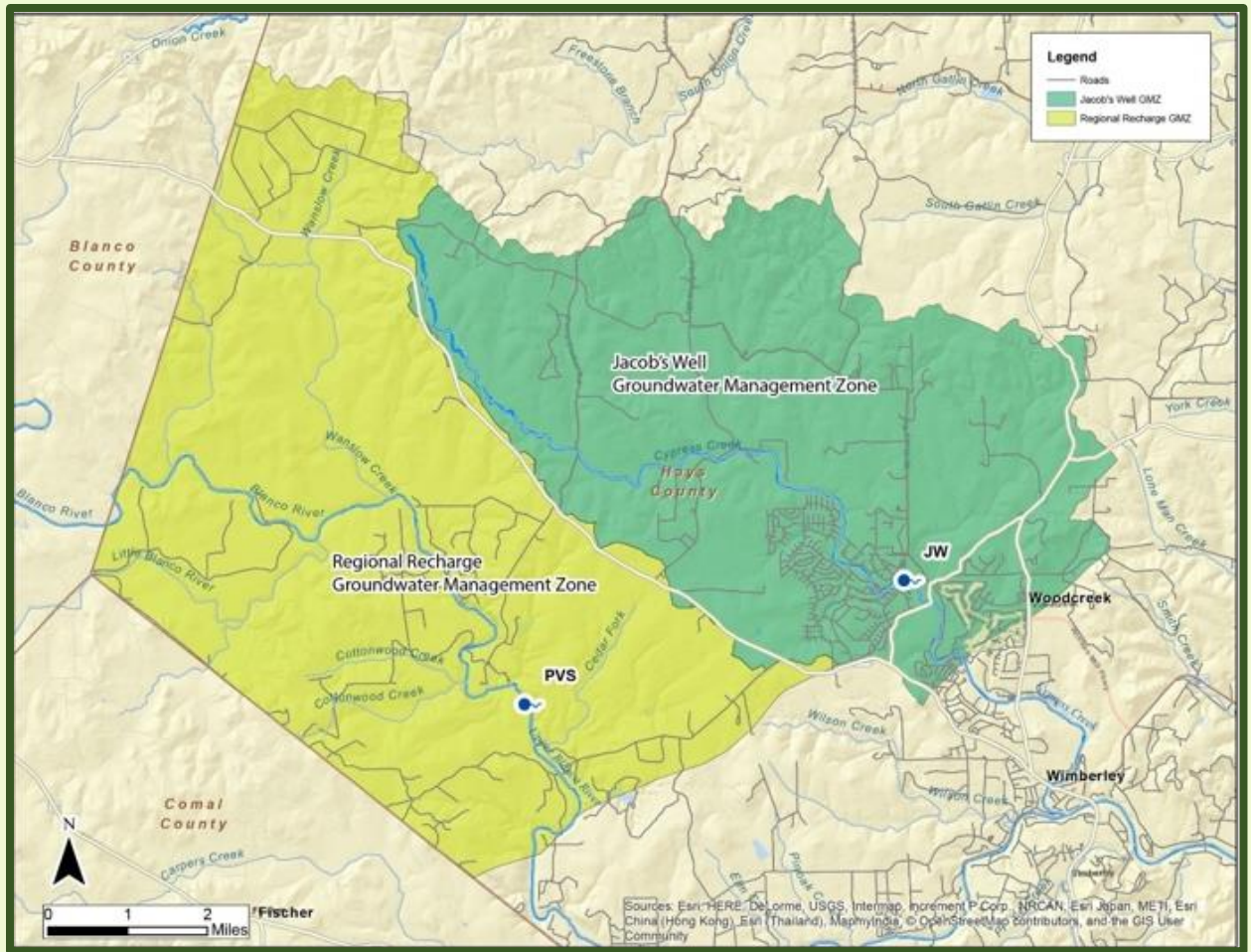


Image 14: Regional Groundwater Management Zones

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

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

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

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

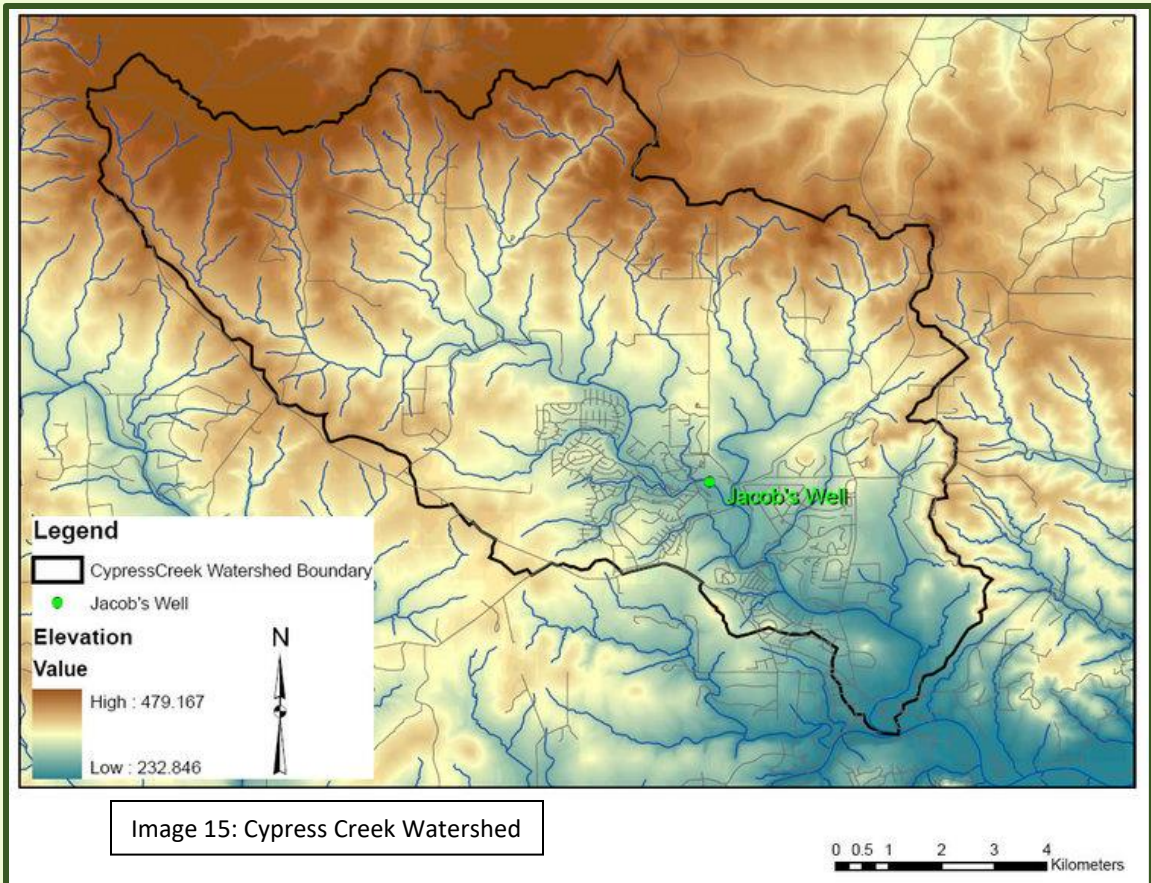


Image 15: Cypress Creek Watershed

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

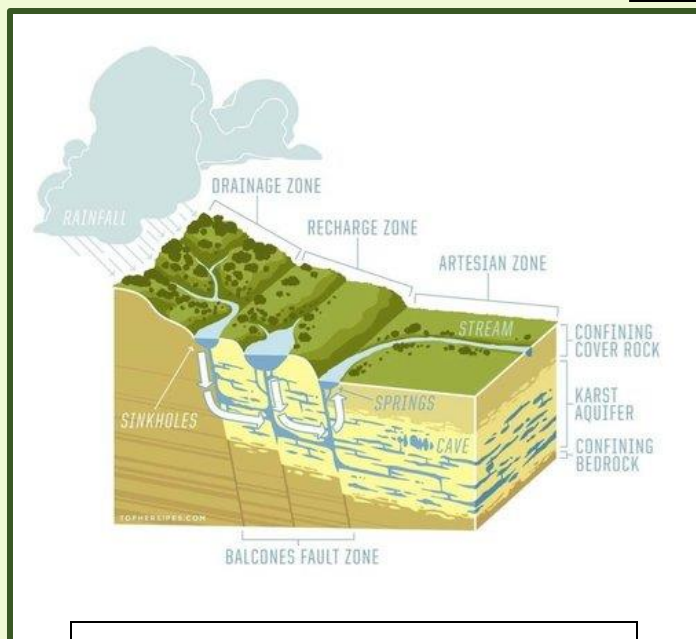


Image 17: Karst and Artesian Well Land Features

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

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



Image 18: Jacob's Well

Current Conditions

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

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

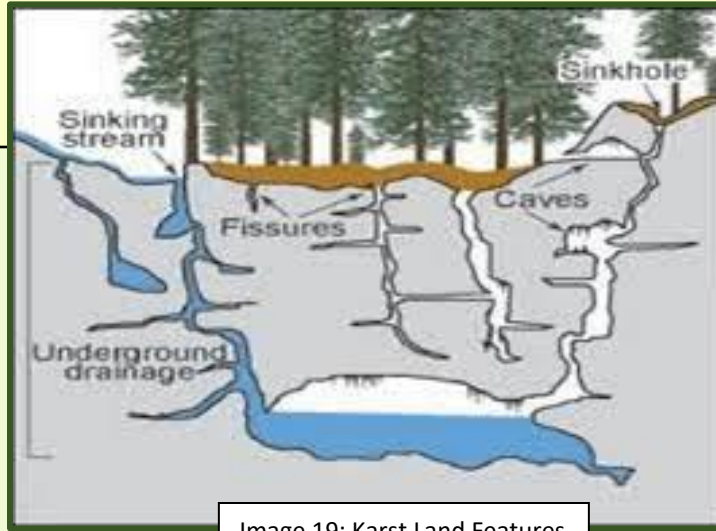


Image 19: Karst Land Features

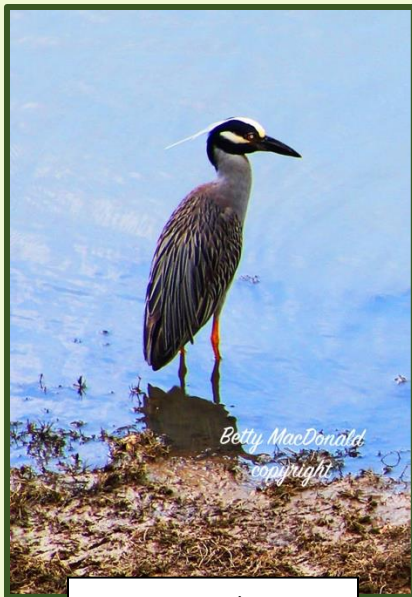


Image 20: Night Heron



Image 21: Cypress Falls Bridge

Current Conditions

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.



Images 22 & 23: Rainwater Collection at Golf Course

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.



Image 24: Rain Garden on Golf Course at Installation

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

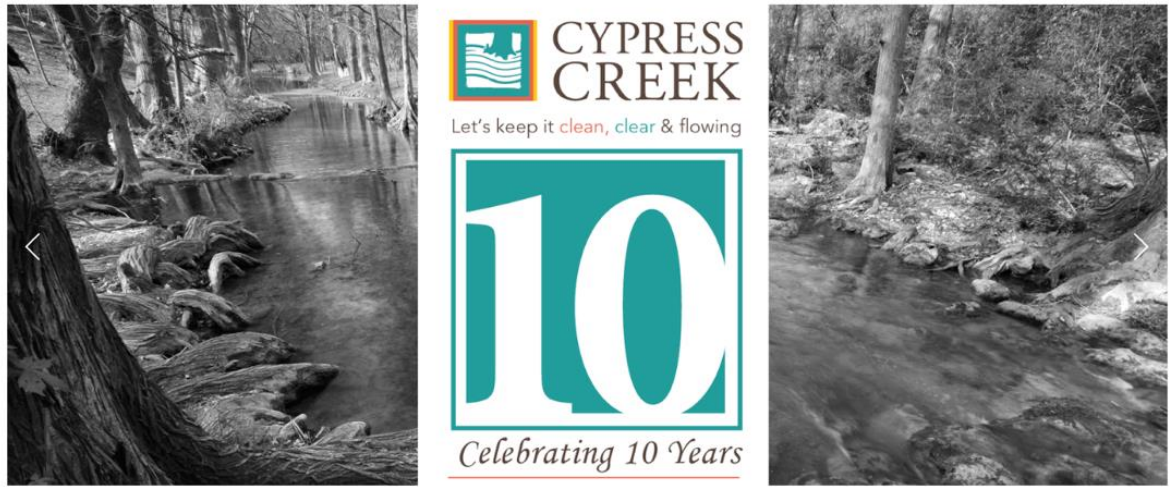


Image 25: Cypress Creek Watershed Protection Project

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

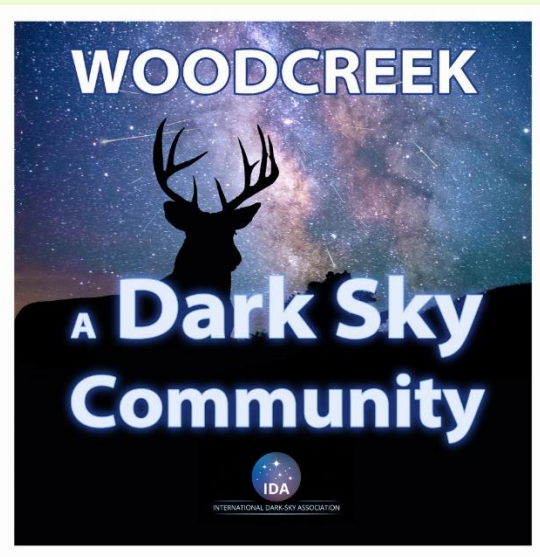


Image 26: Dark Skies Community Sign

International Dark Skies

We are a designated International Dark Skies Community with ordinances backing this effort and reinforcing the commitment to reduce light pollution to protect the clear night skies for which rural communities are so well known and loved.

Ashe Junipers (colloquially called "Cedars" in this area) serve as habitat for the Golden Cheek Warbler bird which is Native to Central Texas and an endangered species.

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

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



Image 27: Golden-cheeked Warbler

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.



Image 28: Oak Wilt

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. Item 7.



Image 29: Riparian Structures

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

Air Quality

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

Light Pollution

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

Noise Pollution

Noise pollution from major roads like Ranch Road 12 will only increase, and the community can take steps to address this by raising fence lines alongside the road and planting vegetation as a noise break. Additionally, the material used for the reconstruction of streets within the city limits will need to be carefully considered as many residents are reporting the concrete of Brookhollow to be louder than the previous asphalt street, thereby 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.



Image 30: Augusta Park

Veteran's Memorial Plaza

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

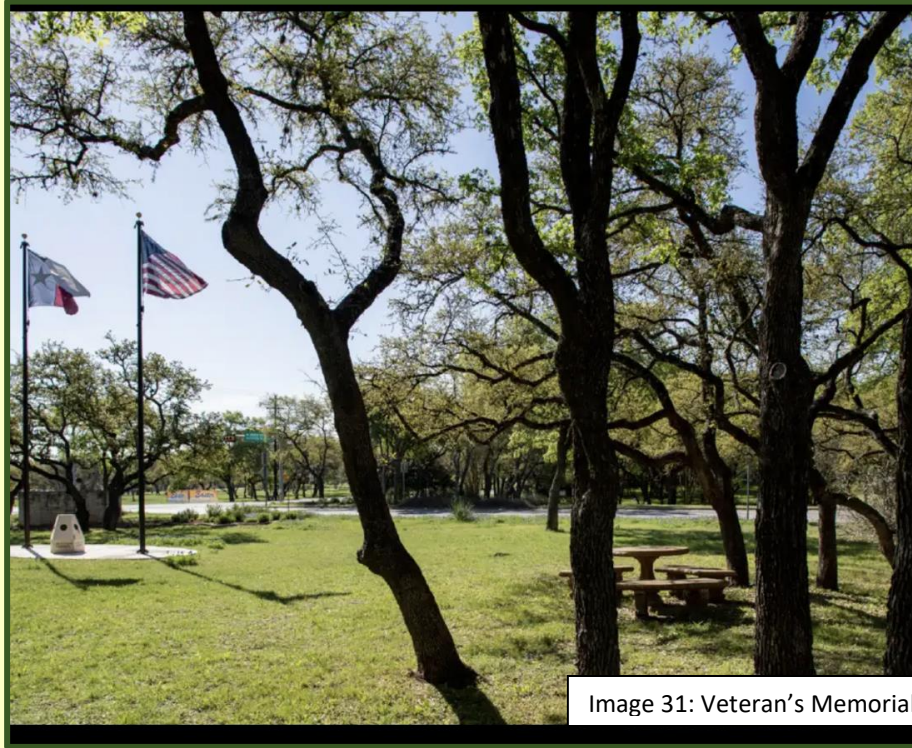


Image 31: Veteran's Memorial Plaza

Creekside Park

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

Champions Circle Park

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

The Triangle

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

Greenspaces

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



Image 32: Brookmeadow Sign Median

Greenspaces within Woodcreek

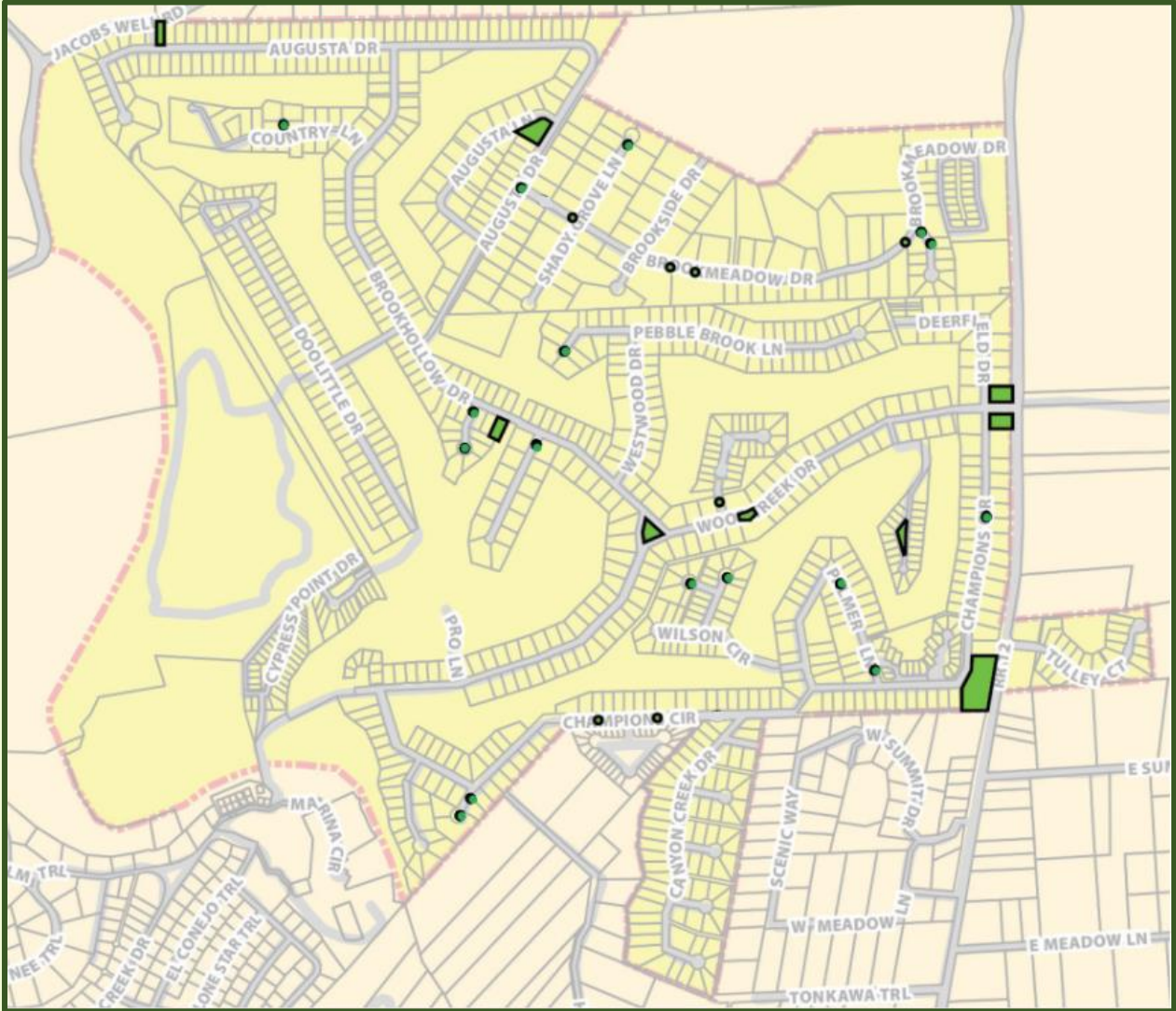
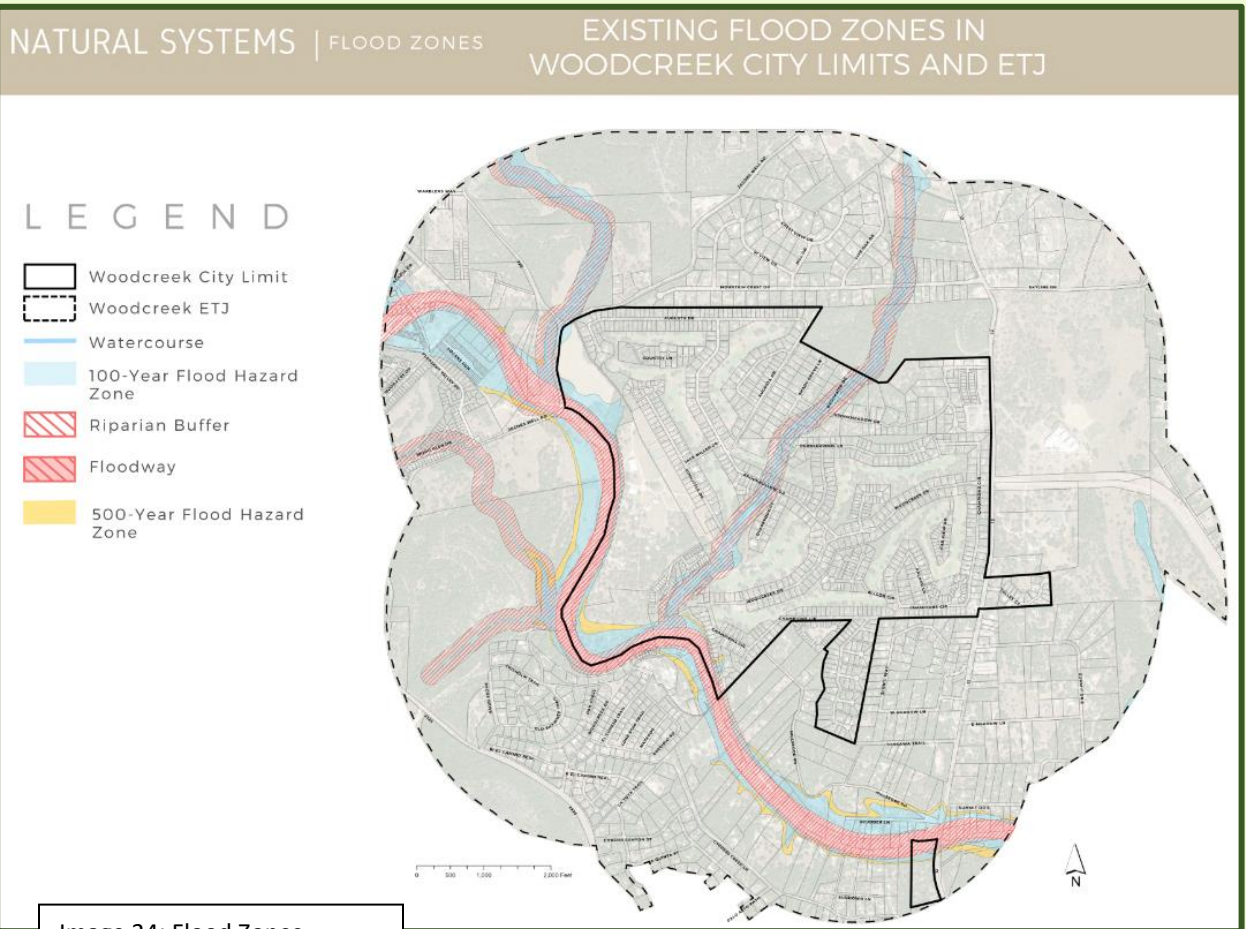


Image 33: Greenspaces Map

Water: Drinking, Regulation, Quality Management

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



Water: Drinking, Regulation, Quality Management

- Environmental protection efforts have increased in the past 30 years resulting in the creation of efforts like the Cypress Creek Watershed Protection plan which seeks to preserve Cypress Creek as a pristine stream, implement waterwise conservation systems, and help to educate residents on water issues.
 - The Meadows Center based in San Marcos has been in partnership with this effort along with the Wimberley Valley Watershed Association, who was instrumental in the effort to preserve Jacob’s Well, the headwaters of Cypress Creek.
 - Woodcreek has engaged in water conservation efforts through the creation of the Water Quality ordinance and by setting strict impervious coverage guidelines.
 - There are no rainwater collection incentives offered by 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.

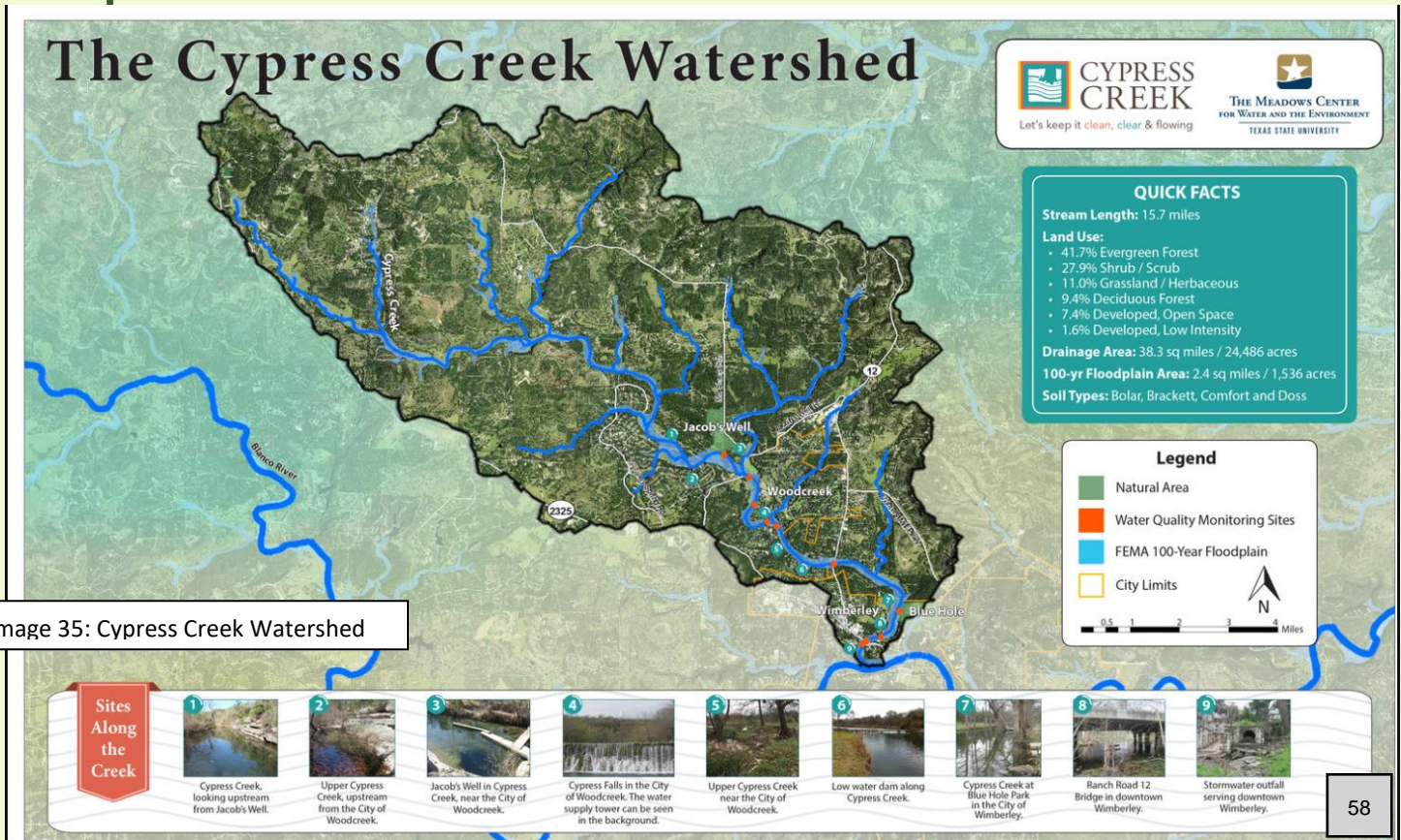


Image 35: Cypress Creek Watershed

Life: Plants and Animals

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



Image 36: Deer Family

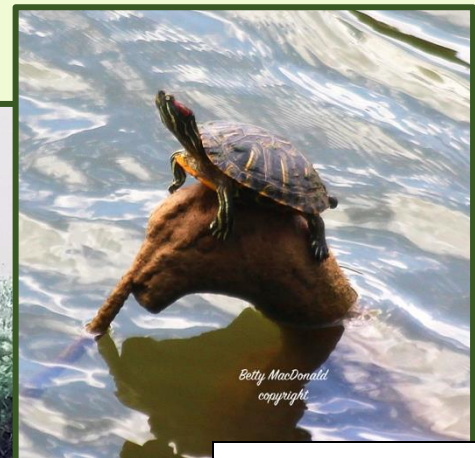


Image 37: Red Eared Slider

Air: Visibility, Quality, and Pollution

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



Images 38 & 39: Woodcreek Skies



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



Image 40: Blue Heron

Infrastructure

• **Roads:**

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

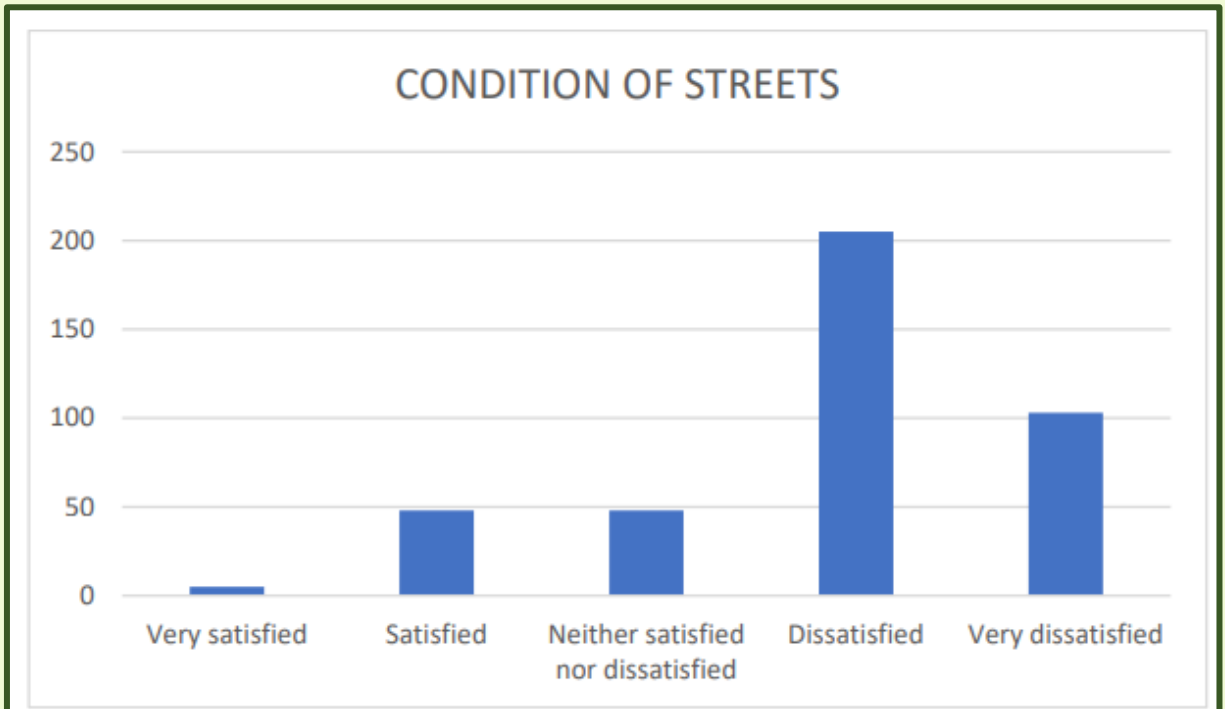


Image 41: Citizen Survey Graph 1

Road Conditions

Current Conditions

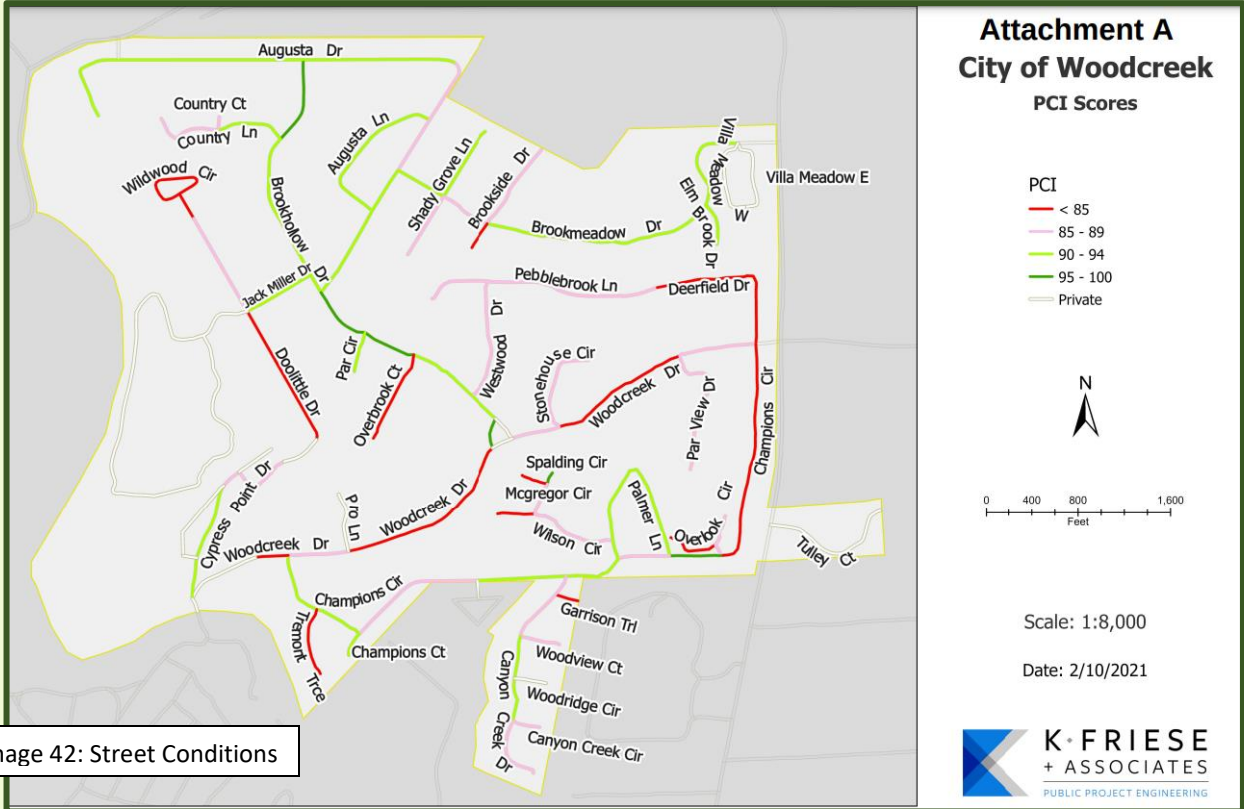


Image 42: Street Conditions

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

Image 43: Street Condition Rating Scale

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.



Image 44: Blue Hole Walking Trail

Infrastructure

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



Image 45: Woodcreek City Hall

Infrastructure

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

Fiscal

Ad Valorem Dependency:

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

Land Availability Concerns:

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

Financial Stability:

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

Project Funding Realities:

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

Land Use

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

Woodcreek boasts a diversity in housing choices with high-density options like apartments, duplexes, town homes, condominiums, and a pending fourplex planned development district to a wide variety of 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.



Image 46: Woodcreek Apartments

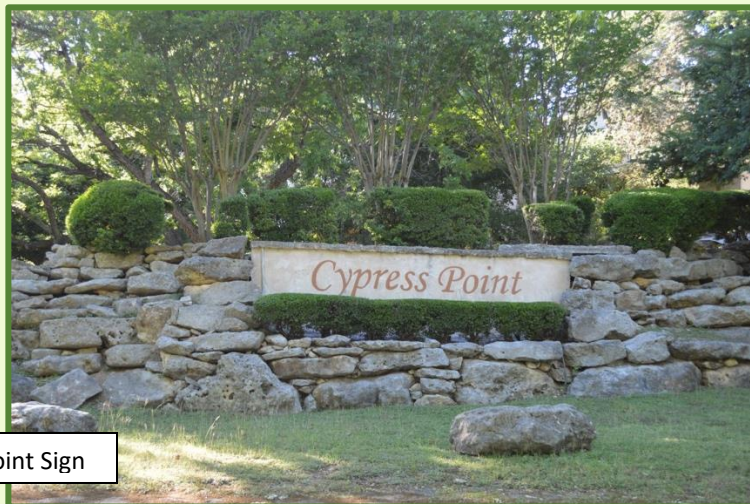


Image 47: Cypress Point Sign

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.

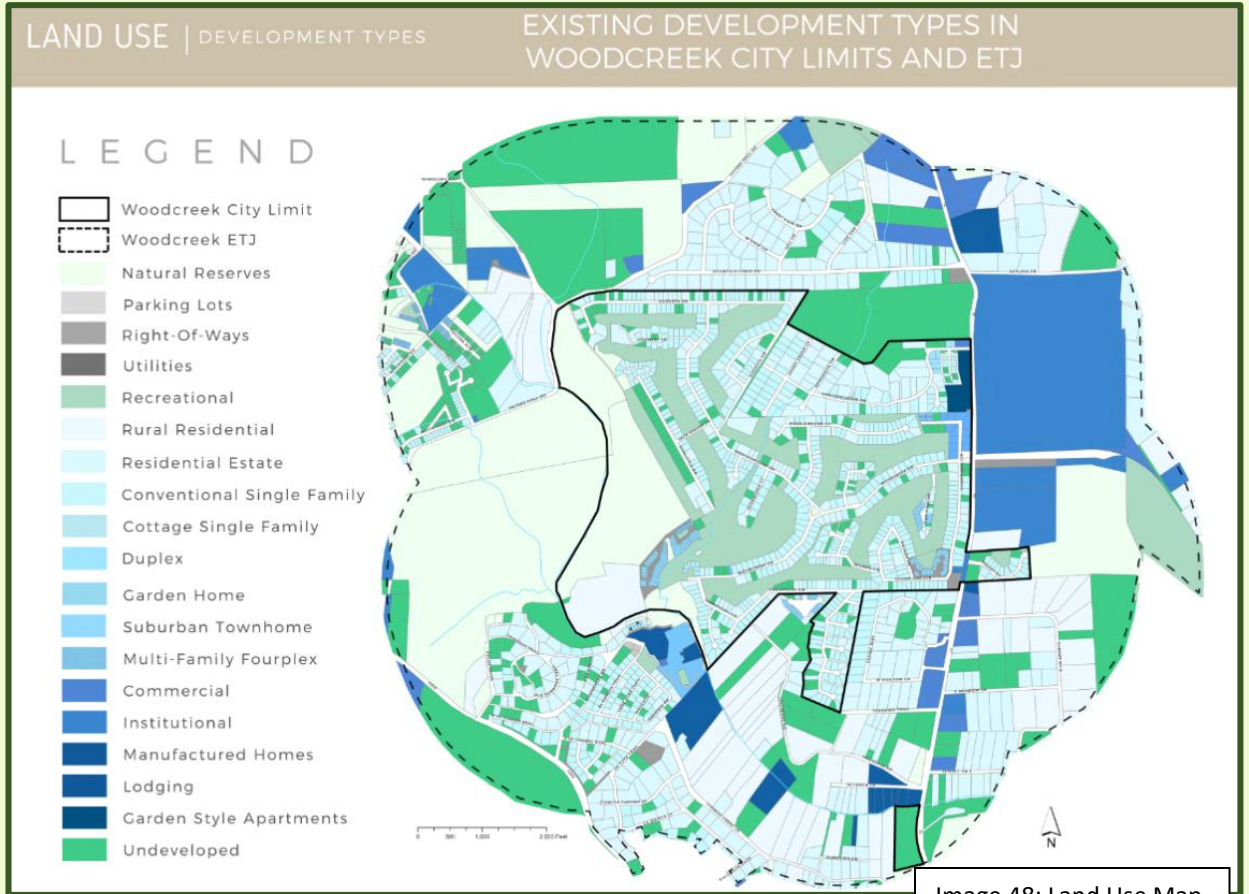


Image 48: Land Use Map

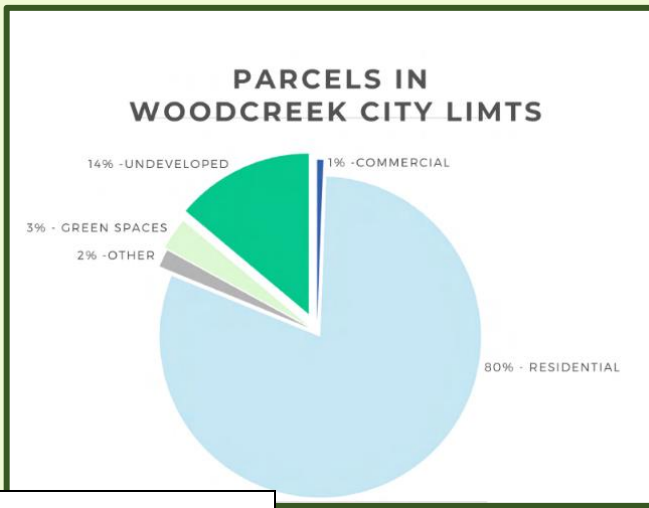


Image 49: Land Use Chart 1

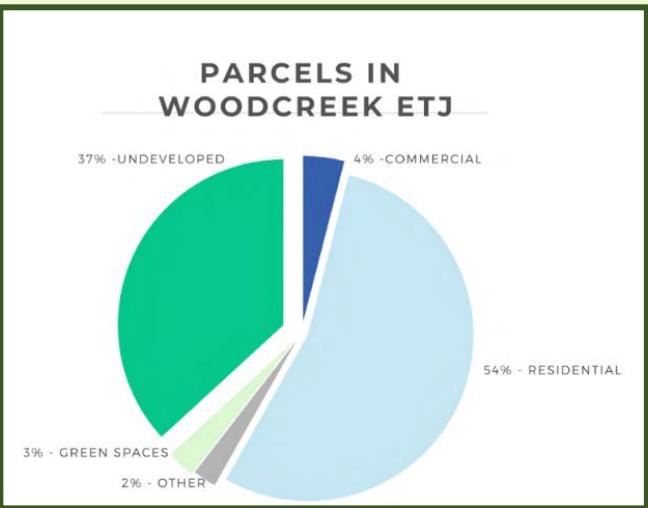


Image 50: Land Use Chart 2

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.

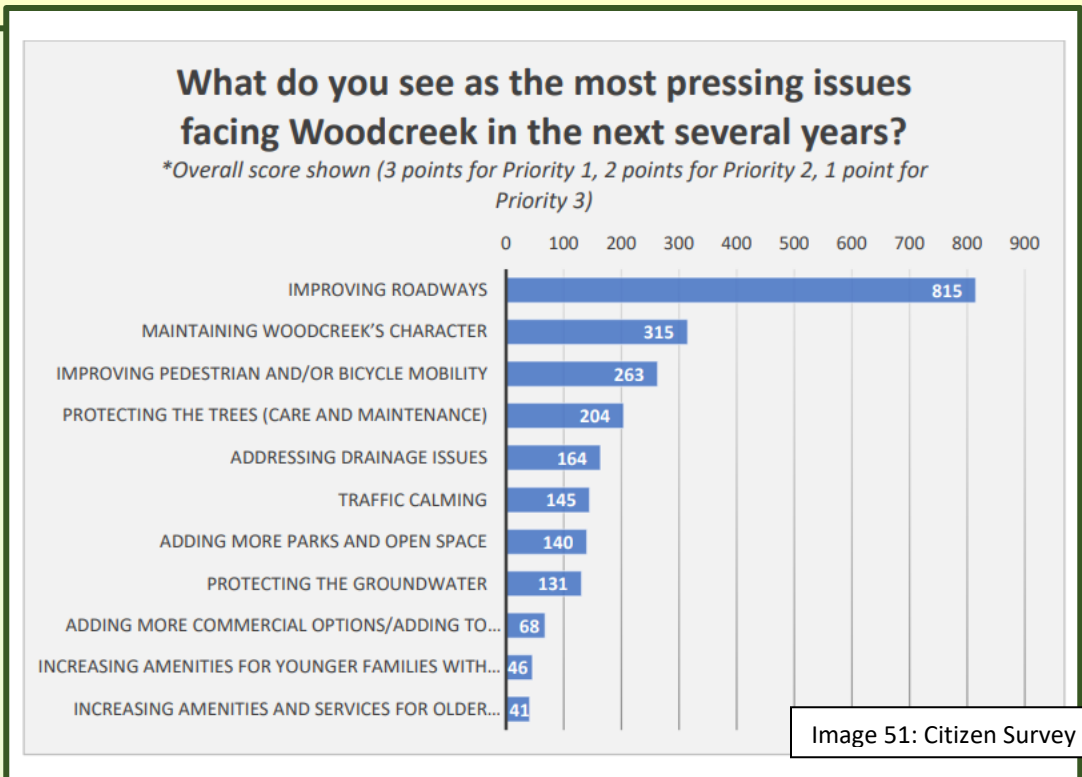


Image 51: Citizen Survey Graph 2

Future Development Goals

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



Image 52: Double J Ranch Golf Club

Addressing Mobility

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



Image 53: Blue Hole Trail

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?

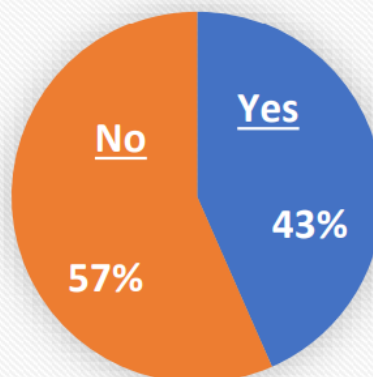


Image 54: Citizen Survey Chart 1

Strategy Two: Increase and improve parks and greenspaces.

Action Plan:

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

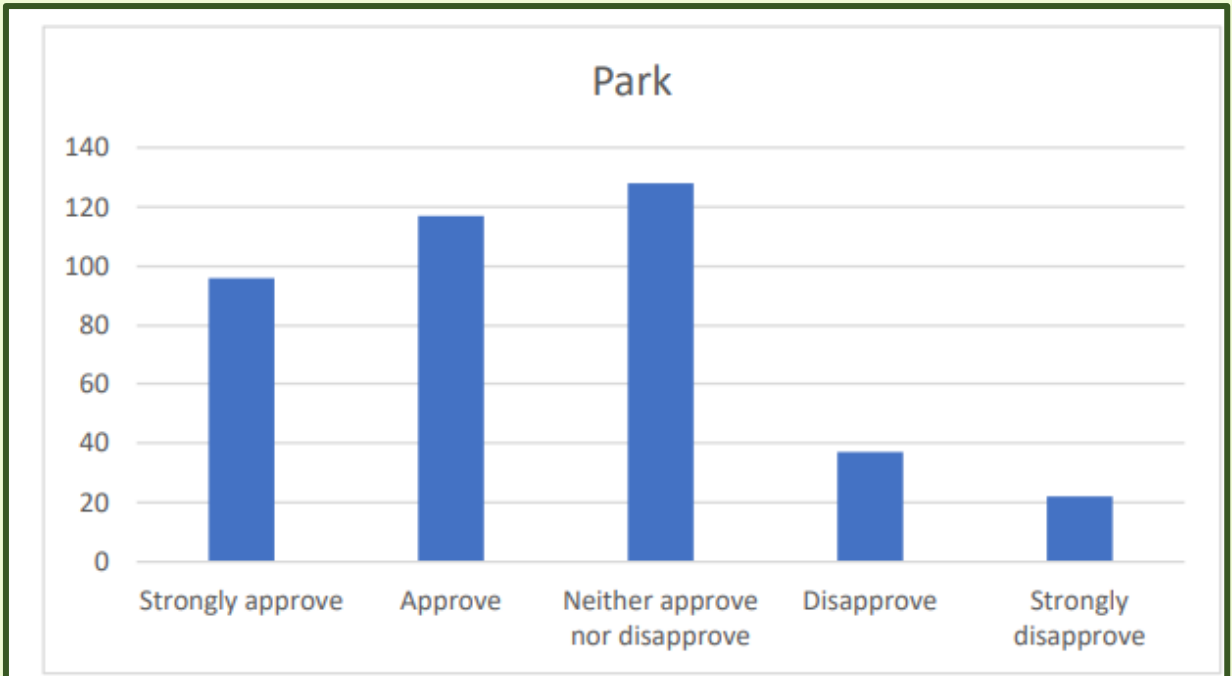


Image 55: Citizen Survey Graph 3

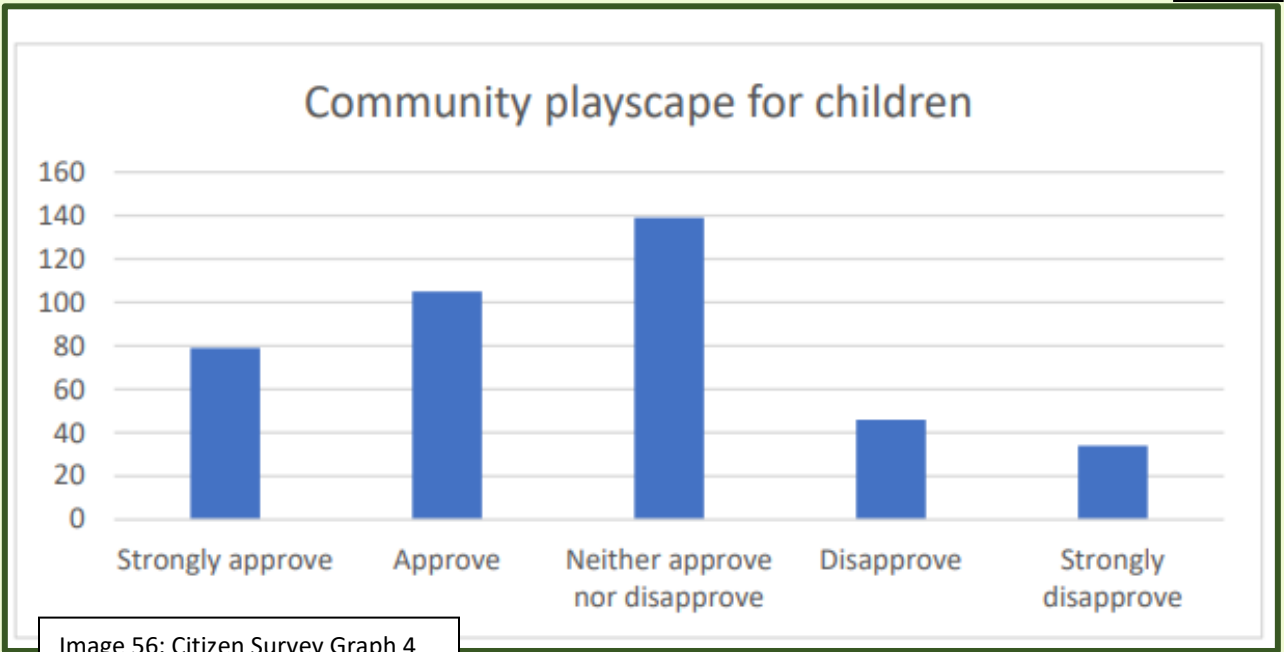


Image 56: Citizen Survey Graph 4

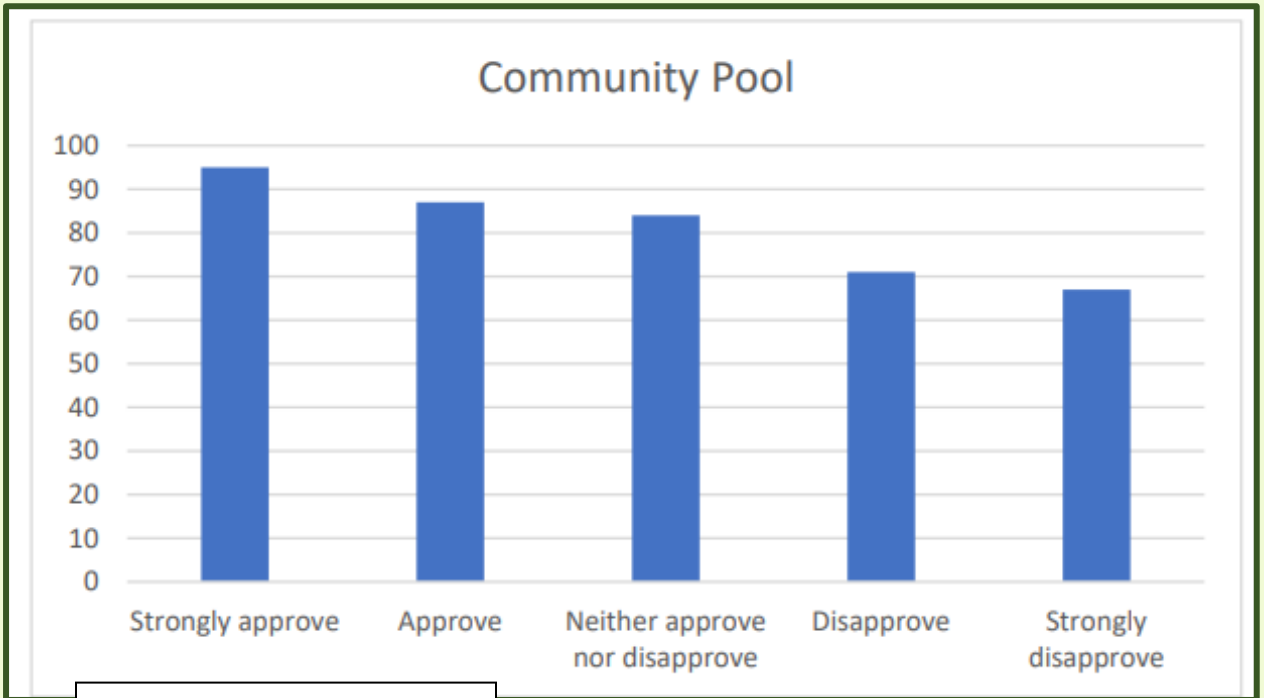
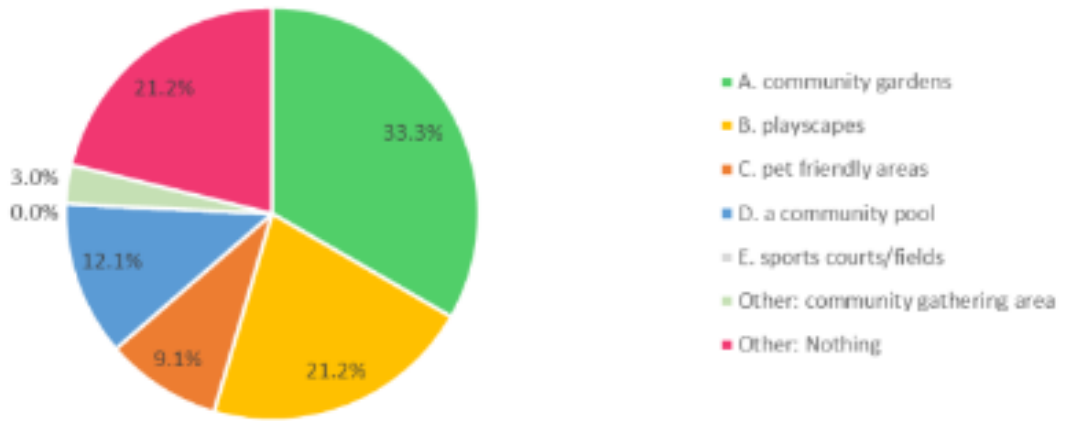
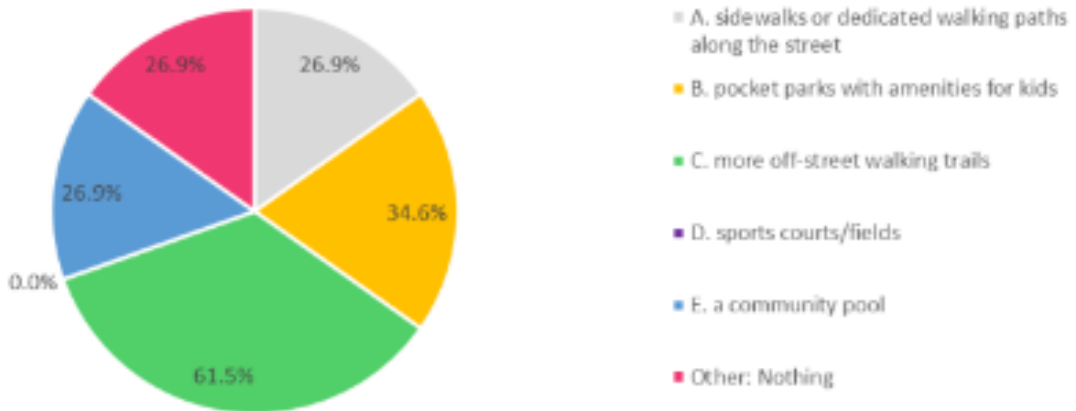


Image 57: Citizen Survey Graph 5

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...

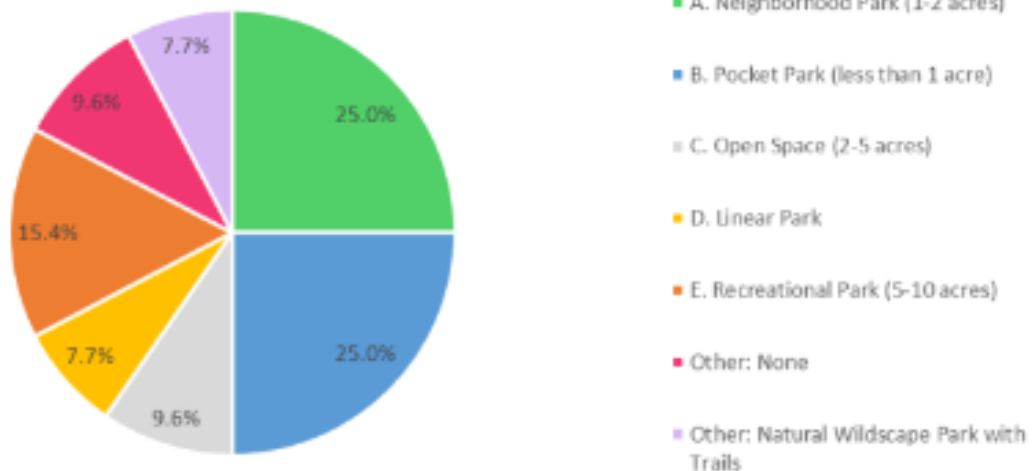


Image 58: Future Land Use Workshop Chart 1

Physical Systems

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

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

Action Plan:

- **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.

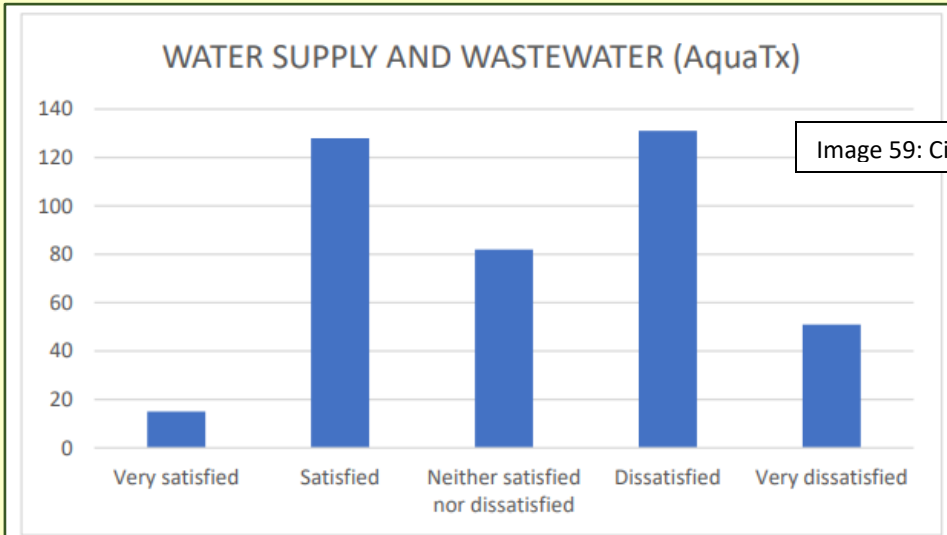


Image 59: Citizen Survey Graph 6

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

Action Plan:

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

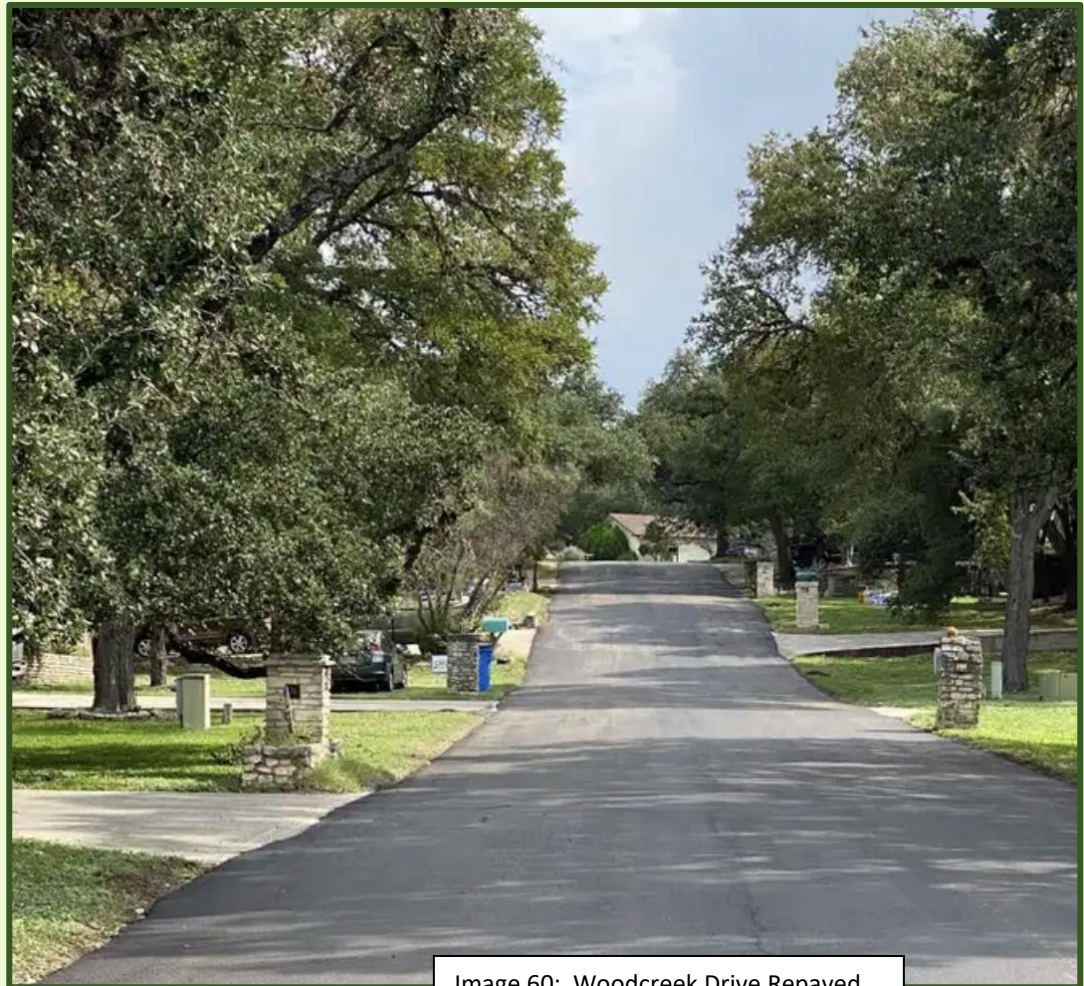


Image 60: Woodcreek Drive Repaved

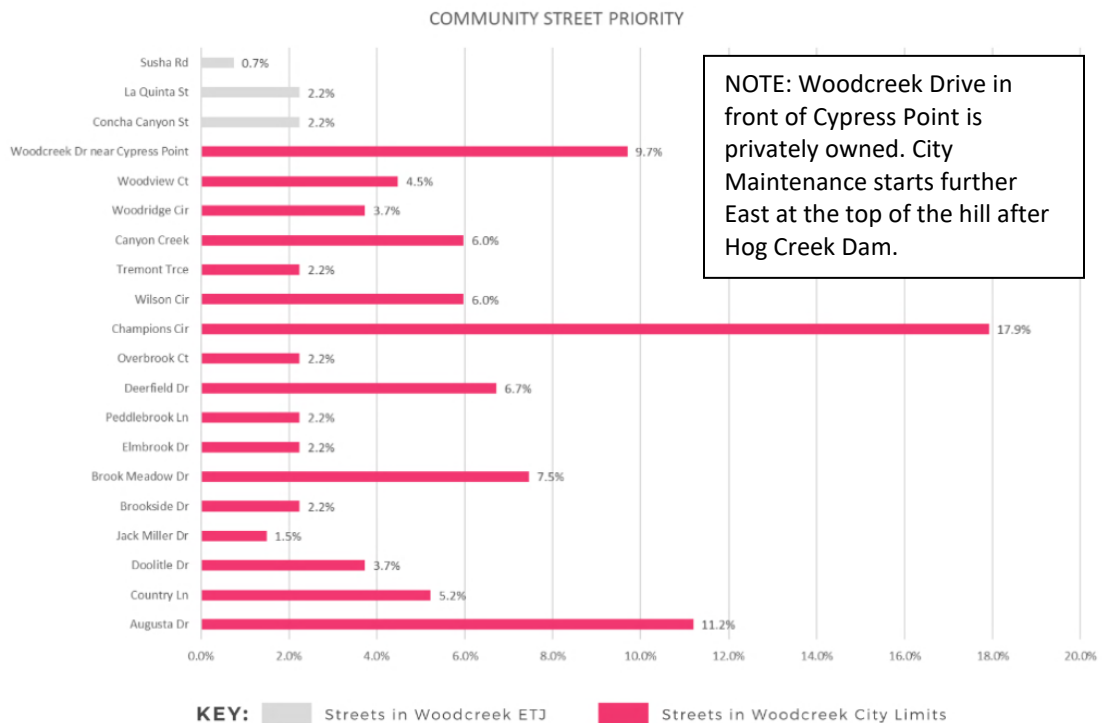
Strategy Two: Repair all roads in the City of Woodcreek and create a long-term maintenance plan.

Action Plan:

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



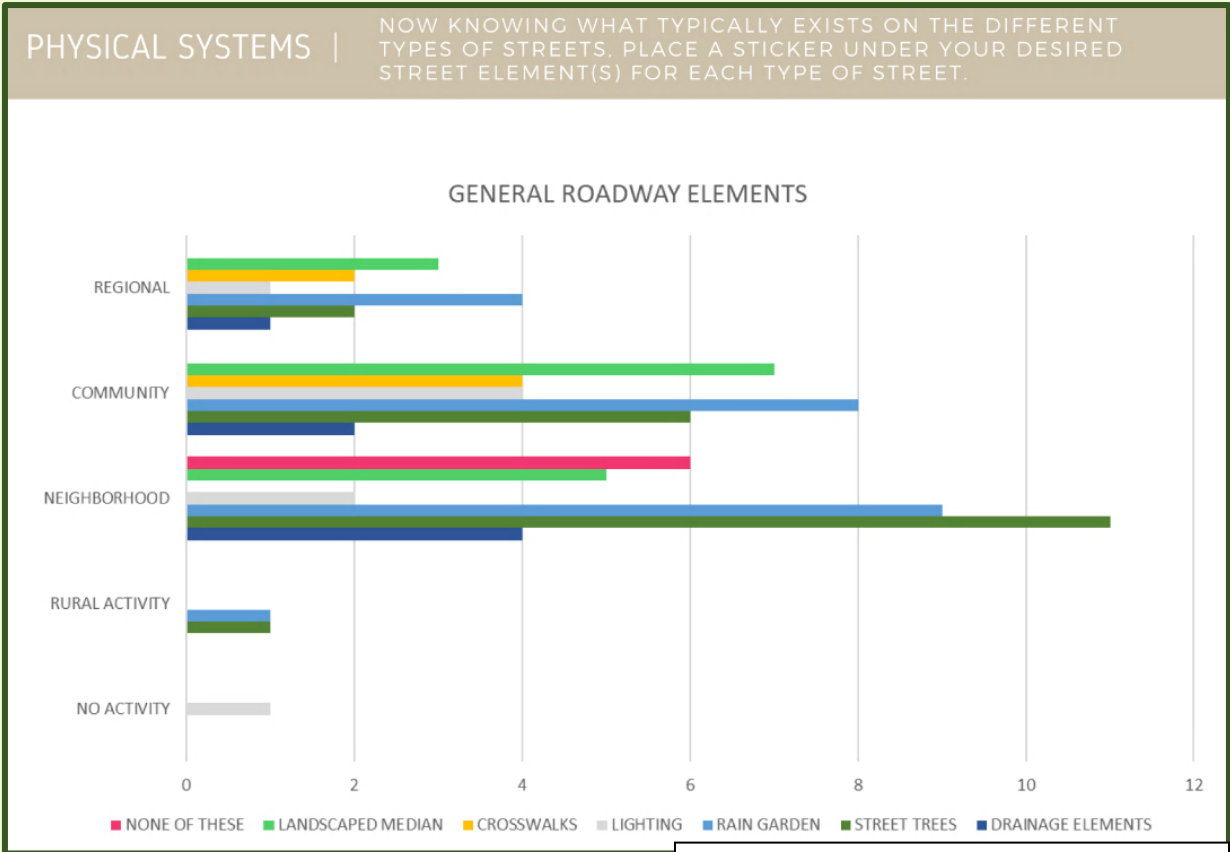


Image 62: Future Land Use Workshop Graph 2

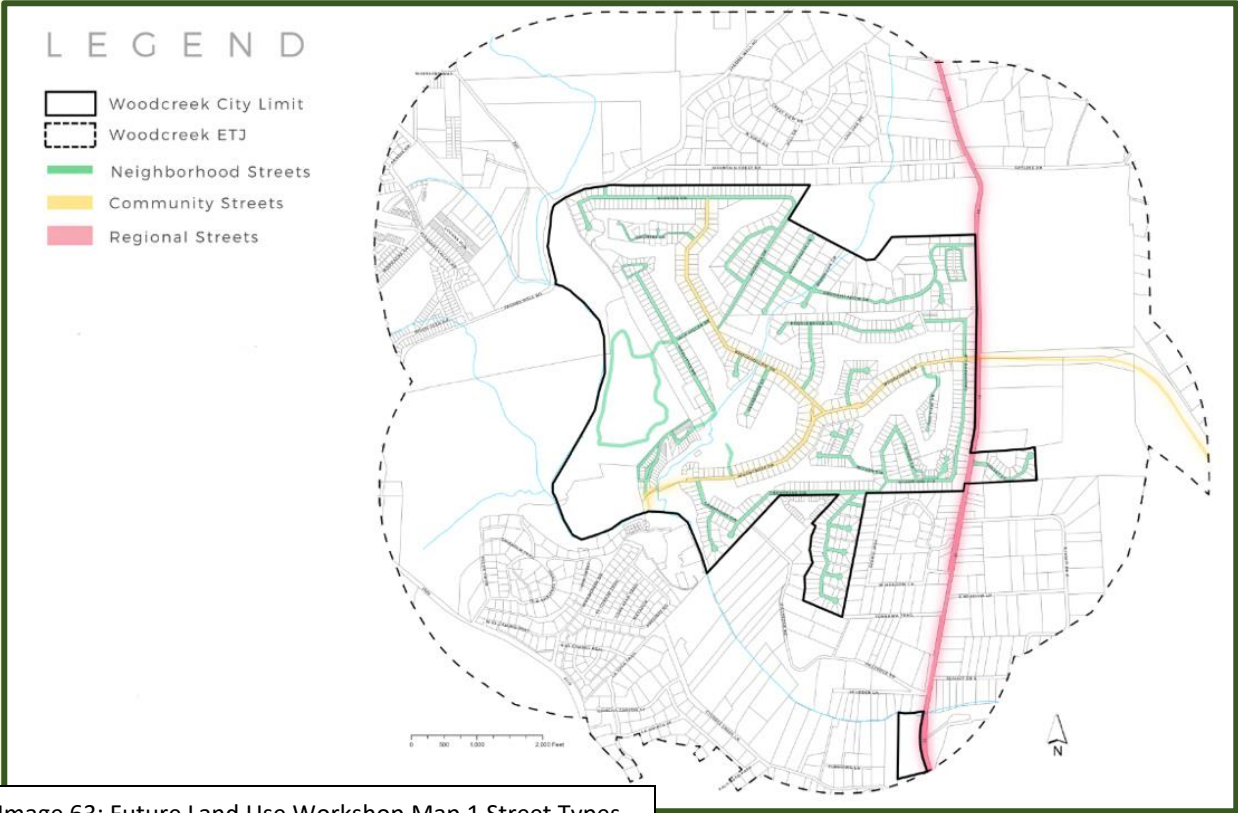


Image 63: Future Land Use Workshop Map 1 Street Types



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

Strategy Three: Create walking trails to address pedestrian safety.

Action Plan:

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

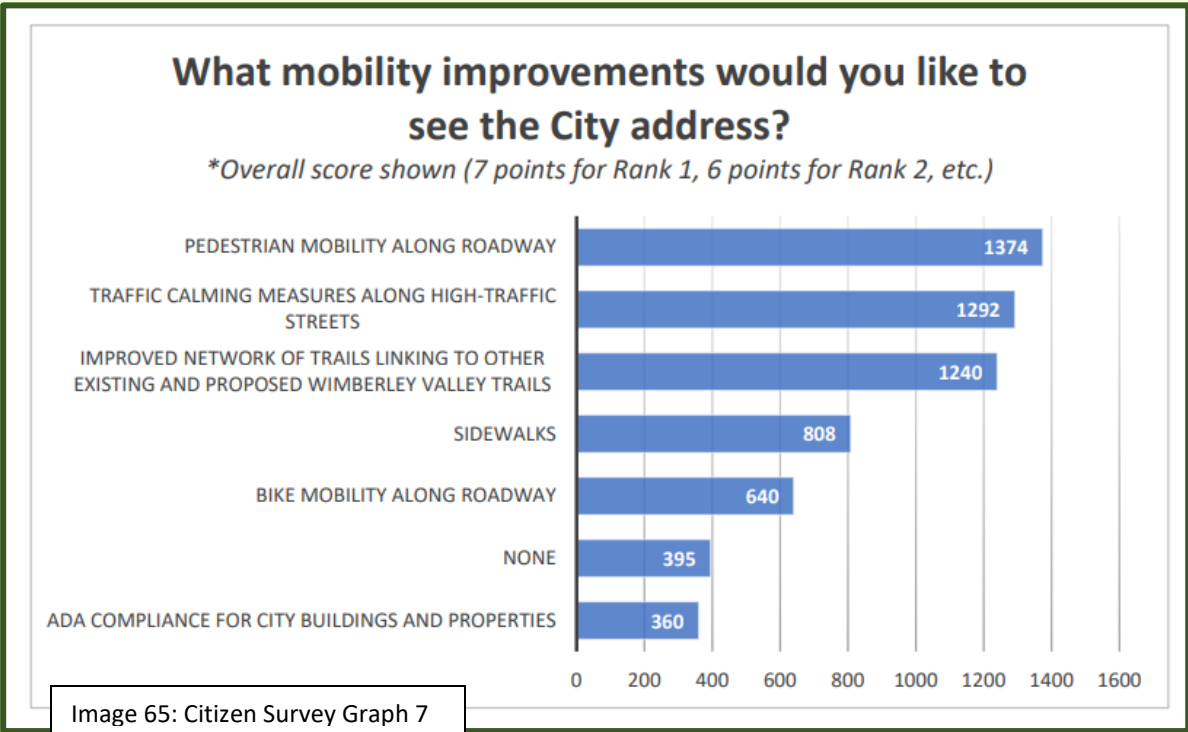


Image 65: Citizen Survey Graph 7

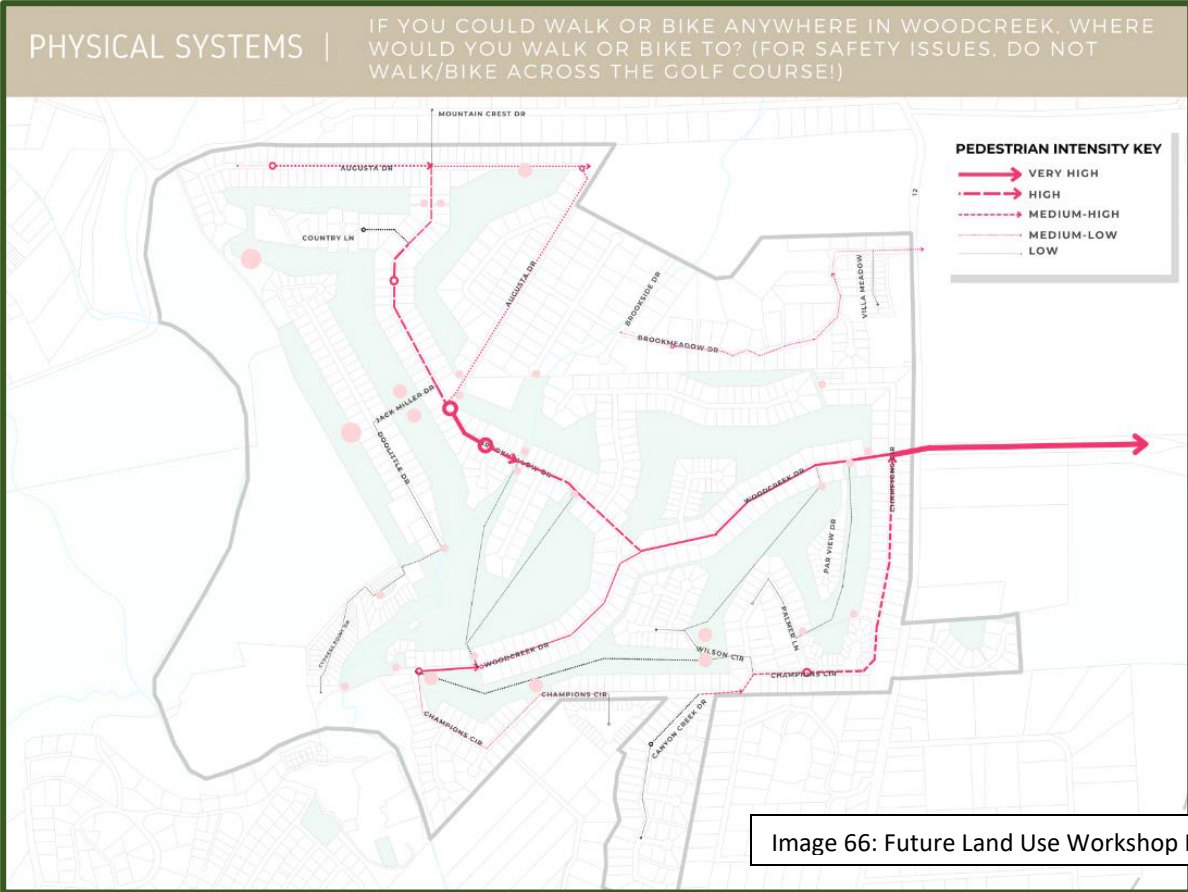


Image 66: Future Land Use Workshop Map 2

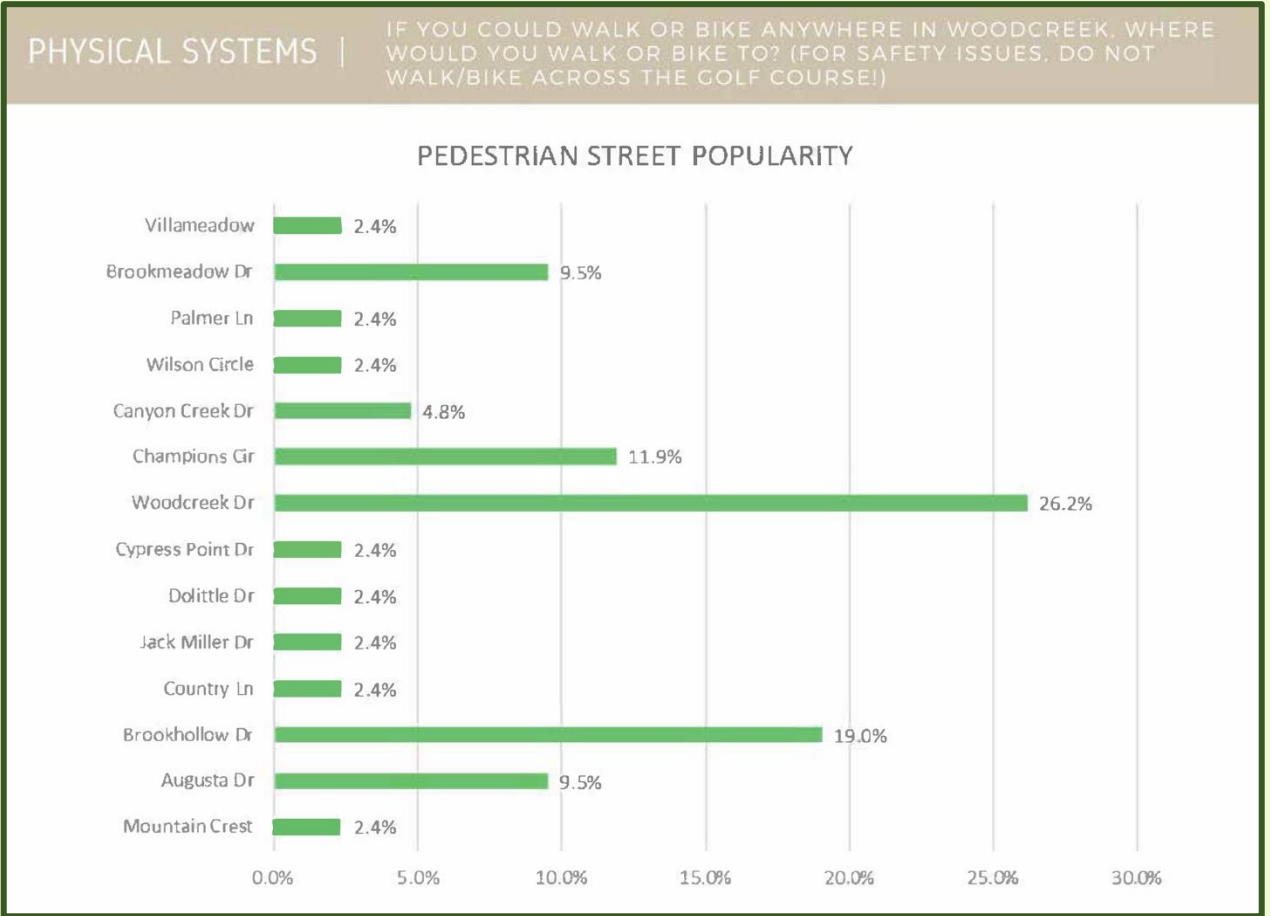


Image 67: Future Land Use Graph 4

Vision for Woodcreek

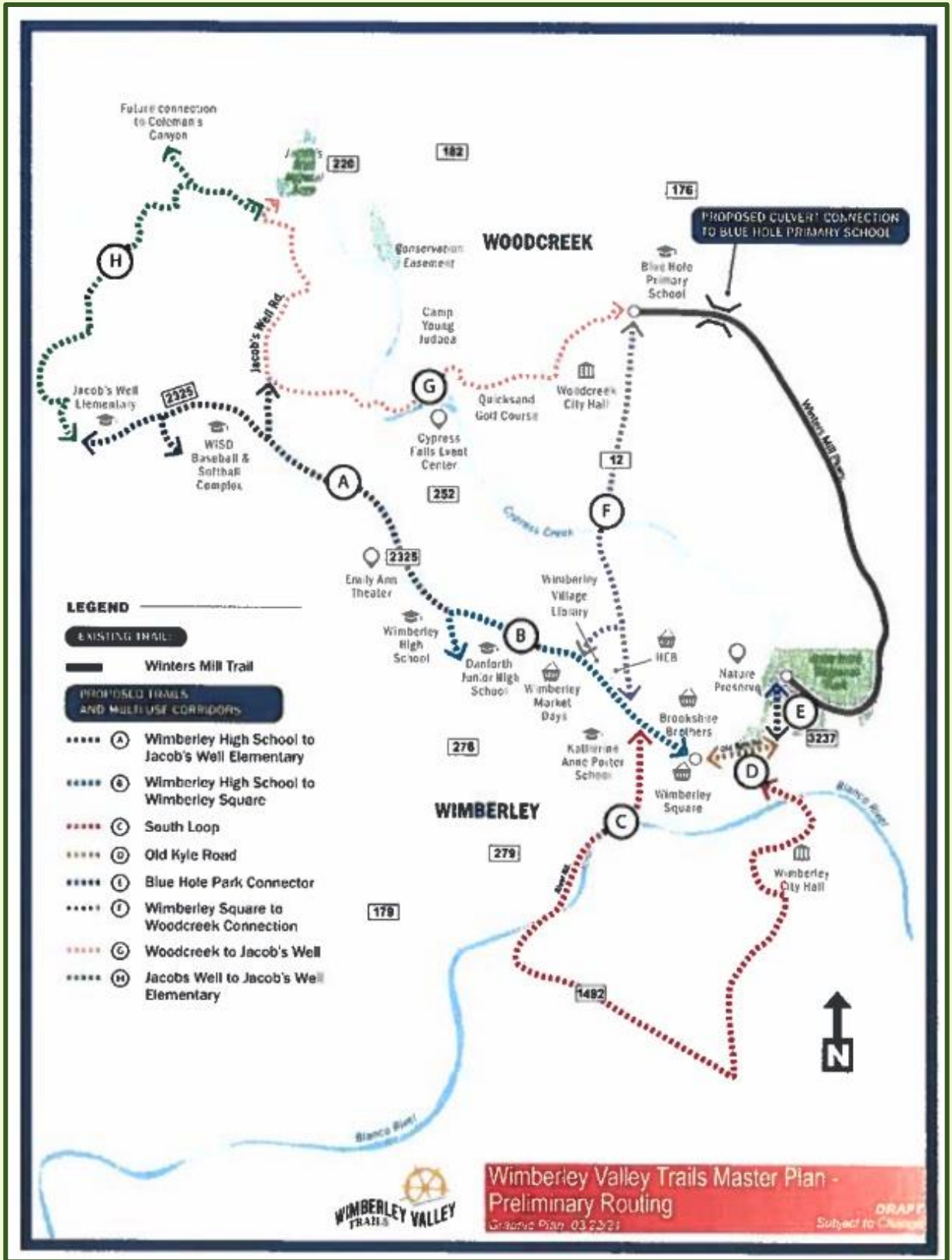


Image 68: Wimberley Valley Trails Project Preliminary Map

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.



Image 69: Development Revenue Chart 1

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**

Image 70: Development Revenue Chart 2

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**

Image 71: Development Revenue Chart 3

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 501(c)(3) to raise funds for parks projects and walking trails.

Land Use

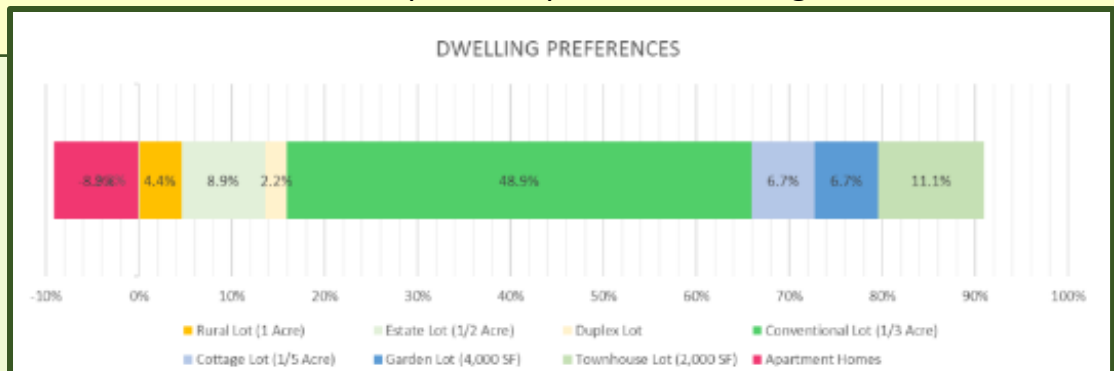
Item 7.

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

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

Action Plan:

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



Shows Preference for Conventional 1/3 Acre Lots

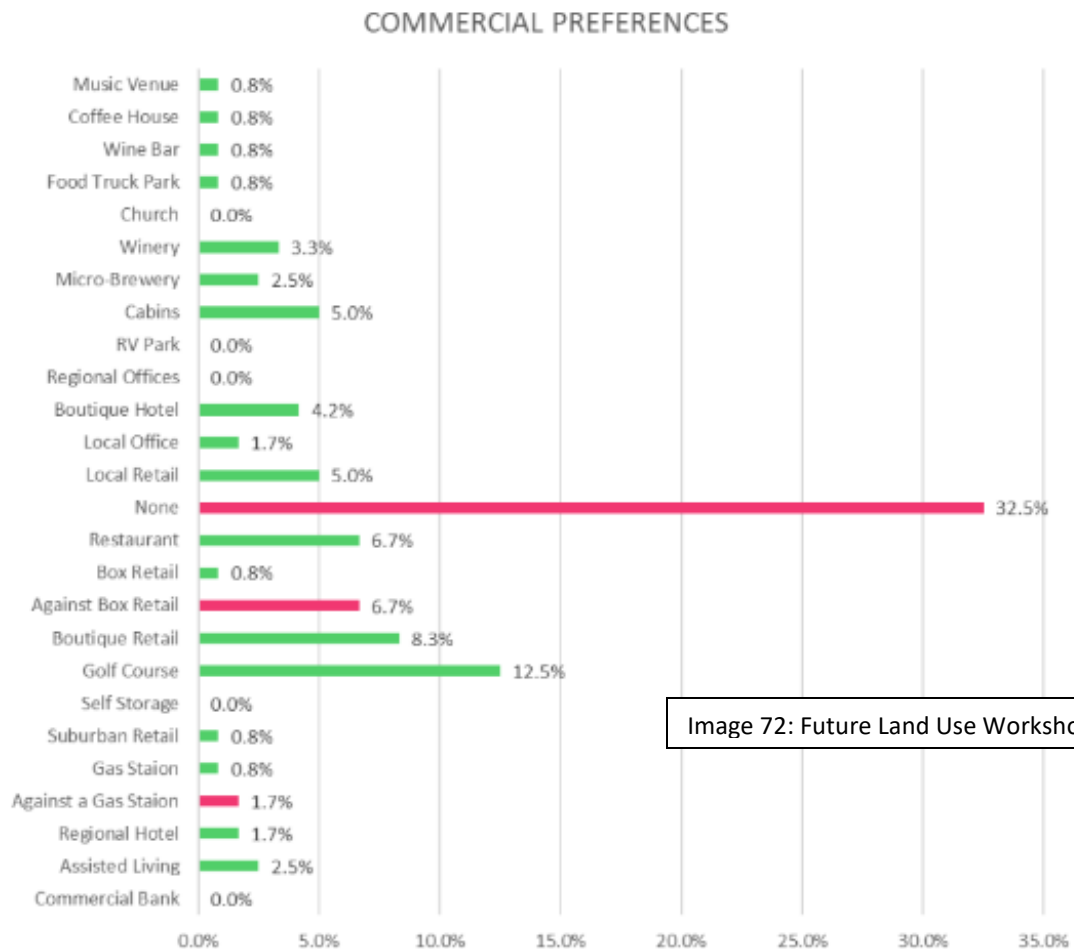


Image 72: Future Land Use Workshop Graph 5

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

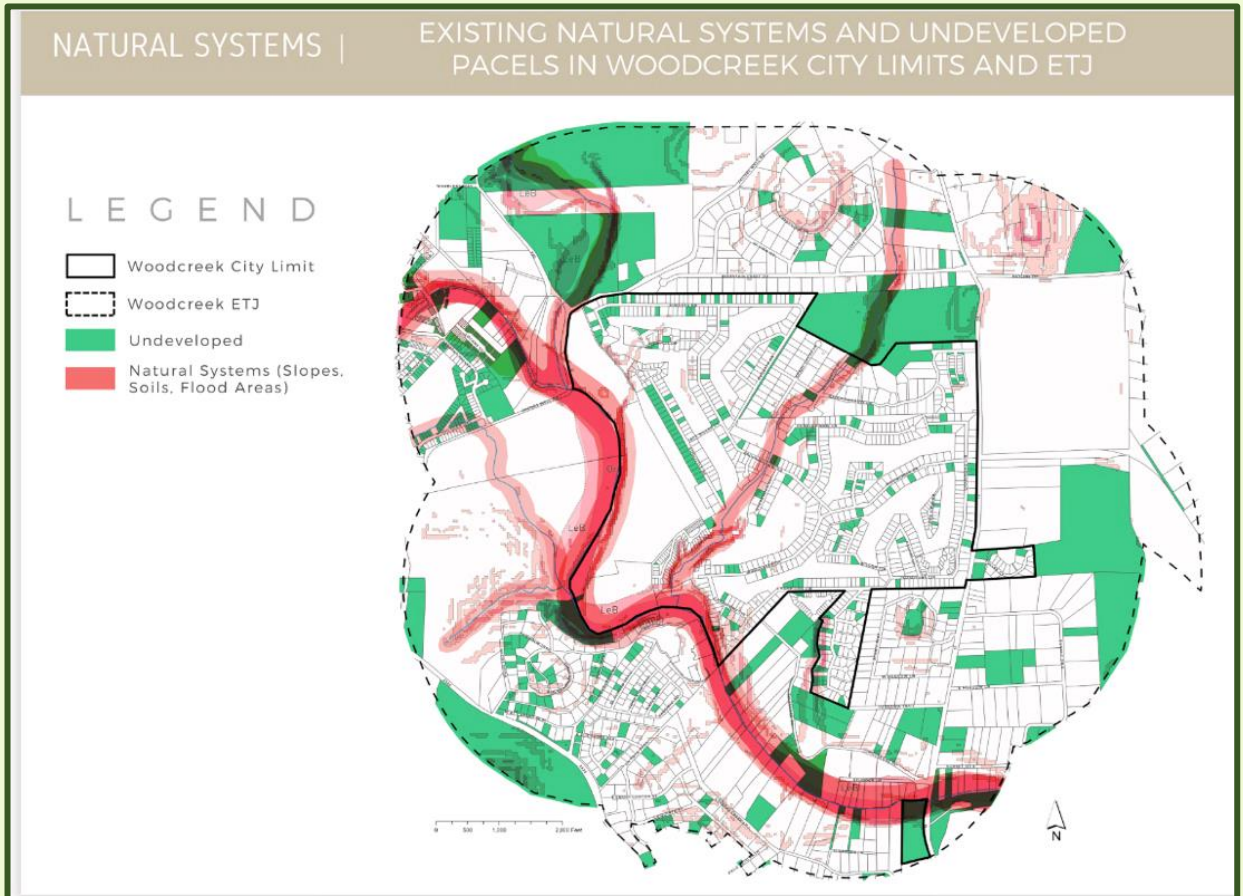


Image 73: Future Land Use Workshop Map 3

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

Action Plan:

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

NATURAL SYSTEMS |

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

COMMUNITY LIKES

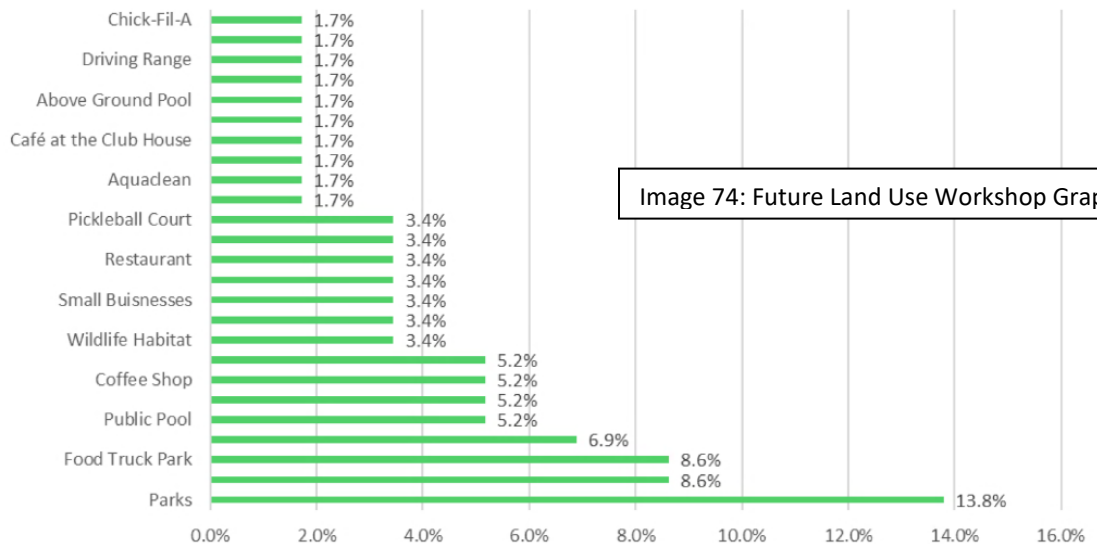


Image 74: Future Land Use Workshop Graph 6

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?

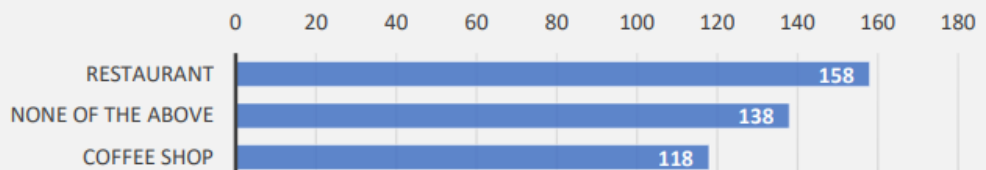
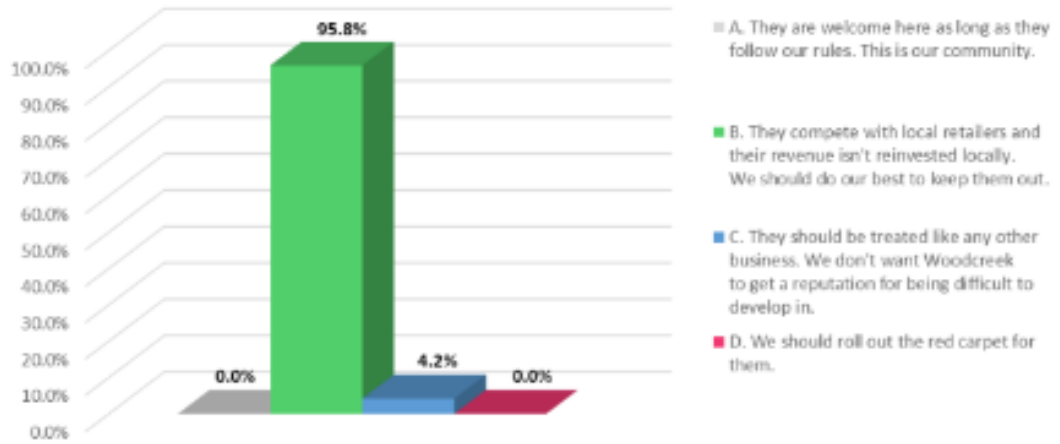
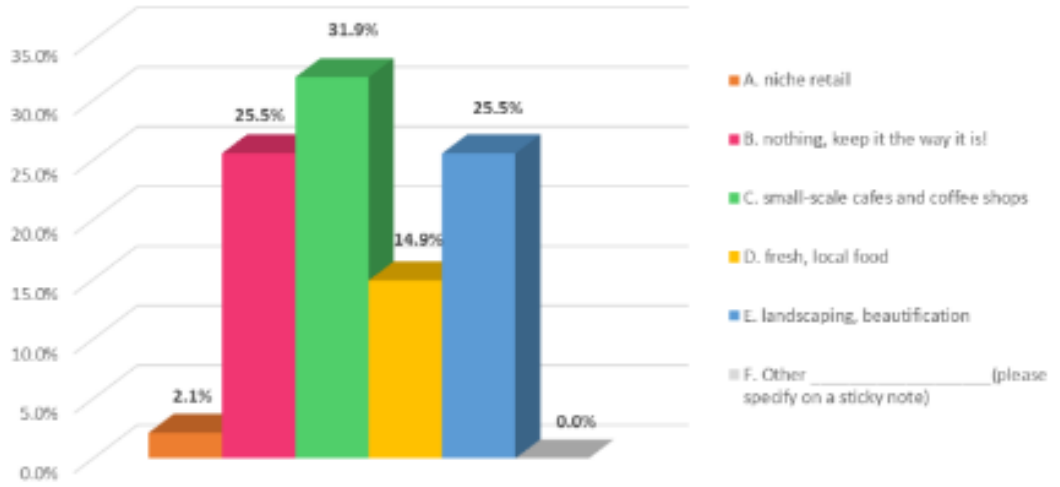


Image 75: Citizen Survey Graph 8

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...

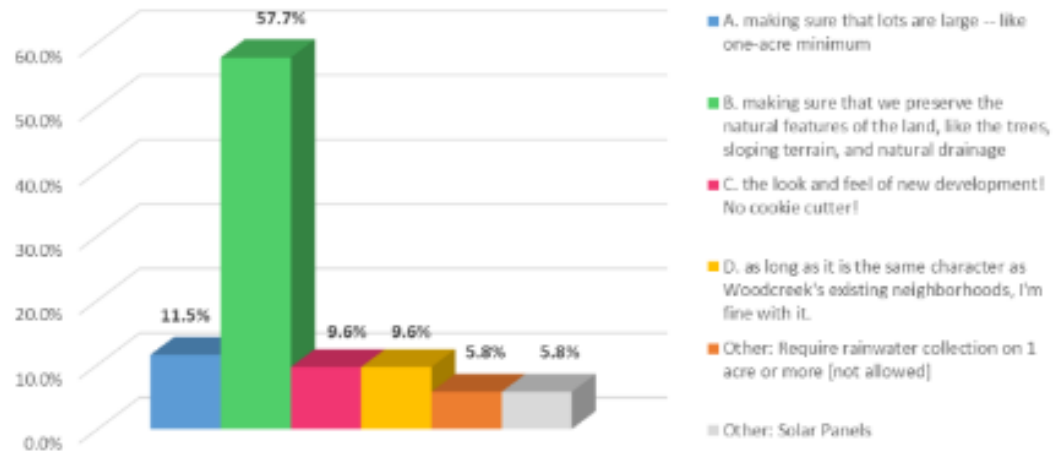


Image 76: Future Land Use Workshop Graph 7

LAND USE TYPES: CLASSIFICATION AND TERMINOLOGY

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

Images 77: Future Land Types

LAND USE | FUTURE

WOODCREEK FUTURE LAND USE MAP

LEGEND

- Woodcreek City Limit
- Woodcreek ETJ
- Conservation
- Rural
- Neighborhood
- Community
- Regional

NOTE: "A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries."

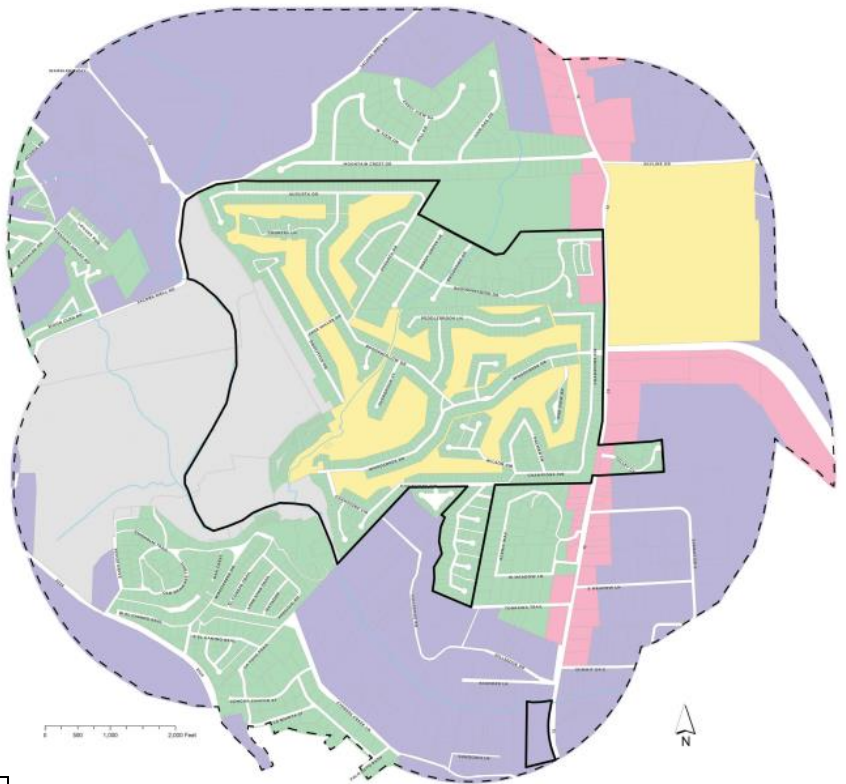


Image 78: Future Land Use Map

PHYSICAL SYSTEMS | STREETS

WOODCREEK MASTER THOROUGHFARE PLAN: STREET CLASSIFICATION

LEGEND

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

NOTE: For Woodcreek Drive and Brookhollow the use of the streets themselves remains under the "community" designation. However, the use of land surrounding these streets is to remain consistent with the designation of a "neighborhood" land use.



Image 79: Future Land Use Road Map

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

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

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