
MEETING NOTICE

The Planning and Zoning Commission of the City of Woodcreek, Texas will conduct a regular meeting at Woodcreek City Hall, located at 41 Champions Circle, Woodcreek, TX. The meeting will be held on October 5, 2022 at 5:00 PM.

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

Note: Smoking is not allowed anywhere on City Hall property.

The public may watch this meeting live at the following link: <https://meetings.ipvideotalk.com/178216400>. The public may listen to this meeting by dialing one of the following numbers: 1(617) 315-8088 or toll free at 1(866) 948-0772. When prompted enter Meeting ID:178216400.

Submit written comments by email to woodcreek@woodcreektx.gov by noon on the day prior to the meeting. Please include your full name, home or work address, and agenda item number. Written comments will be part of the official written record only. A recording of the meeting will be made and will be available to the public in accordance with the Texas Public Information Act upon written request.

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

AGENDA

CALL TO ORDER

PLEDGES

ROLL CALL

PUBLIC COMMENTS

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

CONSENT AGENDA

1. Approval of the Planning and Zoning Minutes from September 14, 2022.

REGULAR AGENDA

2. Discuss and Take Appropriate Action on the First Drafts of the Short Term Rental Regulations and Application Documents.

3. Report from the Ordinance Review Committee Liaison and Council Member, Debra Hines, on Minimum Lot Size Designations in the City of Woodcreek Code of Ordinances.
4. Discuss and Take Possible Action on Making Recommendation to City Council to Establish Minimum Lot Size Requirements in the City of Woodcreek Code of Ordinances.
5. Discuss and Take Action on Recommendations to Finalize the 2022 Comprehensive Plan (Draft, Version 3).

ADJOURN

The Planning and Zoning Commission may retire to executive session any time between the meeting's opening and adjournment for the purpose of consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code; discussion of personnel matters pursuant to Chapter 551.074 of the Texas Government Code; deliberation regarding real property pursuant to Chapter 551.072 of the Texas Government Code; deliberation regarding economic development negotiations pursuant to Chapter 551.087 of the Texas Government Code; and/or deliberation regarding the deployment, or specific occasions for implementation of security personnel or devices pursuant to Chapter 551.076 of the Texas Government Code. Action, if any, will be taken in open session.

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

Attendance by Other Elected or Appointed Officials:

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

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

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

I certify that the above notice was posted on the **1st day of October, 2022 at 3:00 PM**

By: 

Suzanne J. MacKenzie, City Secretary

SPECIAL PLANNING & ZONING COMMISSION
September 14, 2022; 9:00 AM
Woodcreek, Texas

MINUTES

CALL TO ORDER

Vice-Chair Johns called the meeting to order at 9:01AM.

Mayor Rasco swore in Tamara Robertson as a Commissioner and Josh Erwin as an Alternate Commissioner.

PLEDGES

ROLL CALL AND ESTABLISH QUORUM

PRESENT

Vice-Chairperson Lydia Johns
Commissioner Tomas Palm
Commissioner Tamara Robertson
Commissioner Chris Sonnier
Alternate Commissioner Josh Erwin
Council Liaison Joe Kotarba

ABSENT

Commissioner Andy Davenport
Alternate Commissioner Carson Bledsoe

STAFF PRESENT

Administrative Assistant Maureen Mele

PUBLIC COMMENTS

A public comment was given by John Epley.

CONSENT AGENDA

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

A motion was made by Commissioner Palm to approve the minutes as written. The motion was seconded by Commissioner Sonnier.

A roll call vote was held.

Voting Yea: Vice-Chair Johns, Commissioner Palm, Commissioner Robertson, Commissioner Sonnier, Alt. Commissioner Erwin

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

REGULAR AGENDA

2. Administering Oath of Office to New Members

Tamara Robertson and Josh Erwin were sworn in immediately after the Call to Order.

3. Introduction of New Member - Tamara Robertson

4. Elect a New Chairperson

A motion was made by Commissioner Palm to have Commissioner Davenport serve as the Chairperson of the Planning and Zoning Commission. The motion was seconded by Alt. Commissioner Erwin.

After discussion, a roll call vote was held.

Voting Yea: Alt. Commissioner Erwin, Commissioner Robertson, Commissioner Palm

Voting Nay: Commissioner Sonnier

Voting Abstain: Vice-Chair Johns

The motion carried with a 3-1-1 vote.

Vice-Chair Johns continued to chair the meeting in the absence of Chairperson Davenport.

5. Discuss and Take Appropriate Action on the Comprehensive Plan Prepared by the Comprehensive Plan Advisory Workgroup

An introduction to the draft of the Comprehensive Plan was provided by Mayor Pro Tem LeBrun and Councilmember Hines.

Several minor changes to the document were suggested by Commissioners. Any additional changes suggested by Commissioners were requested to be emailed to City Staff.

A motion was made by Commissioner Palm to refer the document to the Comprehensive Plan Advisory Workgroup with no further edits and have the Planning and Zoning Commission review the document one more time and then refer the document to Council. The motion was seconded by Alt. Commissioner Erwin.

Voting Yea: Commissioner Robertson, Commissioner Palm, Vice-Chair Johns, Alt. Commissioner Erwin, Commissioner Sonnier

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

6. Discuss and Take Appropriate Action on Areas of the Code of Ordinances for the Ordinance Review Committee to Focus Upon

A motion was made by Alt. Commissioner Erwin to discuss this agenda item. The motion was seconded by Commissioner Sonnier.

After discussion, no further action was taken.

7. Discuss and Take Appropriate Action on Future Meeting Schedule

A motion was made by Commissioner Sonnier to hold the Planning and Zoning Commission meetings on the Wednesday before the City Council meeting at 5PM. The motion was seconded by Alt. Commissioner Erwin.

A roll call vote was held.

Voting Yea: Commissioner Sonnier, Vice-Chair Johns, Alt. Commissioner Erwin, Commissioner Robertson, Commissioner Palm

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

ADJOURN

Vice-Chair Johns adjourned the meeting at 11:10AM.

Lydia Johns, Vice-Chair

Suzanne Mac Kenzie, City Secretary

Short-term rental or occupancy.*Purpose.*

This section is intended to provide a procedure to allow the rental of private dwellings to visitors on a short-term basis, while ensuring that such rental use does not create adverse impacts to surrounding neighborhoods due to excessive traffic, noise, and density. Additionally, this section is intended to ensure that the number of occupants within such rental units does not exceed the reasonable capacity of the structure to cause health and safety concerns, and that minimum health and safety standards are maintained in such units to protect visitors from unsafe or unsanitary conditions.

Definitions.

Floodway means the channel for a river or other water course and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

Habitable space means a space in a dwelling for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable spaces.

Residential district means the following zoning districts: SF-1, SF-2, SF-3, SF-5, SF-6. This includes all subsequently approved special districts identified as non-residential unless otherwise specified within the special district.

Occupant means the person or people over the age of three who are sleeping in the short-term rental.

Operator means every natural person, firm, partnership, association, social or fraternal organization, corporation, estate, trust, receiver, syndicate, branch of government or any other group or combination acting as a unit who is the proprietor of a short-term rental, whether in the capacity of owner, lessee, sub-lessee, mortgagee in possession, license or any capacity. Where the operator performs his or her functions through a managing agent of any type of character, other than an employee, or where the operator performs his or her functions through a rental agent, the managing agent or the rental agent shall have the same duties as his or her principal.

Owner means the person or entity that holds legal and/or equitable title to the private property.

Resort condominiums means a form of housing tenure and other real property where a specified part of a piece of real estate (usually of an apartment house) is individually owned and rented out for use of persons for less than 30 days while use of and access

to common facilities in the piece such as hallways, heating system, elevators, exterior areas is executed under legal rights associated with the individual ownership and controlled by the association of owners that jointly represent ownership of the whole piece.

Resort property means a compound of buildings and facilities located together that provides lodging, entertainment and a relaxing environment to people on vacation. This includes 24-hour security and 24-hour front desk personnel. These units comply with all commercial building code standards.

Short-term rental means the rental for compensation of a privately owned dwelling, including but not limited to, a single-family dwelling, two-family dwelling (duplex), triplex, quadraplex, multifamily dwelling, apartment house, tiny home, townhome, manufactured home, industrialized home, or garage apartment, rented by the public for consideration and used for dwelling, lodging or sleeping purposes for a period of not less than one night and not more than 30 days other than ongoing month-to-month tenancy granted to the same renter for the same unit. This term is not applicable to hotels, motels, bed and breakfasts, dormitories, recreational vehicle parks, hospitals, medical clinics, nursing homes, convalescent homes, foster homes, halfway houses, transitional housing facilities, resort properties as defined in this chapter, or resort condominiums.

Short-term rental decal means the decal issued by the city as part of a short-term rental permit that identifies the subject property as a short-term rental, the short-term rental permit number, the owner or rental agent's name and 24-hour emergency contact phone number of either the owner or the rental agent, or via an electronic database available to emergency responders and code enforcement officers as provided by the city.

Sleeping room means a habitable space within a dwelling designed or used for sleeping, as referred to in the adopted International Residential Code (as amended) in the following sections: Light, ventilation and heating (R305), Minimum room areas (R304), Ceiling height R(305) and Emergency escape and rescue openings (R310), including a bedroom. Tents, hammocks, yurts, recreational vehicles, and non-habitable spaces shall not be considered a sleeping room. Every sleeping room must have at least one operable emergency escape and rescue opening as per all applicable city-adopted codes, regulations and ordinances.

Applicability.

(a) Short-term rental within residential districts is prohibited.

(b) Short-term rental is prohibited in any floodway located within the city limits, regardless of zoning district.

(c) Short-term rental permit. A short-term rental permit is required in all zoning districts. Subject to subsection _____, an owner shall obtain and maintain a current permit for all short-term rentals as defined in this chapter. Inspections are required as specified in subsection _____.

(d) Special use permit. In addition to the short-term rental permit, a special use permit, as defined in _____ of this chapter, is required in all zoning districts except C-4, C-4A and C-4B where a short-term rental is proposed in a single-family dwelling or a duplex only, constructed pursuant to the International Residential Code, where not otherwise prohibited in this chapter. The process for requesting consideration of a special use permit is outlined in _____ of this chapter.

Standards. All short-term rentals permitted pursuant to this chapter are subject to the following standard requirements:

- (a) *Occupancy.* The maximum number of occupants allowed to sleep in a short-term rental is two occupants per sleeping room plus an additional two occupants.
- (b) *Bathrooms.* Not less than one full bathroom shall be provided for each five occupants of the short-term rental, according to the chart provided below. This full bathroom must meet the minimum International Residential Code standards (R306, Sanitation) and include a wash basin, toilet and tub or shower. Half bathrooms must contain, at a minimum, a washbasin and toilet for the purposes of this section; a full bathroom may be used in lieu of a half bath.

EXPAND

5 occupants	1 full bath and 1 half bath
6—10 occupants	2 full baths and 1 half bath

- (c) *Short-term rental decal display.* As part of a short-term rental permit, the city issued short-term rental decal shall be posted on the front of each short-term rental in a location that is accessible and legible to an individual at the entry of the short-term rental, or via an electronic database available to emergency responders and code enforcement officers as provided by the city.
- (d) *Advertising.* The short-term rental permit number, maximum occupancy as permitted, and life-safety inspection expiration date must be listed in all advertising for the short-term rental.
- (e) *Parking.* A minimum of one off-street parking space, not including the garage, per sleeping room shall be provided. No required parking shall be permitted within public right-of-way or access easements as defined by city and state regulations regarding parking.

(f) *Life safety.*

- (1) All building and fire related construction shall conform to the city's adopted building codes and fire code.
- (2) All residential units must meet the fire code for lodging
- (2) A 2A:10B:C type fire extinguisher (a standard five-pound extinguisher) shall be properly mounted within 75 feet of all portions of the structure on each floor and will be maintained in accordance with the manufacturer's specifications.
- (3) Every sleeping room shall have at least one operable emergency escape and rescue opening.
- (4) An evacuation plan shall be posted conspicuously in each sleeping room.

(g) *Conduct on premises.*

- (1) Each occupant and visitor to a short-term rental shall comply with all applicable provisions of the City Code, including, without limitation: noise and _____, Offenses and miscellaneous provisions; litter prohibition from _____, Environment; and others such as parking, and trespassing provisions. No occupant of or visitor to a short-term rental shall cause or permit a public nuisance to be maintained on such property. This information shall be included in the rental agreement and inside the short-term rental as specified in _____, Tenant indoor notification, below.
- (2) All occupants shall be informed in writing of relevant city ordinances including, but not limited to, the city's _____ ordinances by the owner/operator of the short-term rental.
- (3) Excessive noise or other disturbance outside the short-term rental is prohibited between the hours of 10:00 p.m. and 8:00 a.m. This includes, but is not limited to, decks, portals, porches, balconies, patios, hot tubs, pools, saunas or spas.
- (4) No sleeping is allowed outdoors.

(h) *Signage.* Signage shall be in compliance with the city's current sign code.

(i) *Tenant indoor notification.* The operator shall post in a conspicuous location of the dwelling the following minimum information:

- (1) Maximum number of occupants.
- (2) Location of required off-street parking, other available parking and prohibition of parking on landscaped areas.

- (3) Quiet hours and noise restrictions.
- (4) Restrictions of outdoor facilities.
- (5) 24-hour contact person and phone number.
- (6) Property cleanliness requirements.
- (7) Trash pick-up requirements, including location of trash cans.
- (8) Flooding hazards and evacuation routes. Including information on the emergency siren system.
- (9) Emergency numbers.
- (10) Notice that failure to conform to the occupancy and parking requirements is a violation of the City Code and occupant or visitor can be cited.
- (11) Other useful information about the community.

(j) *Rental agreement notification.* The rental agreement between the owner/operator of the short-term rental and the occupant shall include by attachment, all of the information provided on the tenant indoor notification signage.

Short-term rental permit.

(a) *Application.* Application for a short-term rental permit shall be in writing on an application form available in the planning and development services department, shall be accompanied by a one-time payment of the fee the Master Rate Schedule and shall include the following information, at a minimum:

- (1) A list of all owners of the short-term rental including names, address and telephone numbers.
- (2) A sketch or narrative describing the location of the available parking spaces as required by this section.
- (3) A sketch of the floor plan.
- (4) The name, address and 24-hour telephone numbers of a contact person who shall be responsible and authorized to respond to complaints concerning the use of the short-term rental.
- (5) Proof of hotel occupancy tax compliance with V.T.C.A., Tax Code ch. 351, before permit is granted.
- (6) A statement that the owner of the short-term rental has met and will continue to comply with the standards and other requirements of this section.

(7) Provide current email address of owner/operator, if applicable.

(8) If owner/operator has a property management or agent, owner/operator shall provide property management or agent phone number, mailing address and email address.

(9) A Nuisance Response Plan shall be provided by the property owner

(b) *Completeness of application.* If the application is incomplete or the full fee has not been paid, the planning director shall notify the applicant in writing, within ten business days of the date of the application, that the application is incomplete and will not be considered by the city until the application is complete and/or the full fee is paid. If the full fee is not paid or the application is not complete within 45 days of the date of the application, the application shall expire.

(c) *Insurance.* General commercial liability insurance (or its equivalent) coverage of a minimum of \$500,000.00 per occurrence of coverage is required for all short-term rentals. The owner must provide a copy of the certificate of insurance which shows the name insured, any additional insureds, the location address, the effective date, the coverage limit and type. The owner must notify the city within 30 days if the insurance status changes and provide the city with updated insurance information. The short-term rental permit shall be suspended until proof of updated insurance is provided.

(d) Annual renewal. A short-term rental permit may be renewed annually if:

(1) The permittee pays inspection fee and passes inspection to be conducted by the fire marshal in accordance with subsection ____.

(2) The permittee provides documentation showing that local hotel occupancy taxes have been paid for the permitted unit as required for the previous year.

(3) The permittee provides documentation of insurance requirements of subsection (c) above.

(4) The property is not subject to outstanding city code or state law violations.

(5) The permittee or operator has no outstanding city fees or fines.

(6) The permittee or operator does not meet the standards described in subsection ____ regarding repeat offenses.

(7) The city shall deny an application to renew a permit if, on the date the renewal application was submitted, 12 months has not expired since a revocation pursuant to subsection ____.

(e) *Transferability.* A short-term rental permit is transferable to a new property owner, if the new property owner submits a short-term rental permit application and agrees in writing to comply with the requirements of this section. A new owner must apply for a short-term rental permit within 90 days from the closing date of the purchase. The new owner must provide a copy of the closing statement with the short-term rental permit application form. Failure of the new property owner to apply for permit within 90 days from the closing date will revoke the short-term rental permit.

(f) *Appeal.* If an application for a short-term rental permit or renewal is denied, the owner or operator may appeal to the planning commission by written notice delivered within 30 days of denial or revocation.

Inspections. To ensure continued compliance with the requirements of this section a short-term rental shall be inspected in the following methods:

(a) *Transfer inspection.* As part of the transfer of a short-term rental permit to a new owner, in accordance with subsection _____, Transferability, and the issuance of a new short-term rental permit the city's fire marshal shall conduct an inspection to verify compliance with this section.

(b) *Fire extinguishers.* The owner/operator is responsible for obtaining annual independent inspections of the fire extinguishers in compliance with the city's current fire code and is responsible for its maintenance in accordance with the manufacturer's specifications.

(c) *Immediate inspection.* The city's code enforcement division and fire marshal's office will perform inspections immediately when a violation is suspected.

(d) *Fire inspection.* The city's fire marshal's office will perform inspections annually for non-sprinklered structures and perform inspections every other year for sprinklered structures for compliance with this section. The fee for fire inspections is per appendix D of this Code.

Enforcement/penalty.

(a) *Emergency contact.* The owner/operator of the short-term rental shall provide the city with a 24-hour contact number. The 24-hour contact is required to be able to travel to the short-term rental within 60 minutes under reasonable circumstances. Should a law enforcement officer or code enforcement officer respond to the short-term rental and issue a citation/notice of violation for any violation of city ordinances, the owner/operator shall be called by the officer. The owner/operator shall attempt to contact the occupants within one hour of the call to address the occupants about the complaints. Should a second complaint be filed and citation/notice of violation issued to any part of the occupants or guests, the owner/operator must take appropriate steps, in accordance with the individual rental agreement, to assure future complaints

do not occur. Should three separate citations/notices of violation be issued to an occupant or their guest(s), involving separate occupants under separate rental agreements within a six-month period, the short-term rental permit and/or special-use permit may be revoked in accordance with the revocation process specified in subsection 144-5.17-8, Revocation.

(b) Violations of any subsection of this section may result in revocation of the short-term rental permit and/or special use permit in accordance with subsection _____, Revocation.

(c) Failure to pay hotel occupancy tax timely is considered a violation of this section and may result in revocation of the short-term rental permit and/or special-use permit in accordance with subsection _____, Revocation. Owner shall have 30 days from the date the city or state issue a notice of delinquency to submit delinquent hotel occupancy tax to city and state before revocation of the short-term rental permit/special-use permit begins.

(d) Failure to successfully complete the renewal process of a short-term rental permit is considered a violation of this section. Owner shall have 45 days from the date city issues notice of denial to gain compliance of noncompliant items before the revocation of the short-term rental permit begins.

(e) The provisions of this subsection are in addition to and not in lieu of any criminal prosecution or penalties as provided by city ordinances or county or state law.

(f) Prima facie proof of violation of this section is established if it is shown that visual inspection of more than the posted occupancy load (subsection 144-5.17-4(i)(1)) was made by a code enforcement officer, building inspector, fire inspector or police officer at a unit. Establishment of a prima facie level of proof in this subsection does not preclude a showing of illegal "occupancy" of a dwelling by a person in any other manner.

(g) Offense. It is an offense for the property owner, any agent of the property owner, or the occupant(s) to directly occupy or indirectly allow, permit, cause, or fail to prohibit an occupancy in violation of this _____. Each day that a unit is occupied in violation of this ordinance shall be considered a separate offense, and, upon conviction, shall be subject to a minimum fine of \$500.00 to a maximum fine of \$2,000.00 per violation. Should a property owner operate a short-term rental without a permit, a non-compliance fee of \$2,000.00 will be assessed.

(h) Each day of violation of said standards and provisions of this section constitutes a separate offense and is separately punishable, but may be joined in a single prosecution.

(i) Repeat offenses. It shall be deemed a repeat offense:

(1) If the permittee, operator, owner or person in control of the property fails to comply with any of the provisions of this section _____ more than twice in a 12-month period, and/or

(2) If the property is the subject of repeated health or safety violations of city code or state law during a 24-month period prior to applying for a permit or renewing a permit to operate a short-term rental.

Revocation. If any violations stated in subsection _____, Enforcement/penalty, of this section have been committed and not corrected within the time specified, the city shall begin the procedures to revoke the special use permit in accordance with subsection _____, and revoke the short-term rental permit in accordance with the following:

- (a) The city shall give 30-day written notice to the owner/operator regarding the public hearing dates which include a recommendation by the planning commission, and public hearing and decision by the city council.
- (b) The city shall provide written notice to property owners within 200 feet of the subject property at least 15 days prior to the public hearings.
- (c) If a short-term rental permit and/or special use permit is revoked, the owner/operator may not reapply for the same property for a period of 12 months.

Abrogation and greater restrictions. This section is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this section and another ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

The City of
Woodcreek
 IN THE MIDST OF THE TEXAS HILL COUNTRY
SHORT-TERM RENTAL APPLICATION

Application must be completed fully, signed, and submitted with all required documents and fees attached.

Requirements Checklist

- | | |
|---|---|
| <p>____ No External Signage</p> <p>____ Working Smoke Alarms</p> <p>____ Working Carbon Monoxide Alarms</p> <p>____ Working Fire Suppression System (Sprinkler)</p> <p>____ Working Fire Extinguisher (5lbs., ABC rated)</p> <p>____ Homeowner Nuisance Response Plan</p> <p>____ Proof of Hotel Occupancy Tax Compliance¹</p> | <p>____ Sample Informational Brochure</p> <p>____ General Liability Insurance²</p> <p>____ Maximum Number of Occupants Permitted³</p> <p>____ Floor Sketch Plan with Room Dimensions</p> <p>____ Site Plan or Survey Showing Parking Areas/Spaces⁴</p> |
|---|---|

¹ V.T.C.A., Tax Code Chapter 351

² Commercial General Liability Insurance Policy with limits of \$500,000 per occurrence and 1-million-dollar aggregate.

³ Occupancy limit – no more than two adults per bedroom plus two additional adults with a maximum of 10 person's total, including adults and children.

⁴ Vehicle limits: There shall be no more than four vehicles, without encroaching onto streets, sidewalks or alleys; other public rights-of-way or public property.

Property Address of the Short-Term Rental _____

Property Owner Information

Name _____

Mailing Address _____

Telephone Number _____ Cellphone Number _____

24-Hour Contact Number _____ Email Address _____

Property Owner's Local Emergency Contact Representative

Name _____

Mailing Address _____

Telephone Number _____ Cellphone Number _____

24-Hour Contact Number _____ Email Address _____

I certify that I am the property owner or authorized Agent and I will provide an informative brochure to guests that includes my 24-hour contact information and a local 24-hour contact number should I be out of town during the rental of my property, pertinent neighborhood information (such as noise restrictions and trash collection schedules) and information to assist guests in case of emergencies. I understand that I shall include the correct limits of guests and vehicles when advertising the property as a short-term rental based on the Ordinance and will include the prohibition against the use of the property for having a party in any advertisement, listing or other publication offering the premises for rent and will include the permit number assigned to the property by the Town of little Elm as a short-term rental in all advertisements. I understand that a Certificate of Occupancy will be issued upon completion of the inspection. I confirm that I have met and will continue to comply with the standards and other requirements of the City's STR ordinance _____. I understand that my application is not complete until I have submitted the completed application form, all required documents, paid all applicable fees, and passed all necessary inspections.

Date of Application

Signature

The City of **Woodcreek**

IN THE MIDST OF THE TEXAS HILL COUNTRY

HOMEOWNER APPLICATION FOR SHORT-TERM RENTAL PERMIT NUISANCE RESPONSE PLAN

CITY OF WOODCREEK MUNICIPAL CODE REQUIRES THE NUISANCE RESPONSE PLAN TO BE PROVIDED. THE PLAN SHALL CONTAIN THE FOLLOWING INFORMATION:

PROPERTY ADDRESS: _____

NUMBER OF BEDROOMS per County Assessor's records: _____

MAX. OVERNIGHT OCCUPANCY REQUESTED _____. Refer to paragraph "C" below for more information.

HOMEOWNER NAME: _____

MAILING ADDRESS: _____

TELEPHONE NUMBER: _____ CELLPHONE NUMBER: _____

MAIL ADDRESS: _____

- A) Please describe how you will respond to a nuisance complaint, including but not limited to the manner in which the renter-occupant will be notified of the problem to assure prompt response and timely corrective action.

- B) Please describe the manner of assuring "timely corrective" action to remedy any possible conditions that cause the nuisance or complaint. Note: "timely corrective action" shall include, at a minimum, a telephone call to the renter within 15 minutes of being informed of the initial nuisance or other complaint.

- C) City's ordinance _____ sets the max overnight occupancy limit to two per bedroom plus two with the number of bedrooms corresponding to County Assessor's records. A greater maximum overnight occupancy number can be requested with supporting documentation identifying unusual size, unique interior layout, additional parking or other physical characteristics.

If you wish to request max occupancy above the standard allowed, please describe any unique characteristics of the property that you believe justify it.

1st DRAFT

Short Term Rental (STR) Requirements

§ 156.140 SHORT TERM RENTAL PERMITS REQUIRED

- A. Purpose. The requirements listed below are intended to promote the orderly development and use of property as vacation rentals. Short Term Rentals (STR's) are permitted in some residential zoning districts and as such, the regulations herein are the minimal necessary to mitigate any possible impact of such uses on the surrounding neighborhood while allowing property owners to reasonably use their property. The residential feel and character of an STR used as a vacation rental property shall be maintained and the property will not unnecessarily intrude upon the adjacent neighbors.
- B. An approved conditional use permit (CUP) shall be required for a short-term rental property. City Staff shall review application presentations and issue permits.
- C. The CUP application must include a drawing of the property, indicating locations of bedrooms and parking spaces.
- D. All approved CUPs shall comply with any conditions imposed as part of the CUP application process, this section and any other applicable ordinance, law or regulation.
- E. Factors for staff review of a CUP application shall include but not be limited to consideration of the following:
 - 1) Permitted uses in the applicable zoning district;
 - 2) The proposed occupancy and the size of the property, and whether a smaller occupancy level is appropriate. Occupancy levels will be limited to 2 per bedroom, plus no more than 2 total occupants in excess of the combined bedroom limit.
 - 3) Setbacks and proximity to other dwellings;
 - 4) Occupant access to waterways and other environmentally sensitive areas;
 - 5) Vehicle access and on-site parking and the number of parking spaces available;
 - 6) Compliance with all state, county, and city ordinances, laws, rules, and regulations, including the building code and fire code; and
 - 7) Adequacy of wastewater treatment systems.
- F. In addition to any conditions imposed as part of the approved CUP, the following regulations shall be applicable to all vacation rental lodging facilities and shall be incorporated into the terms of the CUP:
 - 1) An approved conditional use permit (CUP) shall be required.
 - 2) If compliance with the CUP is in question, property shall be subject to inspection at any time by designated city representatives, with proper notice provided if feasible.
 - 3) A fire escape plan, noting 2 possible exits shall be developed and graphically displayed in each guest room. One (1) smoke alarm shall be provided in each guest bedroom. One fire extinguisher is to be visible and accessible to all guests.
 - 4) Open burning is prohibited when a burn ban has been declared by Hays County. Absent a burn ban, small fires in residential fire pits or chimineas are allowed. It is the owner's responsibility to ensure fire pits or chimineas comply with City Ordinances.
 - 5) Archery is not permitted within the short-term rental property. A person commits an offense if he or she knowingly, intentionally or recklessly propels an arrow or any other projectile used in the sport of archery onto the property or onto or over the property of another.
 - 6) Owners of the property are required to notify renters of the restrictions on the use of firearms within the City of Woodcreek, specifically Section 96.05 of this Code of Ordinances which states that, with certain listed exceptions, a person commits an offense if she or she intentionally, knowingly, or recklessly discharges a firearm within the city limits. .
 - 7) No fireworks may be detonated, ignited, or discharged at any time.
 - 8) No advertising signage is allowed on the property exterior. This excludes common signage that designates residence, such as "the Johnson Family" or "The Johnsons".
 - 9) A valid taxpayer number for reporting any Texas tax shall be provided to the city along with a copy of the completed state hotel occupancy tax questionnaire (Form AP-102) no later than thirty (30) days following the approval of the CUP.

- 10) If there is a change in ownership of the property, the city shall be notified of any change within thirty (30) calendar days of such change. A CUP does not transfer with ownership. New owners wishing to continue operating an STR will be required to file a new permit application. Item 2.
- 11) If guests have water access, guests may not enter upon any property which is not part of the owner's property for the purpose of entering or exiting the water.
- 12) On-street parking is prohibited. One (1) parking space is required per room rented subject to modification as part of the CUP approval process. Required off-street parking shall be provided on the same site as the use it is to serve. Parking areas shall be clearly identified on the property and adequate maneuvering space shall be provided for vehicle ingress and egress. No parking shall be permitted on grass, within landscaped areas, or on other unimproved surfaces.
- 13) The maximum occupancy allowed shall be reviewed and determined in each individual CUP application based on number of rooms, beds, parking, neighborhood input, septic system capacity and any other factor determined to be relevant by the commission or council. In no case is allowed occupancy to exceed 2 per bedroom, plus no more than 2 total occupants in excess of the combined bedroom limit. Owner occupancy is permitted but not required.
- 14) There shall be a local, responsible contact for each property. The subject property owner shall provide the city and property owners within 200 feet of the subject property, the current name and contact information (including telephone numbers and e-mail address) for the local responsible party for the subject property. The local contact shall be able to respond to any incident within thirty (30) minutes of a call and shall be authorized to make decisions regarding tenants at the property. If the name or contact information for the local contact changes, then the property owner shall notify the city and property owners within 200 feet of the subject property, with the updated name and contact information.
- 15) City Quiet Hours shall be observed by guests and enforced by STR owners. Unruly behavior is prohibited. Unruly gathering means a gathering of more than one person which is conducted on a premises within the city and which, by reason of the conduct of those persons in attendance, results in the occurrence of one or more of the following conditions or events on public or private property: rioting; trespassing, the unlawful sale, furnishing, possession or consumption of alcoholic beverages; the destruction of property; obstruction of roadways, driveways, or public ways by crowds or vehicles; excessive noise; disturbances, brawls, fights, or quarrels; public urination or defecation; or indecent or obscene conduct or exposure.
- G. Special procedures for planning and zoning commission consideration of CUP application. If a proposed CUP application is denied by the City and protested in accordance with this subsection, it must receive a majority approval vote by the planning and zoning commission, at a meeting where a quorum is present. This will serve as a recommendation by planning and zoning to the City Council who will have the exclusive right to grant a CUP if denied by City staff.

§ 156.141 SHORT TERM RENTAL REGULATIONS; REVOCATION

- A. Rental regulations shall be posted in the main living area of each property and in the rental listing to advertise the property. The rental regulations shall contain all the following rules at a minimum:
- 1) On-street parking is prohibited. Park in designated spaces only, no parking on landscaping, grass or unimproved surfaces. The number of allotted parking spaces must be listed in the advertisement for the STR property.
 - 2) Maximum occupancy number must be posted with a notice that no extra guests are allowed.
 - 3) Rentals must be to adults only and an adult must be present during the stay. In no case shall minors be allowed use of a property without adult supervision.
 - 4) No large parties allowed
 - 4) Quiet hours are defined as: 10:00 p.m. to 7:00 a.m. Sunday evening through Friday morning and 11:00 a.m. to 8:00 a.m. Friday evening through Sunday morning;
 - (a) Any noise of such character, intensity or continued duration which causes material distress, discomfort or injury to persons of ordinary sensibilities in the immediate vicinity thereof is hereby declared to be a nuisance and is hereby prohibited.

- (b) Any noise of such character, intensity or continued duration which substantially interferes with the comfortable enjoyment of private homes by persons of ordinary sensibilities hereby declared to be a nuisance and is hereby prohibited. Unruly behavior is prohibited. Unruly gathering means a gathering of more than one person which is conducted on a premises within the city and which, by reason of the conduct of those persons in attendance, results in the occurrence of one or more of the following conditions or events on public or private property: rioting; trespassing, the unlawful sale, furnishing, possession or consumption of alcoholic beverages; the destruction of property; obstruction of roadways, driveways, or public ways by crowds or vehicles; excessive noise; disturbances, brawls, fights, or quarrels; public urination or defecation; or indecent or obscene conduct or exposure.
- 5) A list of emergency numbers to include at a minimum: Rental manager or owner emergency number, 911 (Sheriff & Fire), Constables' office
- 6) If pets are allowed, a pet policy that includes responsibility for waste removal and disposal.

B. Warning, fines and revocation of permit:

- a) The owner of a property must maintain and use the property in accordance with all applicable ordinances and rules within the City of Woodcreek. As such, warnings, tickets and/or fines concerning the property will be included when consideration of revocation of the CUP is required.
- b) Additionally, when the city identifies specific failures to adhere to the requirements of the CUP, the city may issue warnings or fines. i.e. failure to provide fire extinguishers in a property.
- c) The City, in consultation with the Constables office may identify repeated verified failures to comply with the CUP. If the owner fails to rectify deficiencies within 30 days or has repeated complaints within 60 days, the City may decide to revoke the permit. The owner has 30 days from that date to appeal the revocation to the City Council. In the event of permit revocation, no application fees will be returned.
- d) A property owner may re-apply and be granted a permit during the next calendar year if they can demonstrate improvement in their process which will prevent repeated failures to comply with these rules.

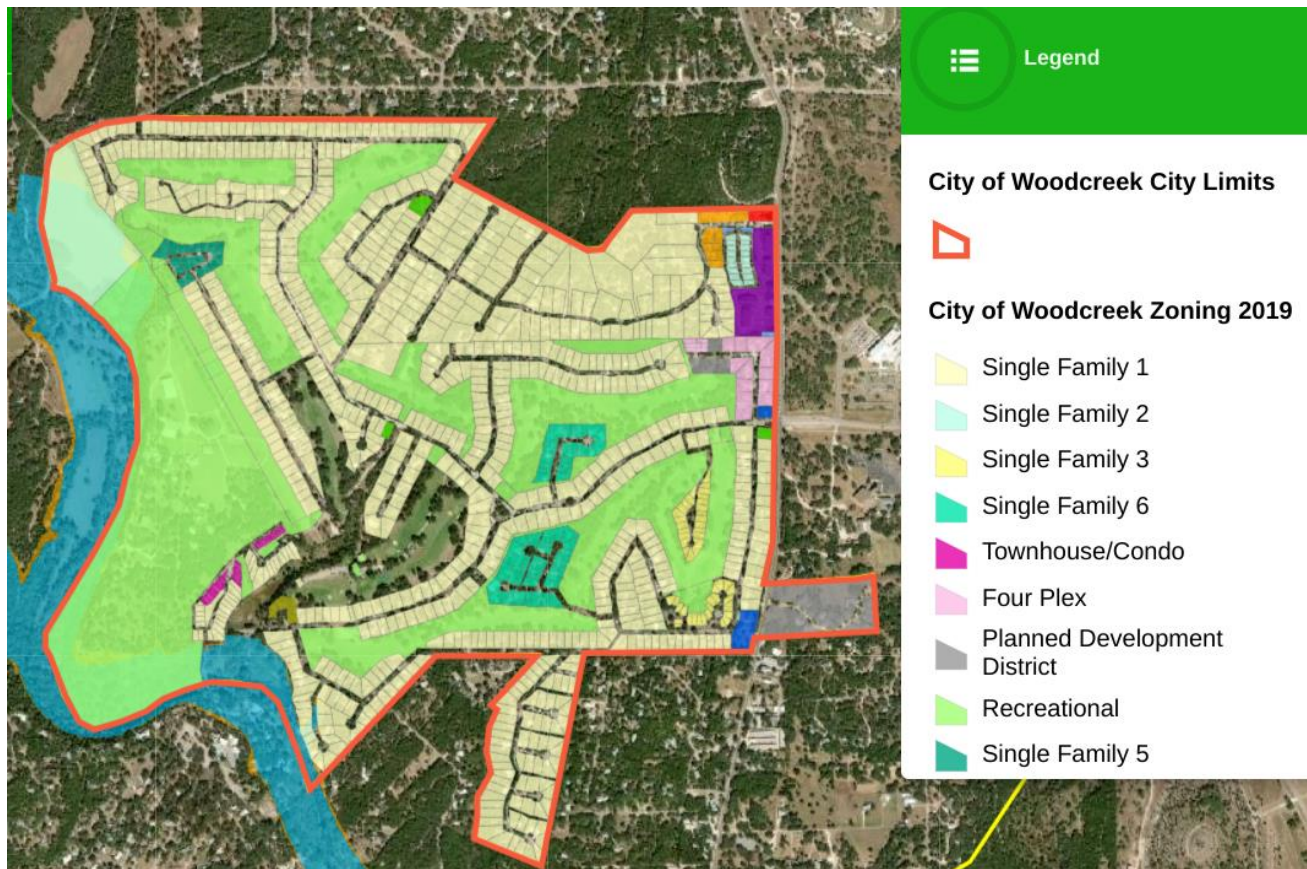
Establishing Minimum Lot Sizes in Zoning

Currently, we have standards on the minimum requirements for the size of a residential structure, garage space, parking, and maximum impervious coverage, but we lack minimum lot size designations in our Residential Zoning. Right now, to determine the minimum lot size allowed for each zoning SF1-6 you have to calculate it using the minimum build and impervious coverage requirements.

K.Friese first brought this irregularity to Councilmember Hines' attention in fall Of 2021. City zoning regulations typically designated a minimum lot size for residential zoning purposes.

NOTE: Council has set a minimum lot size for future subdivision of single-family residential lots (SF1-6) to 12,000 sq ft to connect with wastewater services. However, the City STILL needs to address variance requests and to bring code into alignment with best practice for City code by setting minimum lot sizes.

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



RECOMMENDATIONS FROM ORDINANCE REVIEW

ZONING TYPE	CURRENT MINIMUM USING CALCULATION OF MINIMUM BUILD + IMPERVIOUS COVERAGE	PROPOSED MINIMUM LOT SIZE
SF-1	8334	14,520
SF-2	6667	14,020
SF-3	6667	14,020
SF-4	5000	12,000
SF-5	6000	12,000
SF-6	6667	12,000
TH/C	6667	12,000
DU-1	12,000	14,520
4-PLX	21,334	21,780

¼ of an acre is 10,890 square feet

1/3 of an acre is 14,420 square feet

§ 156.062 CHART 1: RESIDENTIAL ZONING DISTRICTS.

(A) *General.*

- (1) All floor space is calculated exclusive of garage, porches, patios, driveways, terraces and other similar additions. Maximum building height for all structures is 30 feet.
- (2) Bi-level buildings shall have a minimum living area as calculated at the midpoint between the requirements of one and two stories.

(B) *Districts.*

- (1) *SF-1, Single-Family Residence.* One-family dwelling with no more than one residence per lot occupied by no more than one family:
 - (a) Minimum square feet living area:
 1. One story: 1,500 square feet; and
 2. Second story: 500 square feet,
 - (b) Minimum setbacks:
 1. Front and back: 25 feet
 2. Interior sides: seven and one-half feet; and
 3. Side street: ten feet.
 - (c) Two-car garage, not less than 400 square feet (20x20).
- (2) *SF-2, Single-Family Residence.* One-family dwelling with no more than one residence per lot occupied by no more than one family:
 - (a) Minimum square feet living area:
 1. One story: 1,000 square feet:
 2. Second story: 500 square feet
 - (b) Minimum setbacks:
 1. Front: 25 feet;
 2. Interior sides: seven and one-half feet; and
 3. Side street: ten feet.
 - (c) Two-car garage, not less than 400 square feet (20x20)
- (3) *SF-3, Single-Family Residence.* One-family dwelling with no more than one residence per lot occupied by no more than one family:
 - (a) Minimum square feet living area:
 1. One story: 1,000; and
 2. Second story: 200 square feet.
 - (b) Minimum setbacks:
 1. Front: ten feet;
 2. Rear: 15 feet;

3. Interior lot lines: zero;
4. Side street: five feet.
- (c) Two-car garage, not less than 400 square feet (20x20)
- (4) *SF-4, Single-Family Residence*. One-family dwelling with no more than one residence per lot occupied by no more than one family:
 - (a) Minimum square feet living area: 900;
 - (b) Minimum setbacks: zero lot lines;
 - (c) No garage required; and
 - (d) Short-term rentals allowed.
- (5) *SF-5, Single-Family Residence*. One-family dwelling with no more than one residence per lot occupied by no more than one family:
 - (a) Minimum square feet living area: 1,000;
 - (b) Minimum setbacks:
 1. Front: 20 feet;
 2. Rear: 15 feet;
 3. Side: seven and one-half; and
 4. Side street: ten feet.
 - (c) One-car garage not less than 200 square feet (10x20).
- (6) *SF-6, Single-Family Residence*. One-family dwelling with no more than one residence per lot occupied by no more than one family:
 - (a) Minimum square feet living area: 1,000;
 - (b) Minimum setbacks:
 1. Front: 25 feet;
 2. Rear: 25 feet;
 3. Side: five feet; and
 4. Side street: ten feet.
 - (c) Two-car garage not less than 400 square feet (20x20).
- (7) *TH/C, Townhouse and Condominium Residence*. Multiple-dwelling units with one family per dwelling unit. Zoning can include single-family dwelling, duplex, townhouses, condominiums:
 - (a) Minimum square feet living area:
 1. One story: 1,000 feet; and
 2. Two story: 1,200 feet.
 - (b) Minimum setbacks:
 1. Front and back: 25 feet;
 2. Interior lot lines: seven and one-half feet; and

3. Side street: 15 feet.
- (c) Two-car garage not less than 400 square feet (20x20).
- (8) *DU-1, Two-Family Duplex*. Two single-family dwelling units limited to no more than one building per lot occupied by no more than two families. Zoning can include single-family dwelling or two-family duplex:
 - (a) Minimum square feet living area per individual unit:
 1. One story: 1,000 feet; and
 2. Two story: 1,200 feet.
 - (b) Minimum setbacks:
 1. Front and back: 25 feet;
 2. Interior: seven and one-half feet; and
 3. Side street: 15 feet.
 - (c) One car garage not less than 200 square feet (10x20) per individual unit
- (9) *4PLX, Four-Plex*. Four single-family dwelling units limited to no more than one building per lot occupied by no more than four families. Zoning can include single-family dwelling, two-family dwelling or four-family four-plex:
 - (a) Minimum square feet living area per individual unit: 800;
 - (b) Minimum setbacks:
 1. Front and back: 25 feet;
 2. Interior lot lines: seven and one-half feet; and
 3. Side street: 15 feet.
 - (c) One-car garage per individual unit not less than 200 square feet (10x20).
- (10) *Multi-Family Residences*. (See § 156.064 of this chapter for additional information on multi-family residences.)
- (11) *MF-1, Multi-Family Residence*. Maximum units per acre: 14.
- (13) *MF-2, Multi-Family Residence*. Maximum units per acre: 16.
- (14) *RR, Rural Residence District*. One-family dwelling with no more than one residence per lot occupied by no more than one family:
 - (a) Minimum lot: one acre;
 - (b) Minimum square feet living area:
 1. One story: 1,500; and
 2. Two story: 2,000.
 - (c) Minimum setbacks:
 1. Front and back: 25 feet;
 2. Interior sides: seven and one-half; and
 3. Side street: 15 feet.
 - (d) Two-car garage not less than 400 square feet (20x20).

(15) *PUD, Planned Unit Development.* Planned unit development with planned diverse land uses, such as housing, recreation and shopping in one contained development, and allowing for cluster development and alternative design standards. Minimum site areas: inside City, ten acres recommended.

(16) *MH-1, Manufactured Housing Subdivision.*

- (a) Minimum lot: 7,200 feet;
- (b) Minimum square feet living area: 1000;
- (c) Minimum setbacks:
 - 1. Front and back: 25 feet;
 - 2. Interior lot lines: seven and one-half feet; and
 - 3. Side street: 15 feet.
- (d) Property and areas of the City zoned MH-1 may be planned, used, approved, platted and occupied as a manufactured housing subdivision with lots sold and conveyed to individual lot owners. Land and areas of the City zoned MH-1 and having an approved subdivision plan may be used for manufactured housing.

(17) *Personal care facility.* See § 156.065 of this chapter.

(Ord. 00-65N, 6-1-2005; Ord. 19-255, 3-13-2019)

§ 156.063 CHART 2: RESIDENTIAL ZONING REQUIREMENTS.

	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	TH/C	DU-1	4PLX	MF	RR	PU
% masonry required	55	55	55	55	55	55	55	55	55	see § 156.064 for MF-1, MF-2 requirements	55	
Garage required	2-Car	2-Car	2-Car	No	1-Car	2-Car	2-Car	1-Car	1-Car1		2-Car	-
Off-street parking required	3	3	3	3	3	3	3				3	
Maximum dwelling units per lot	1	1	1	1	1	1	1	2	4		1	-
Maximum dwelling height	30'	30'	30'	30'	30'	30'	30'	30'	30'		30'	-
Maximum impervious cover	30 ²	30 ²	30 ²	30 ²	30 ²	30 ²	30 ²	30 ²	30 ²		30 ²	-
Minimum setbacks												

Front	25'	25'	10'	20'	20'	25'	25'	25'	25'		25'	
Interior side	7-1/2'	7-1/2'	0'	0'	7-1/2'	5'	7-1/2'	7-1/2'	7-1/2'		7-1/2'	-
Rear	25'	25'	15'	15'	15'	25'	25'	25'	25'		25'	
Street side	10'	10'	5'	5'	10'	10'	15'	15'	15'		10'	-
Minimum square footage												
One-story	1,500	1,000	1,000	900	1,000	1,000	1,000 ¹	1,000 ¹	800 ¹		1,500	-
Second-story	500	500	200				200 ¹	200 ¹	800 ¹		500	-

NOTES TO TABLE:

¹ per unit² Maximum impervious cover is capped at 30 percent for construction for which a site development plan was prior to October 20, 2006.

(Ord. 00-65N, 6-1-2005; Ord. 06-103, 10-20-2006; Ord. 06-103A, 1-10-2007; Ord. 10-135, 1-13-2010; Ord. 10-139, 2-10-2010; Ord. 14-194, 6-11-2014; Ord. 19-255, 3-13-2019)

Recommendations from Planning & Zoning
(Updates to Comprehensive Plan - Sep 2022)

Add Tamara Robertson to acknowledgements page

Address number of rentals in the community

NOTE TO CITY: update population signs at the city limits

Add “small business” to clarify “home based” businesses

Address light pollution and address public lighting areas

Change Dark Skies photo

Note that road to Cypress Point from hill on Woodcreek Dr is private

Fix typos on page 60 (in agenda document) numbers and 501(c)3

Fix Platting – should have two ‘t’s

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

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

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

Items currently pending:

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



*City Of Woodcreek
Comprehensive Plan
2022*

Vision Statement

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

Background

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



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. Frieze. 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.

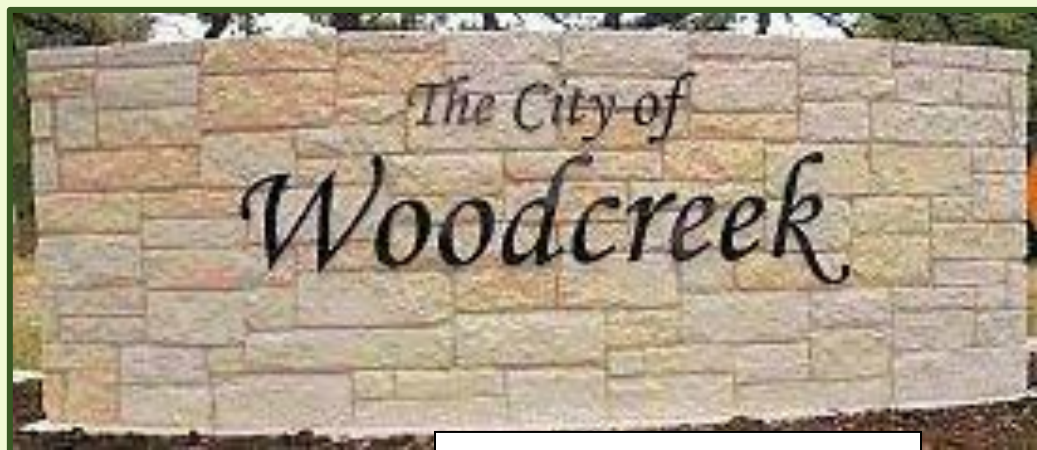


Image 2: Woodcreek Main Entrance Sign

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.

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

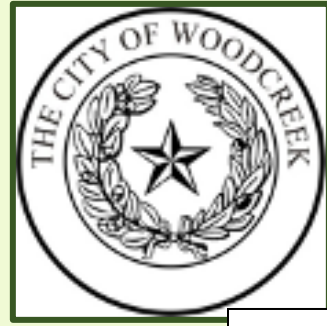
City Administration

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



Item 5.

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

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

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

Tree Board

Current:

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

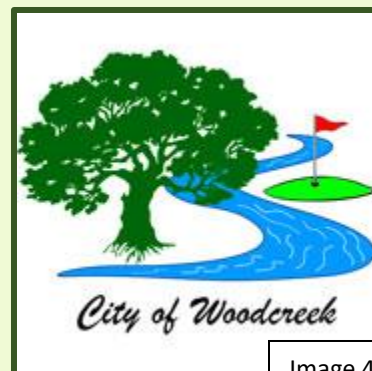


Image 4: Unofficial Logo

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.

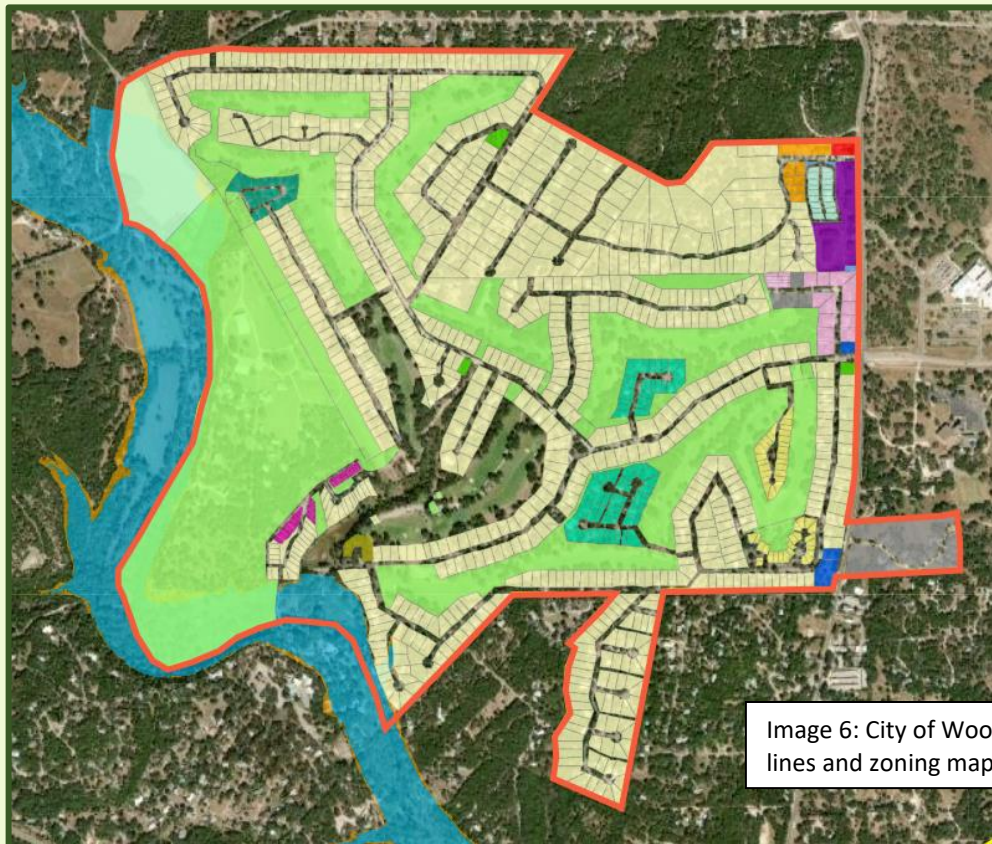


Image 6: City of Woodcreek Lot lines and zoning map (2019)

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

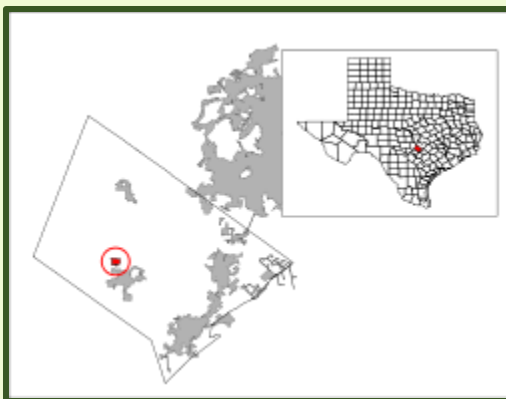


Image 8: Hays County Cut Out

The City of Woodcreek has just three non-residential entities: **Double J Ranch Golf Club (formerly Quicksand Golf Course), Camp Young Judea, 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.

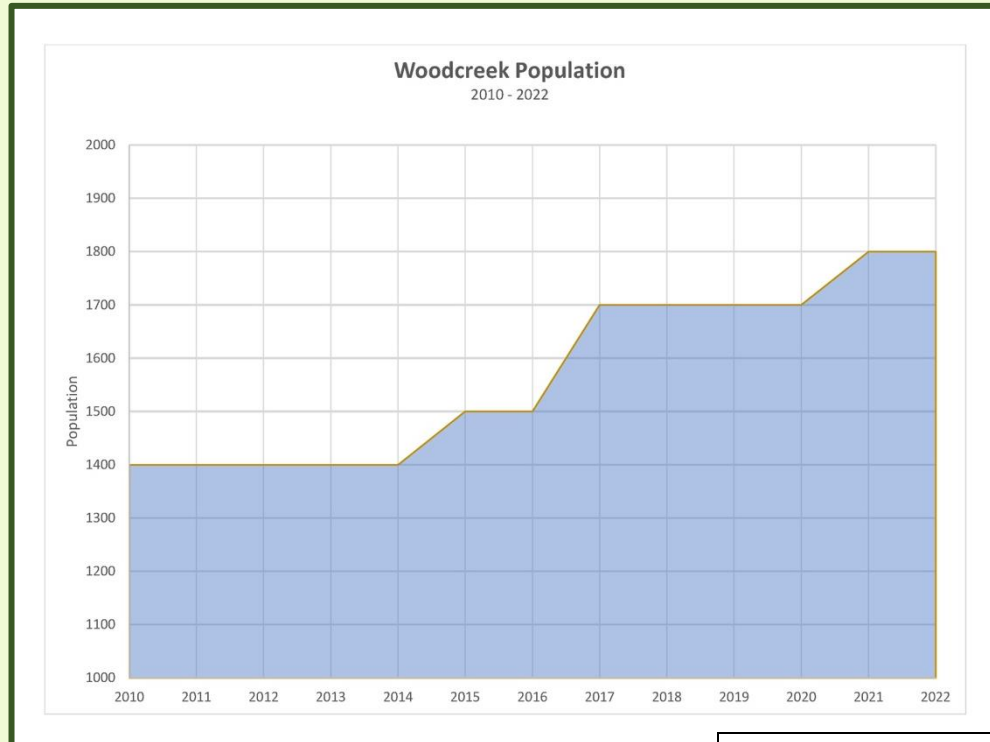


Image 9: Population Graph

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.

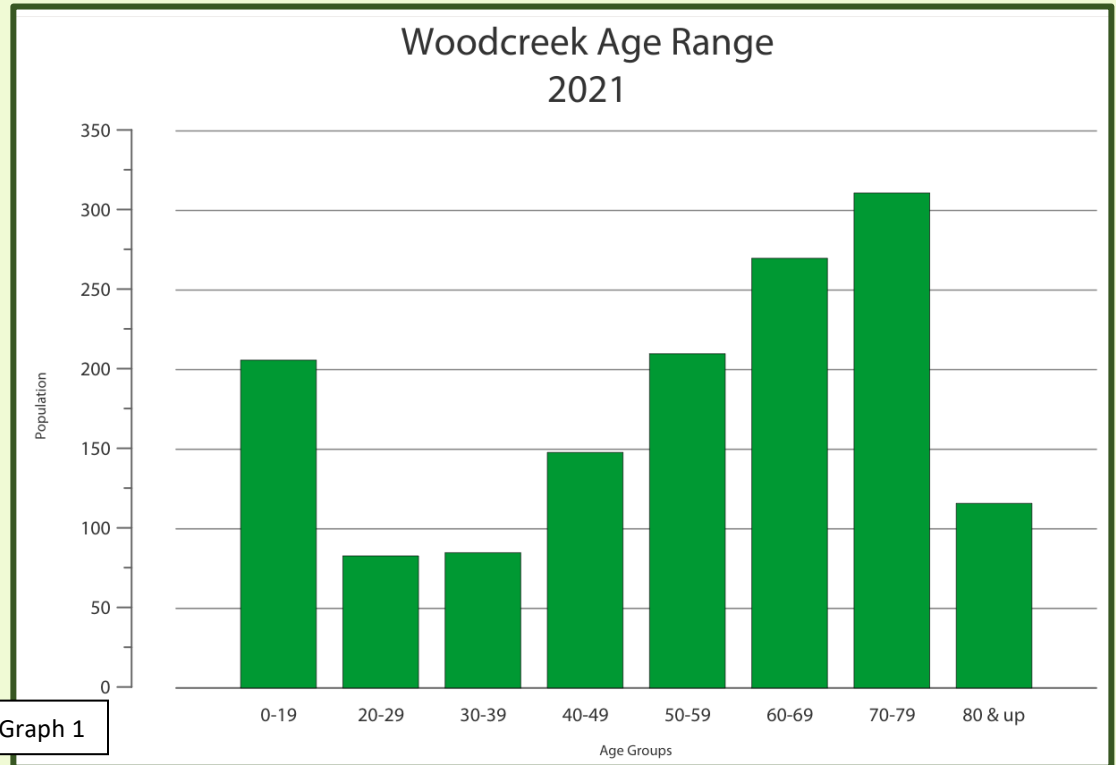


Image 10: Demographics Graph 1

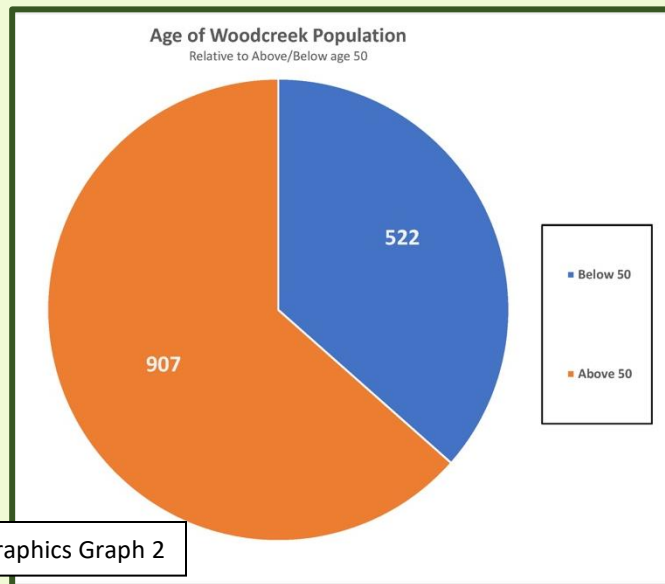


Image 11: Demographics Graph 2

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.

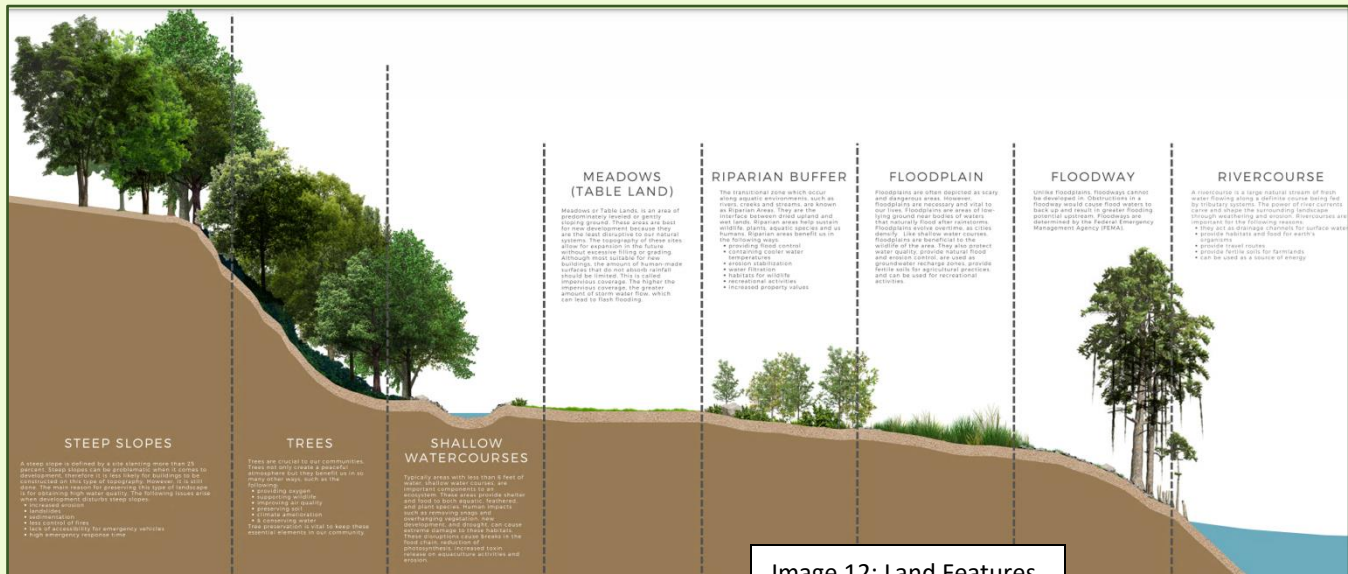


Image 12: Land Features

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 water 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.

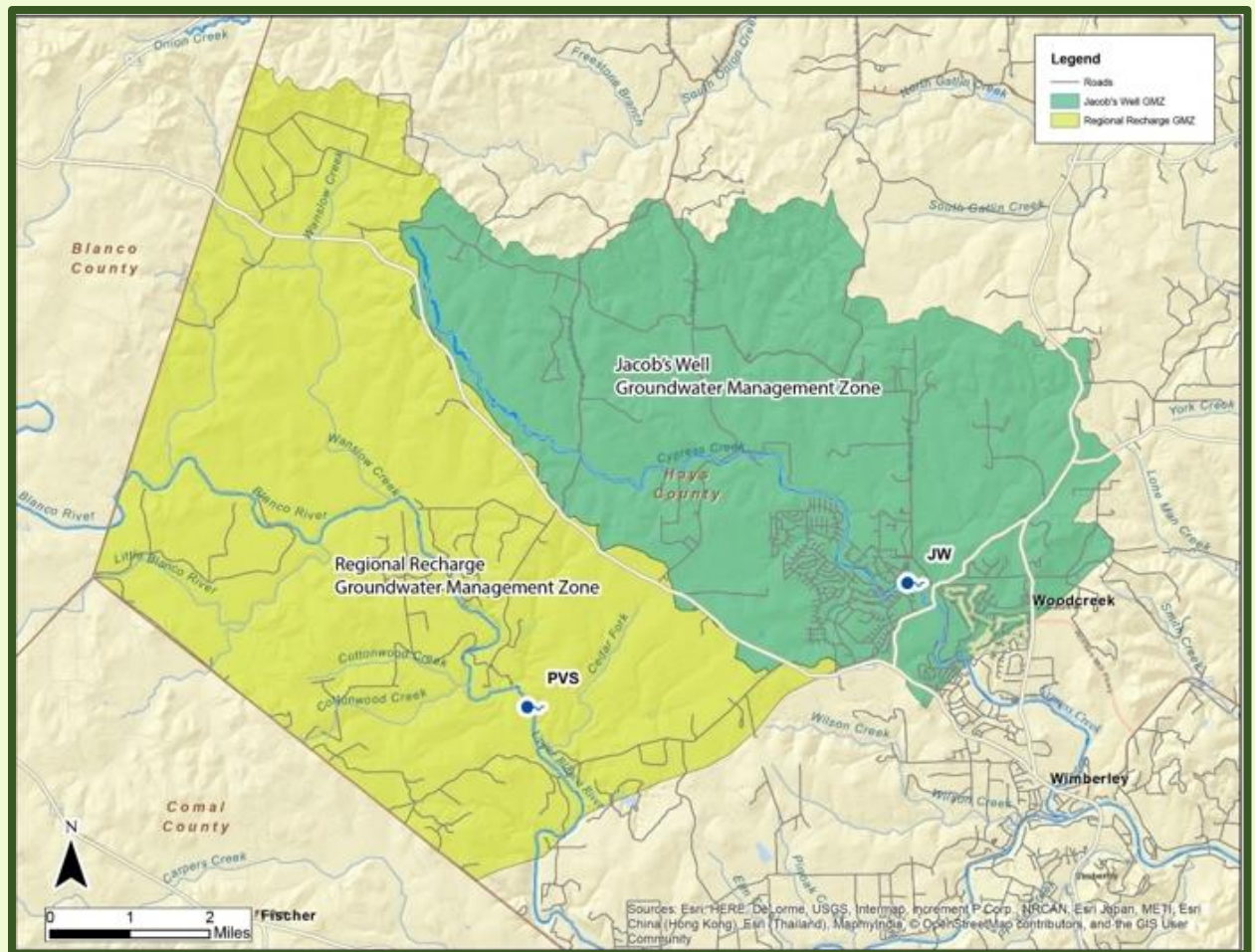


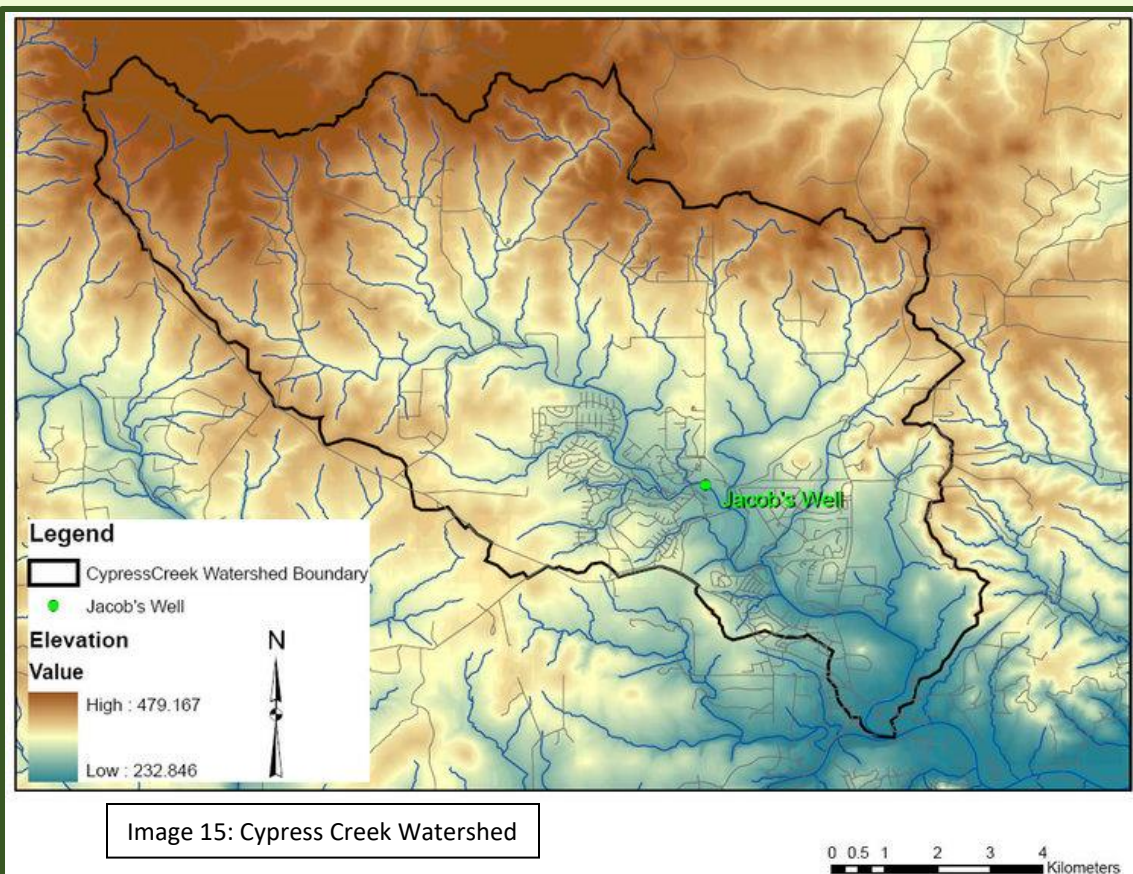
Image 14: Regional Groundwater Management Zones

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.

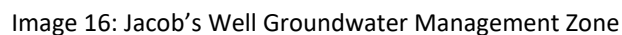
On a larger scale, Woodcreek sits on top of the Trinity aquifer – the sole source of our water supply - which is a network of underground limestone water channels. Karst features (i.e. sinkholes, fissures and caves) on the surface level allow direct access for rain and runoff into the aquifer.

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.



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



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

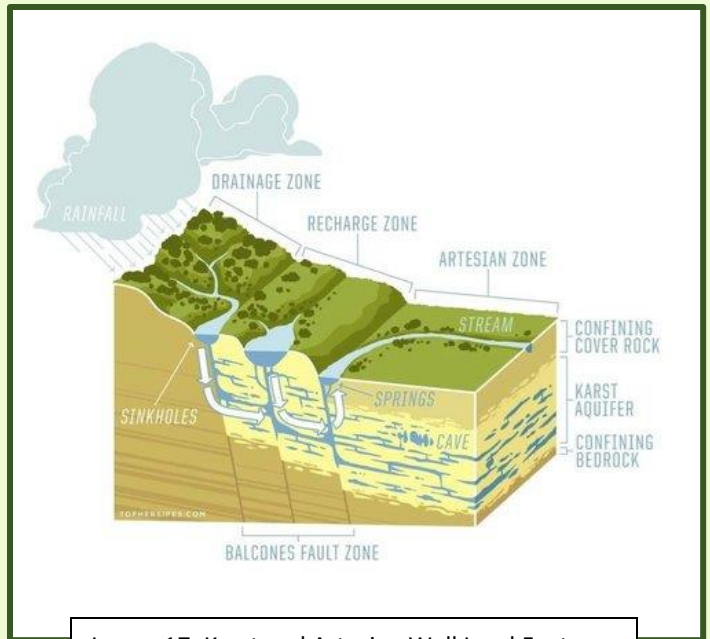


Image 17: Karst and Artesian Well Land Features

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

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.

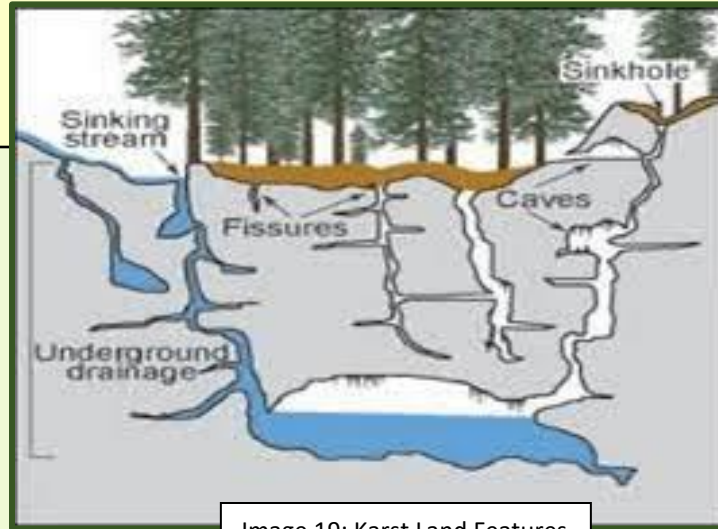


Image 19: Karst Land Features



Image 20: Night Heron



Image 21: Cypress Falls Bridge

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.



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

Image 24: Rain Garden on Golf Course at Installation

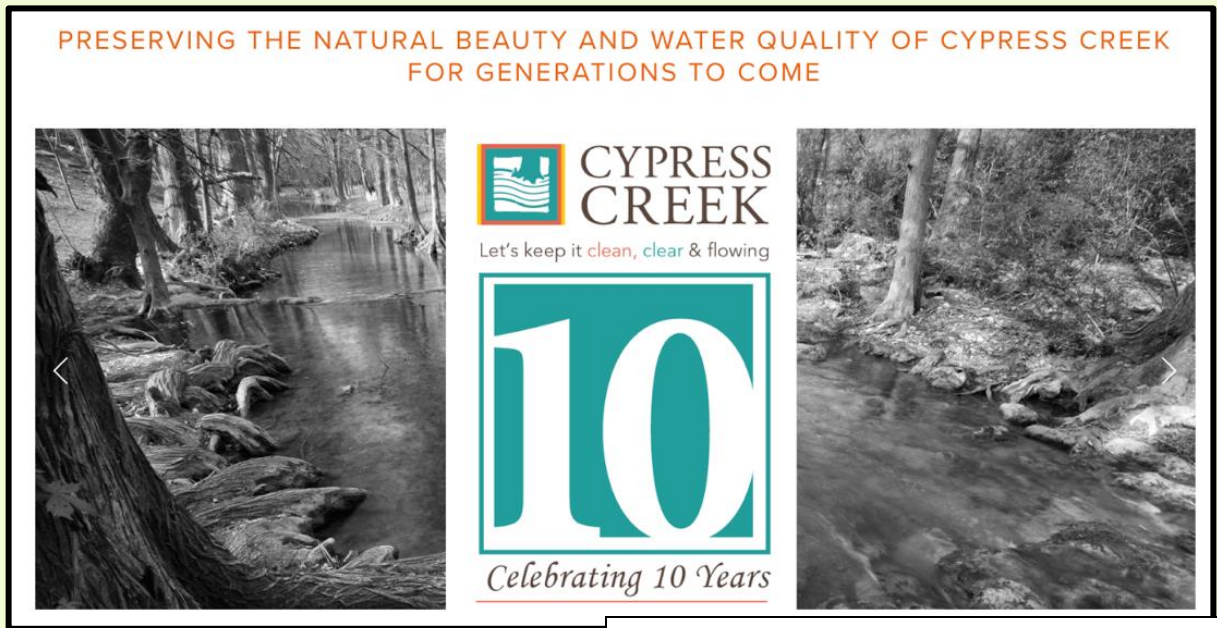


Image 25: Cypress Creek Watershed Protection Project

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.

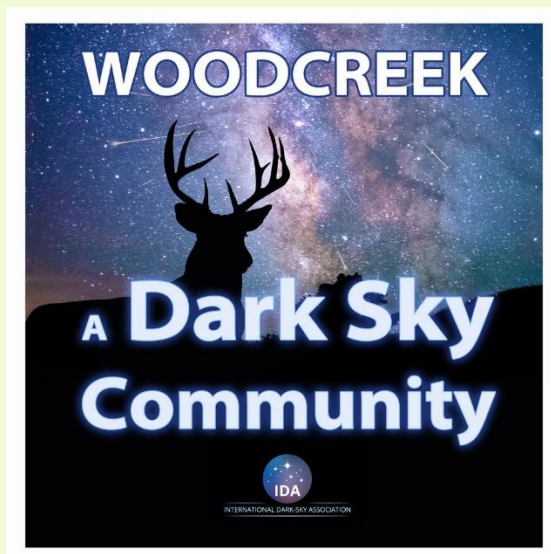


Image 26: Dark Skies Community Sign

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.

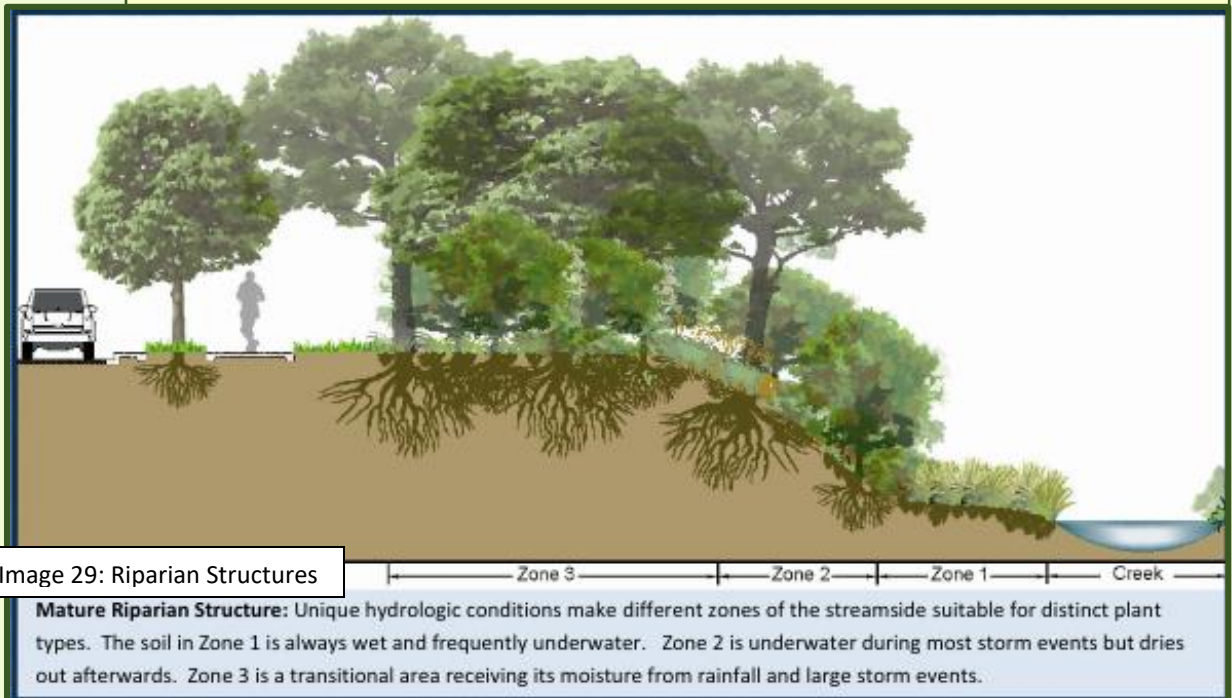
Woodcreek does currently have documented Oak Wilt in various areas of the community and so strong ordinances and education efforts remain a priority for leadership here as trees are a great asset for the community.



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 5.



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.

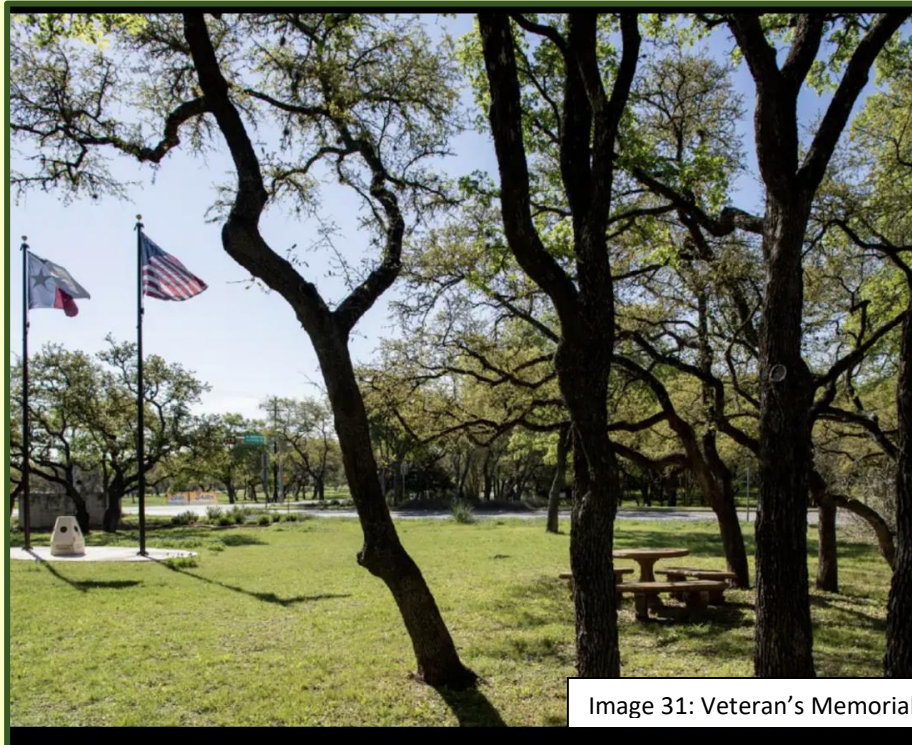


Image 31: Veteran's Memorial Plaza

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

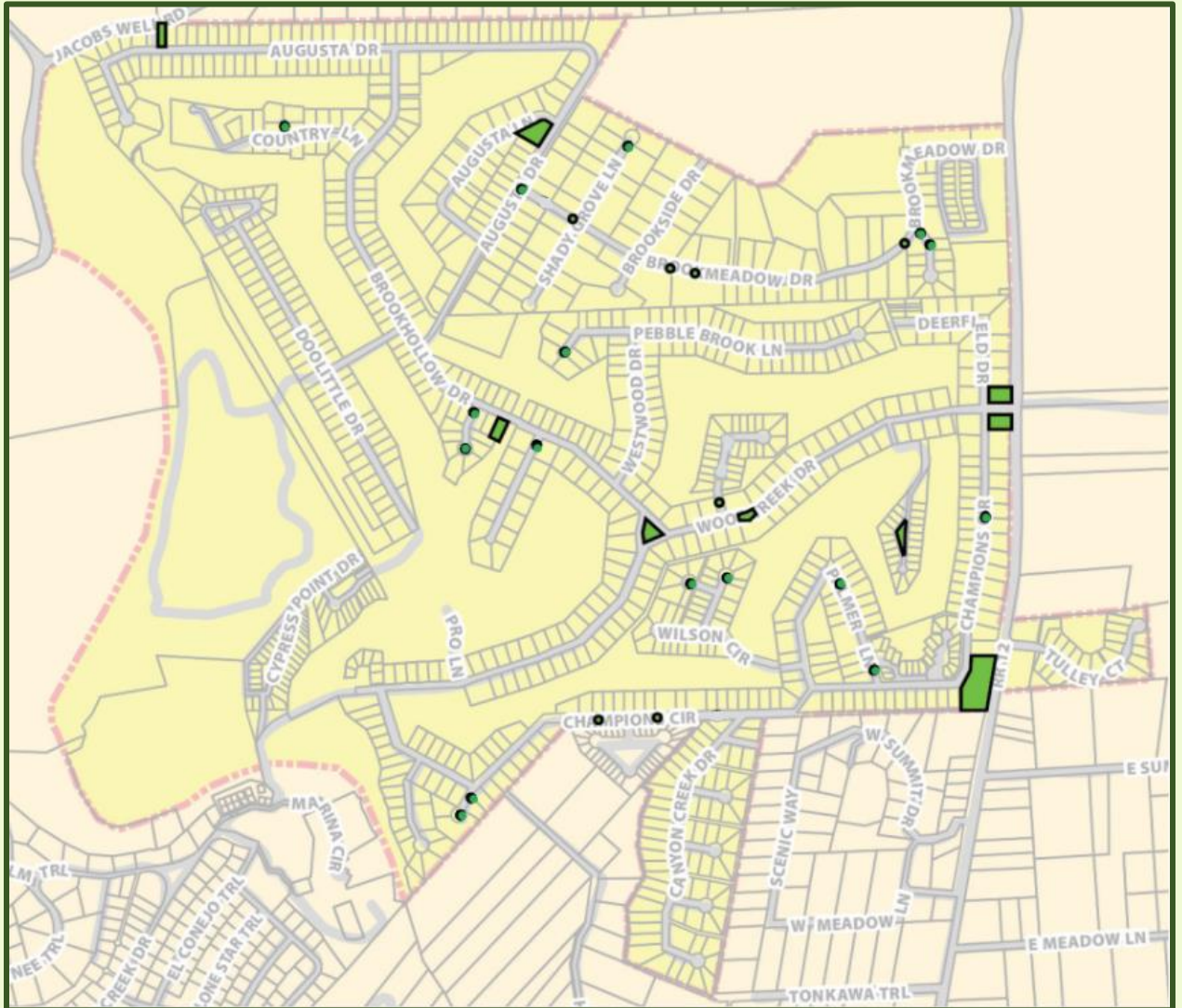


Image 33: Greenspaces Map

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.

NATURAL SYSTEMS | FLOOD ZONES

EXISTING FLOOD ZONES IN WOODCREEK CITY LIMITS AND ETJ



Image 34: Flood Zones

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.

The Cypress Creek Watershed



QUICK FACTS

Stream Length: 15.7 miles

Land Use:

- 41.7% Evergreen Forest
- 27.9% Shrub / Scrub
- 11.0% Grassland / Herbaceous
- 9.4% Deciduous Forest
- 7.4% Developed, Open Space
- 1.6% Developed, Low Intensity

Drainage Area: 38.3 sq miles / 24,486 acres

100-yr Floodplain Area: 2.4 sq miles / 1,536 acres

Soil Types: Bolar, Brackett, Comfort and Doss

Legend

- Natural Area
- Water Quality Monitoring Sites
- FEMA 100-Year Floodplain
- City Limits

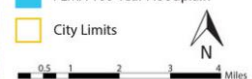


Image 35: Cypress Creek Watershed

Sites Along the Creek



Cypress Creek, looking upstream from Jacob's Well.



Upper Cypress Creek, upstream from the City of Woodcreek.



Jacob's Well in Cypress Creek, near the City of Woodcreek.



Cypress Falls in the City of Woodcreek. The water supply tower can be seen in the background.



Upper Cypress Creek near the City of Woodcreek.



Low water dam along Cypress Creek.



Cypress Creek at Blue Hole Park in the City of Wimberley.



Ranch Road 12 Bridge in downtown Wimberley.



Stormwater outfall serving downtown Wimberley.

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

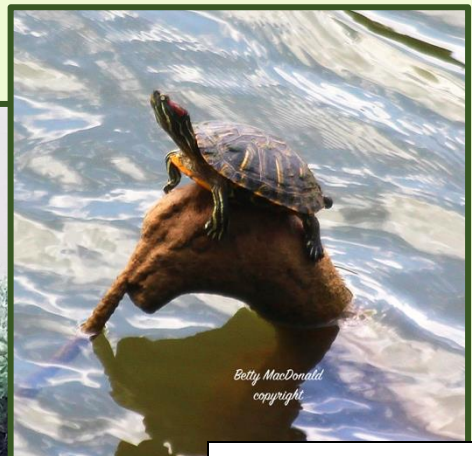


Image 37: Red Eared Slider

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

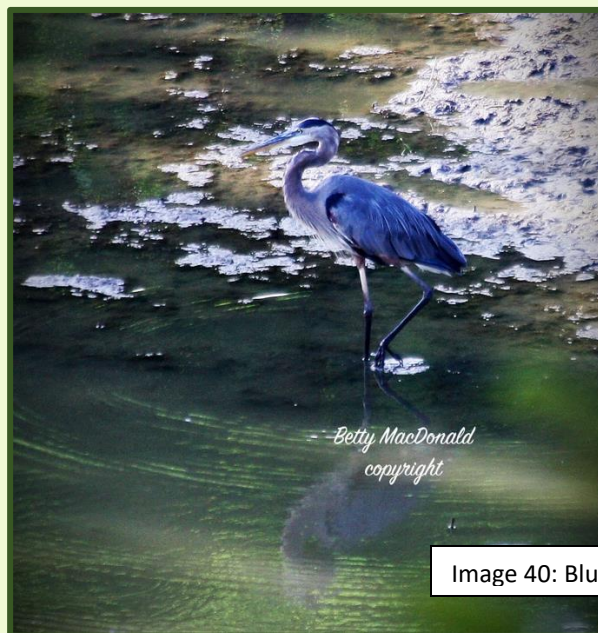


Image 40: Blue Heron

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.

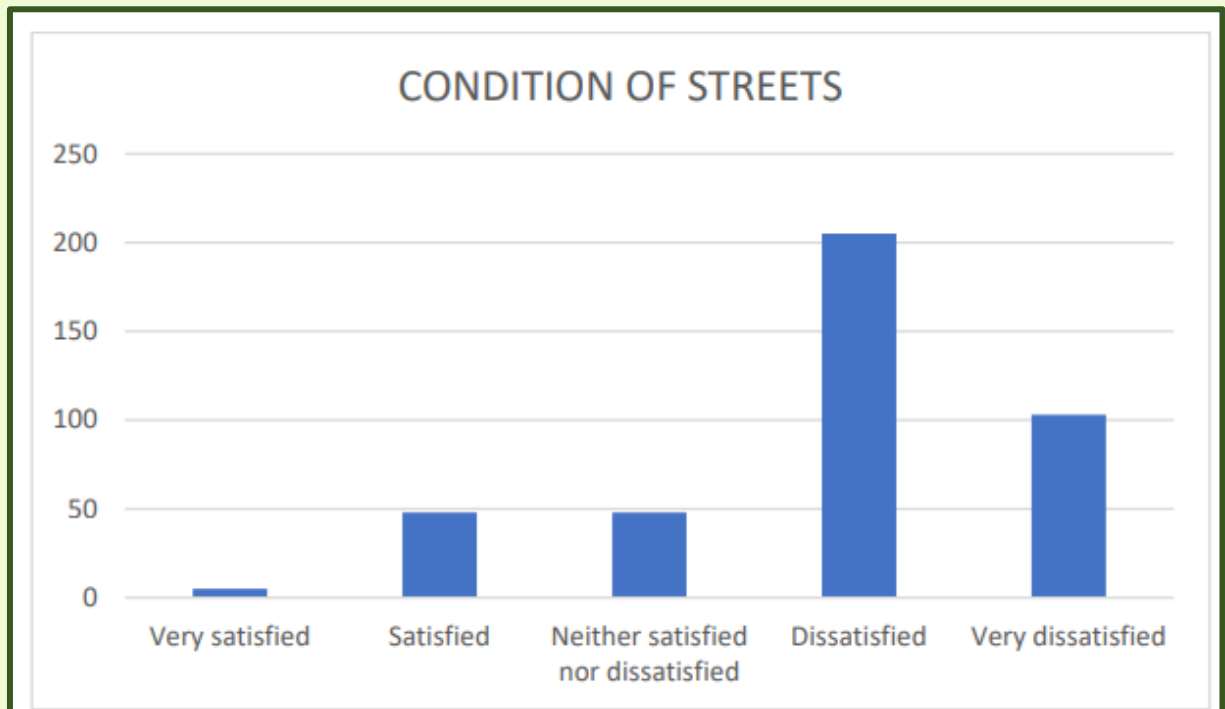


Image 41: Citizen Survey Graph 1

Road Conditions

Current Conditions

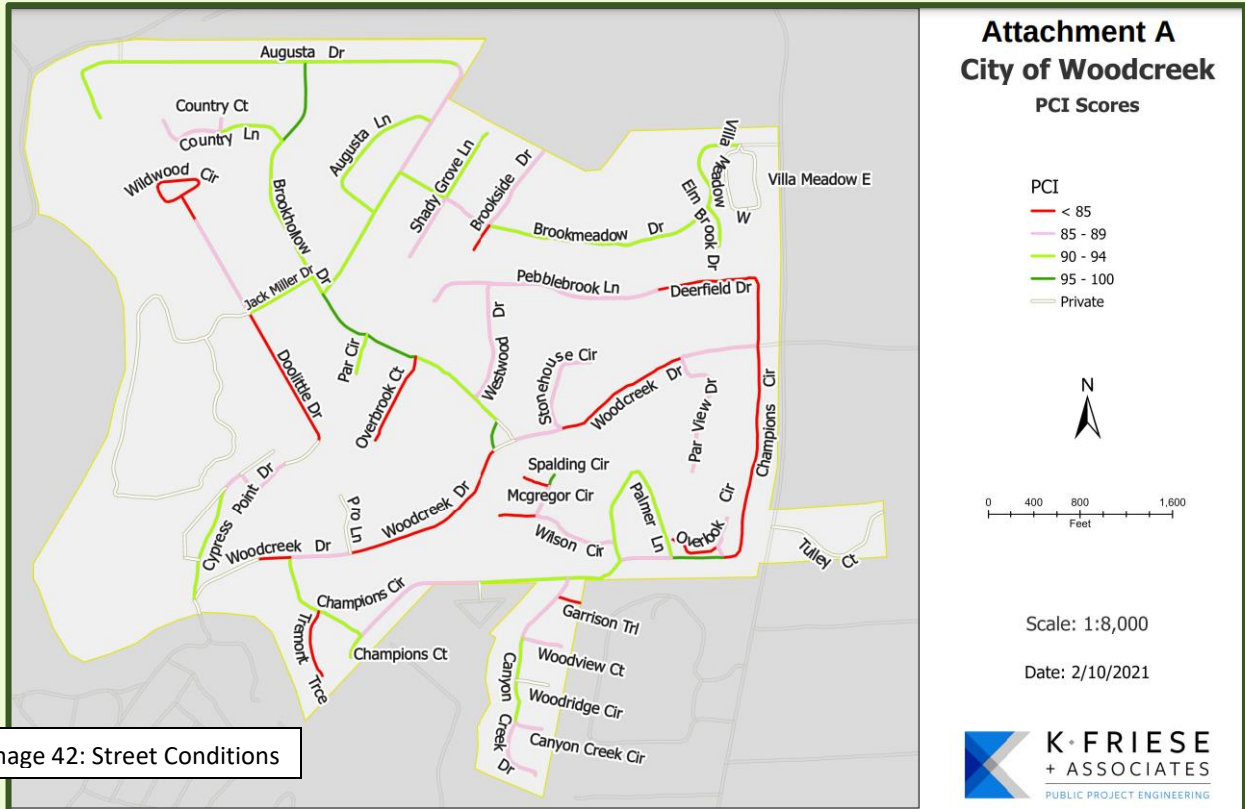


Image 42: Street Conditions

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.

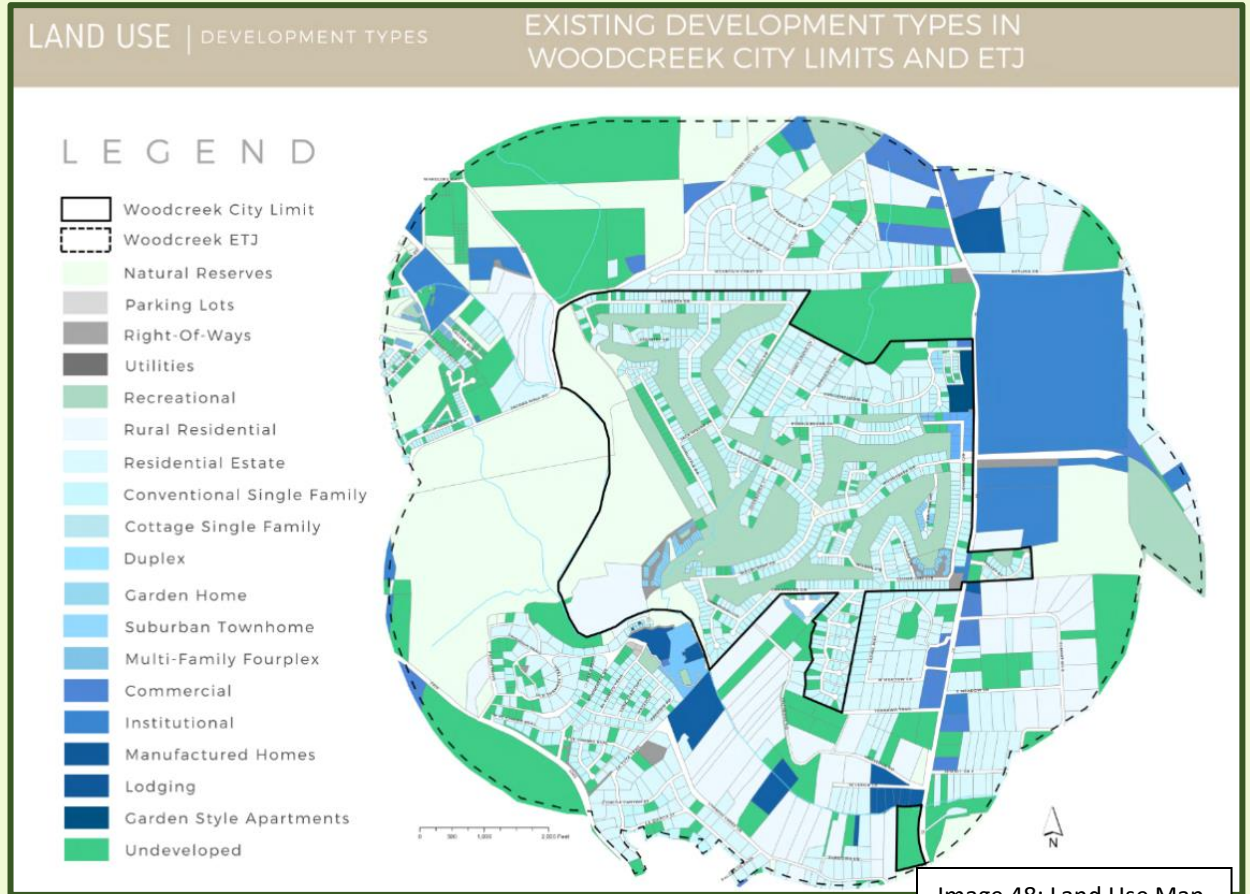


Image 48: Land Use Map

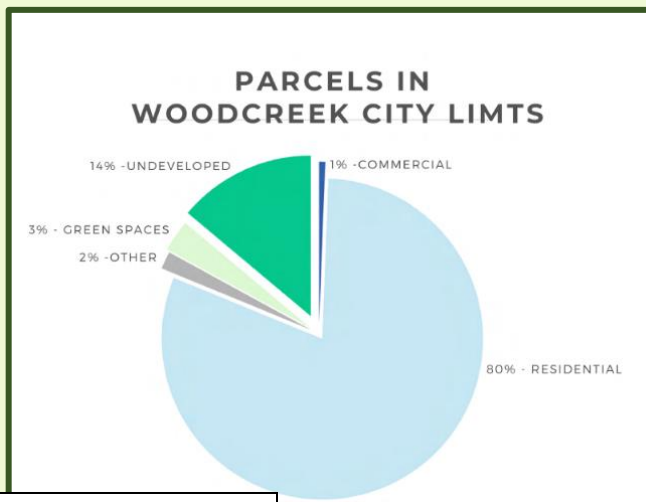


Image 49: Land Use Chart 1

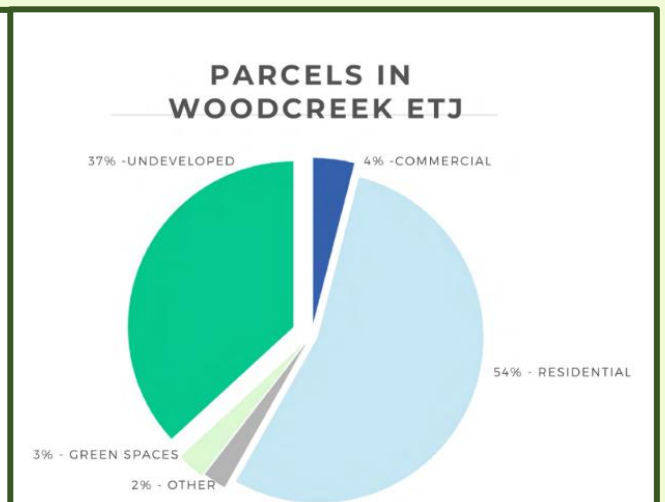


Image 50: Land Use Chart 2

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.

What do you see as the most pressing issues facing Woodcreek in the next several years?

**Overall score shown (3 points for Priority 1, 2 points for Priority 2, 1 point for Priority 3)*

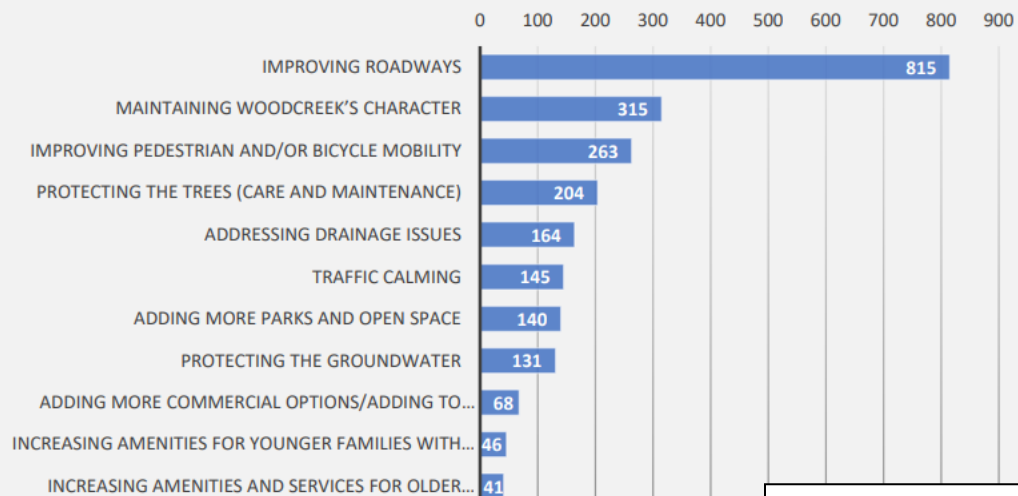


Image 51: Citizen Survey Graph 2

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?

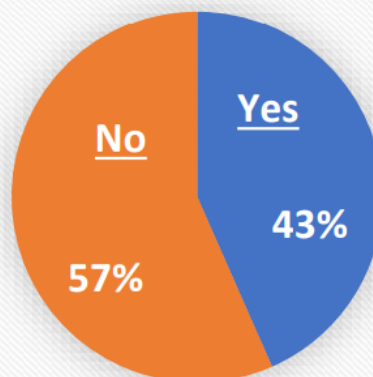


Image 54: Citizen Survey Chart 1

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.

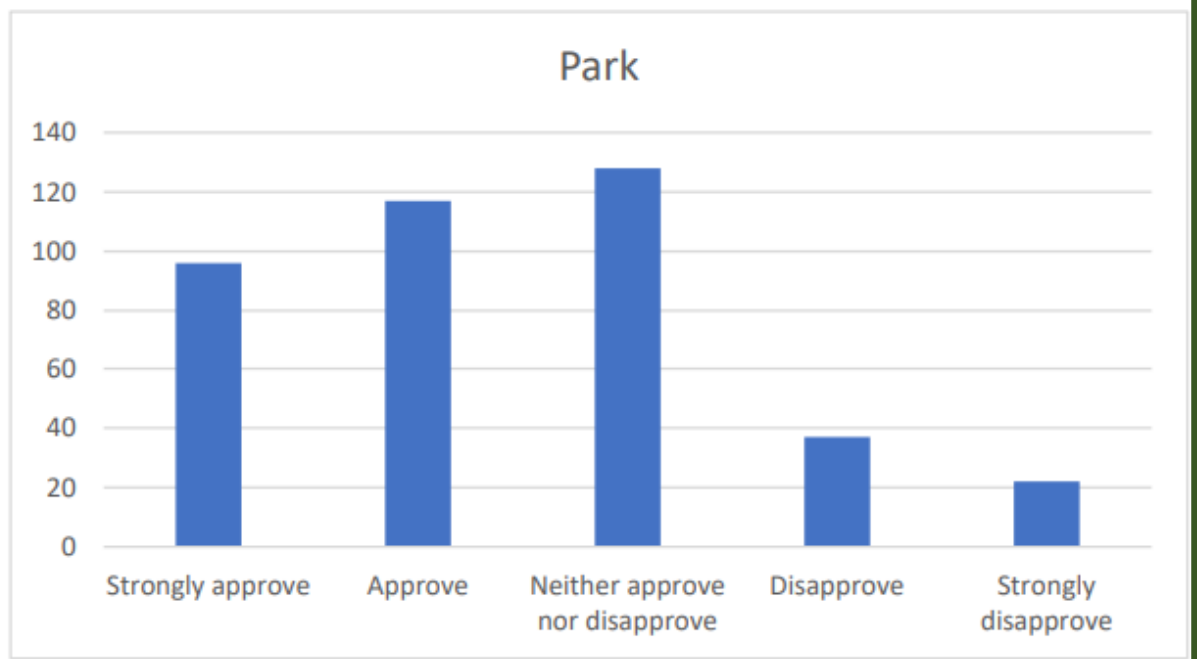
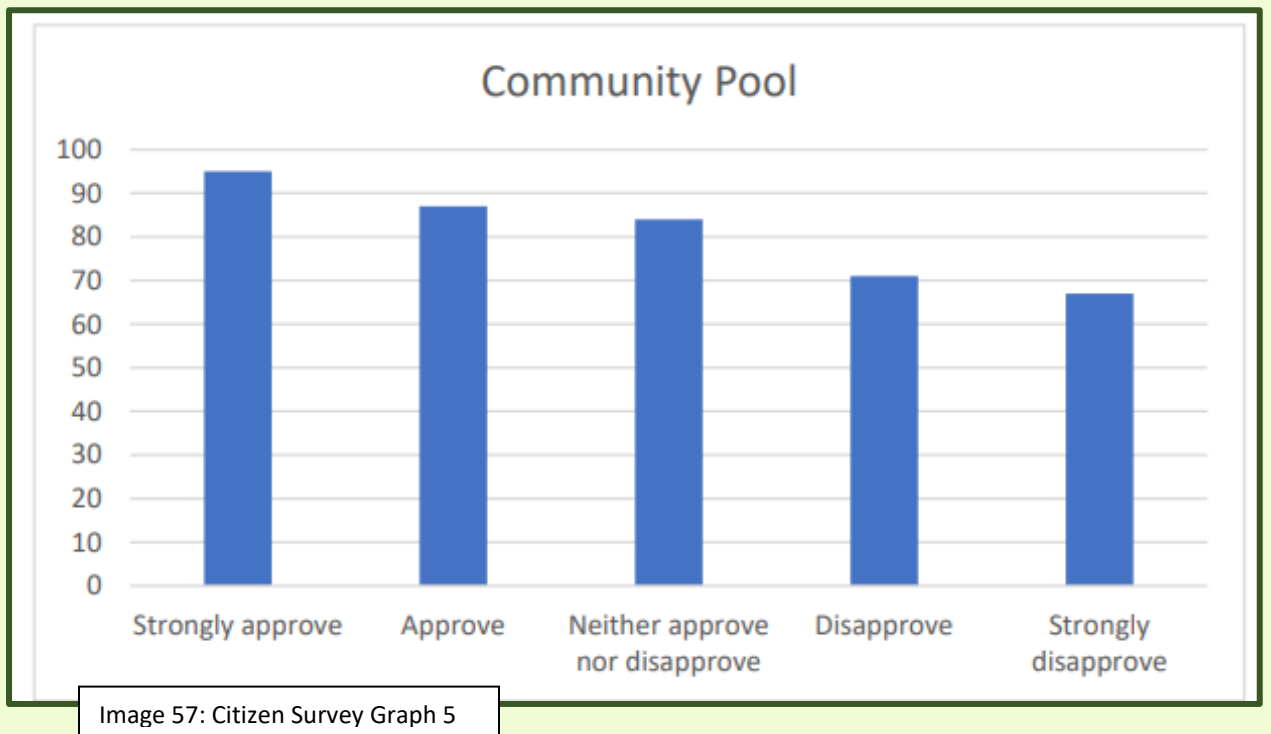
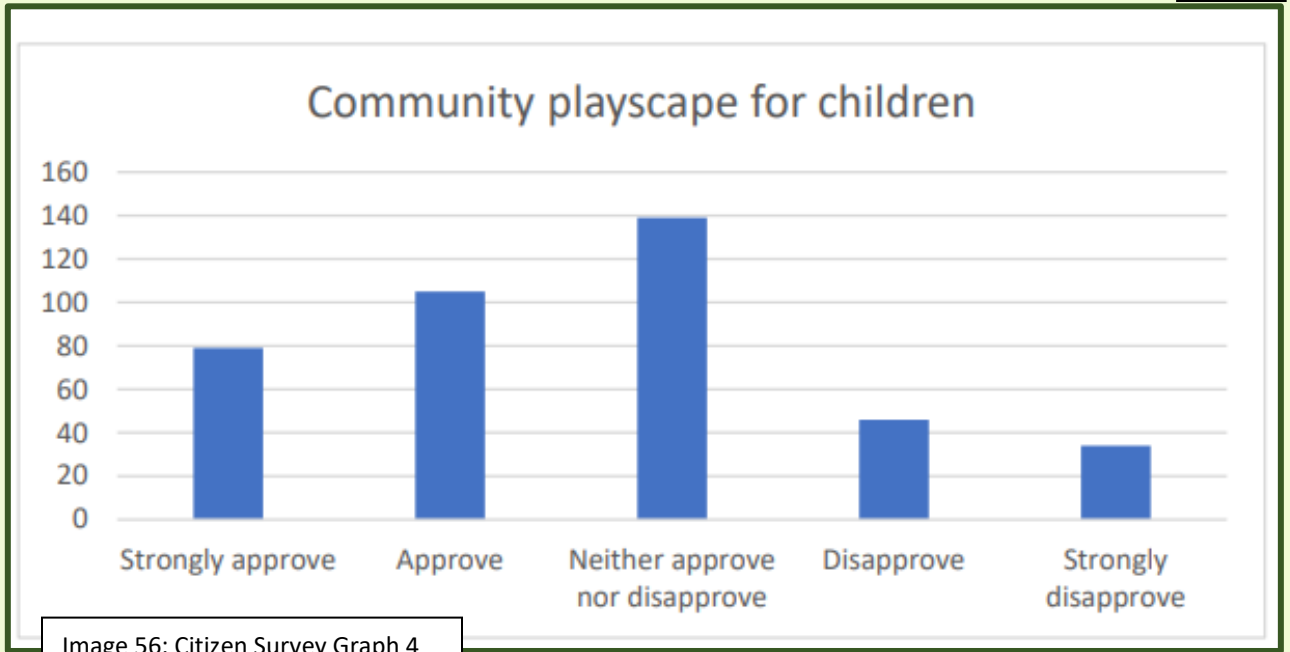
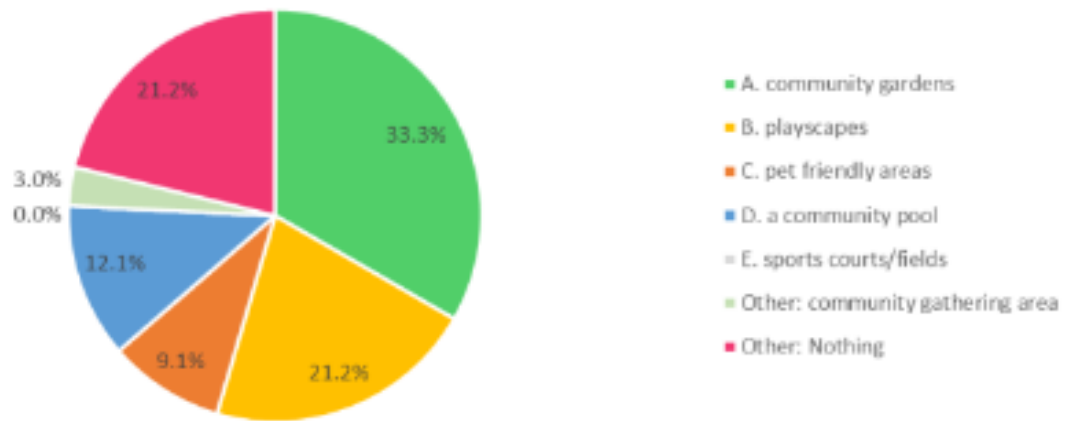


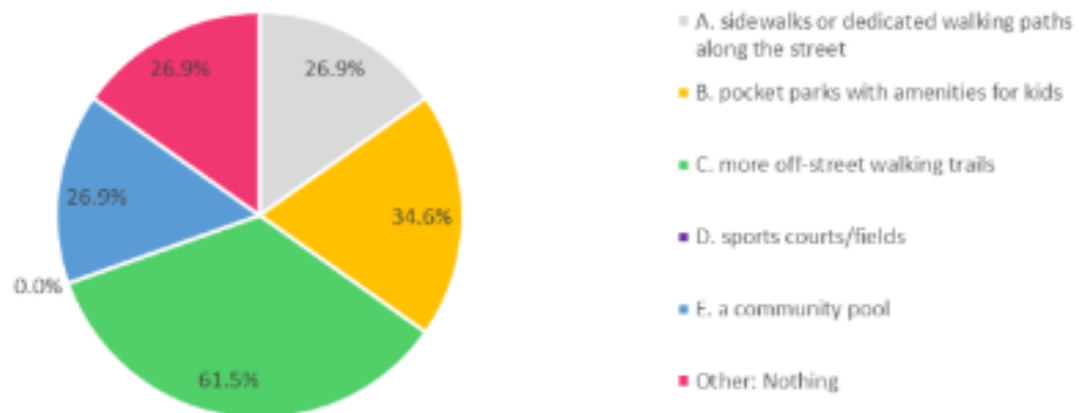
Image 55: Citizen Survey Graph 3



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...

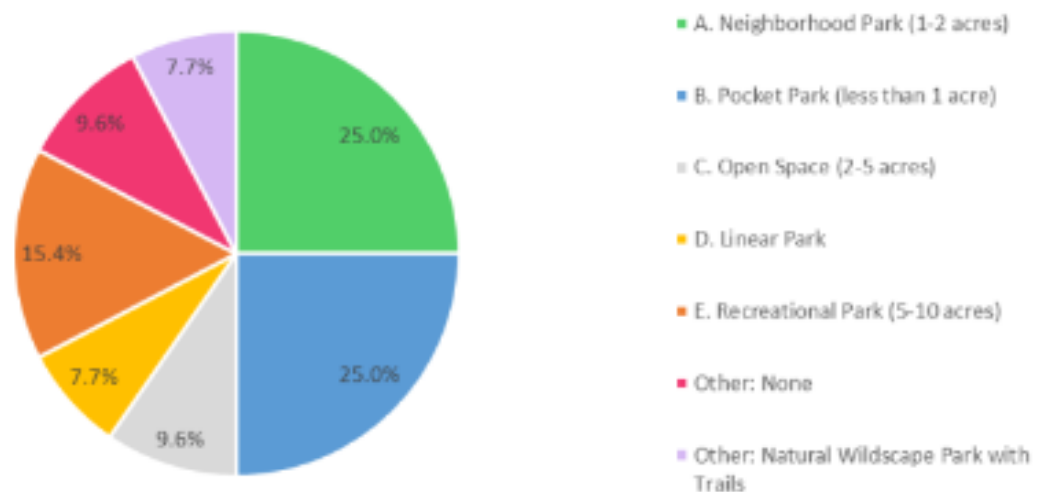


Image 58: Future Land Use Workshop Chart 1

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.

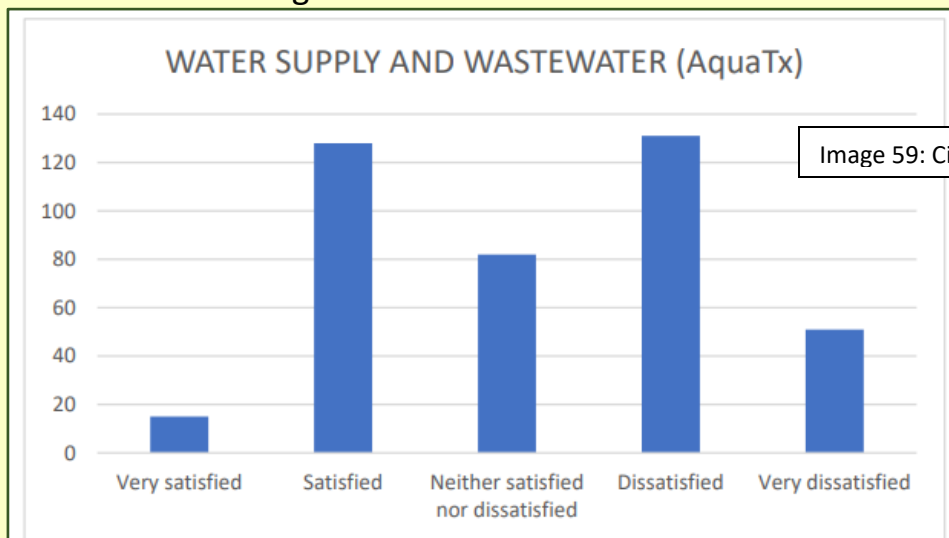


Image 59: Citizen Survey Graph 6

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.

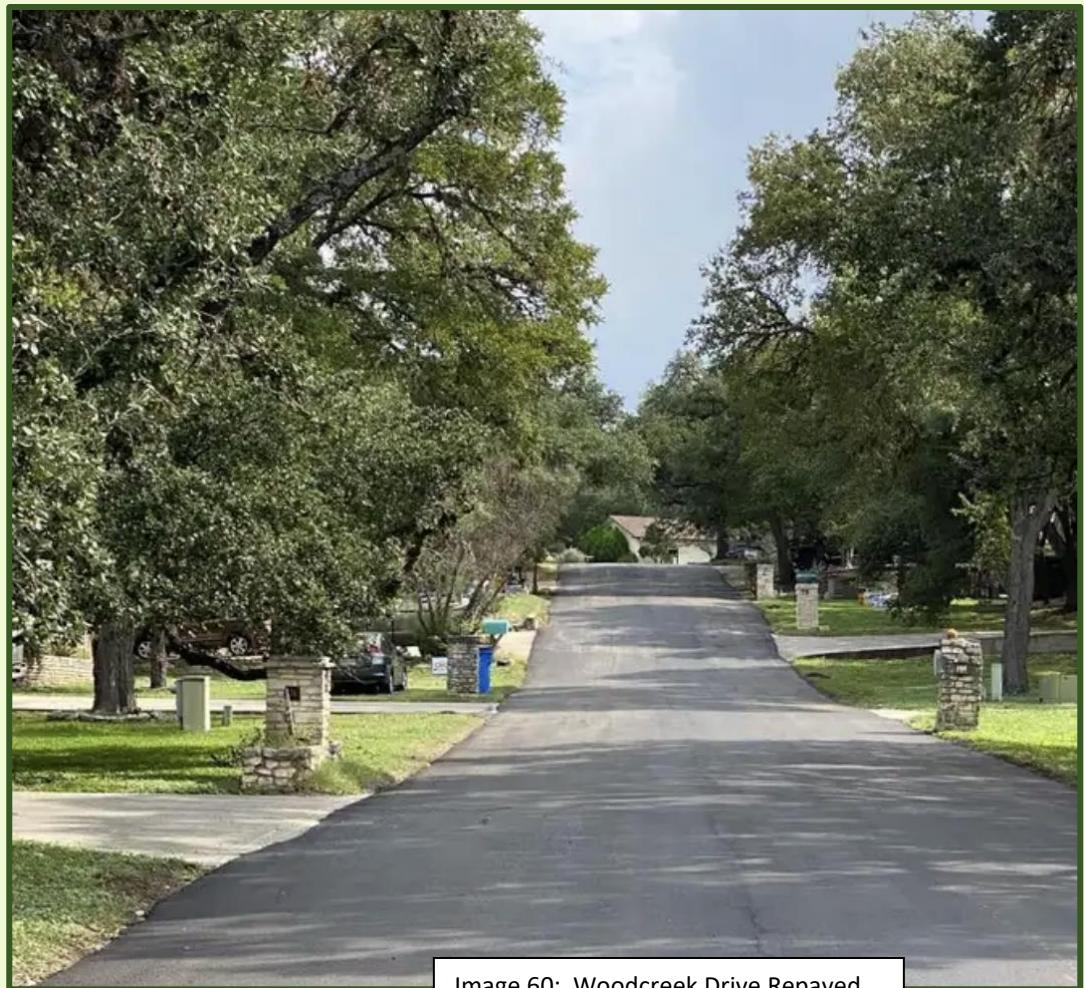


Image 60: Woodcreek Drive Repaved

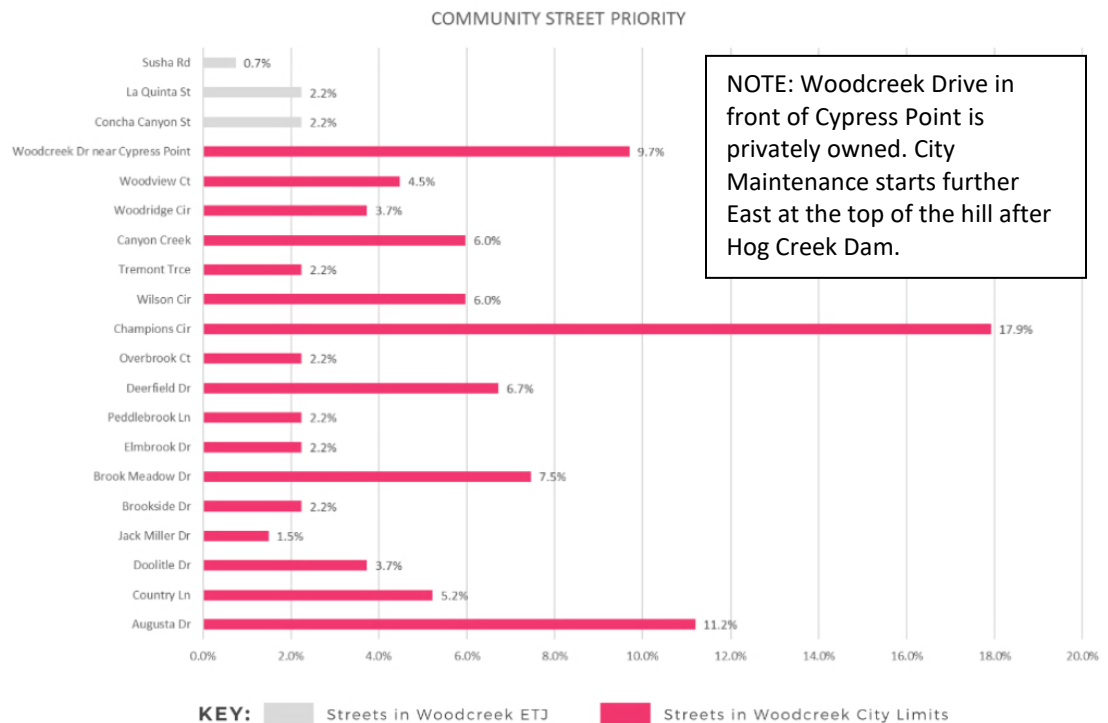
Strategy Two: Repair all roads in the City of Woodcreek and create a long-term maintenance plan.

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)



PHYSICAL SYSTEMS |

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

GENERAL ROADWAY ELEMENTS

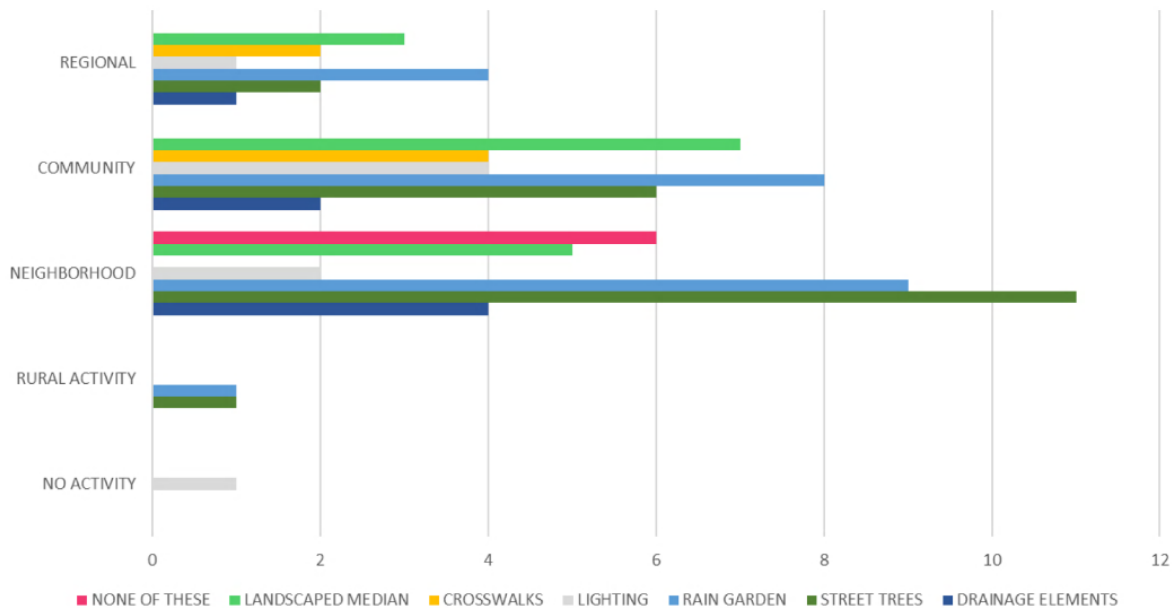


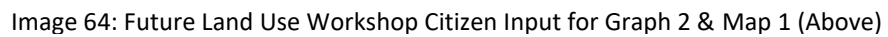
Image 62: Future Land Use Workshop Graph 2

LEGEND

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



Image 63: Future Land Use Workshop Map 1 Street Types



Action Plan:

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

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

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

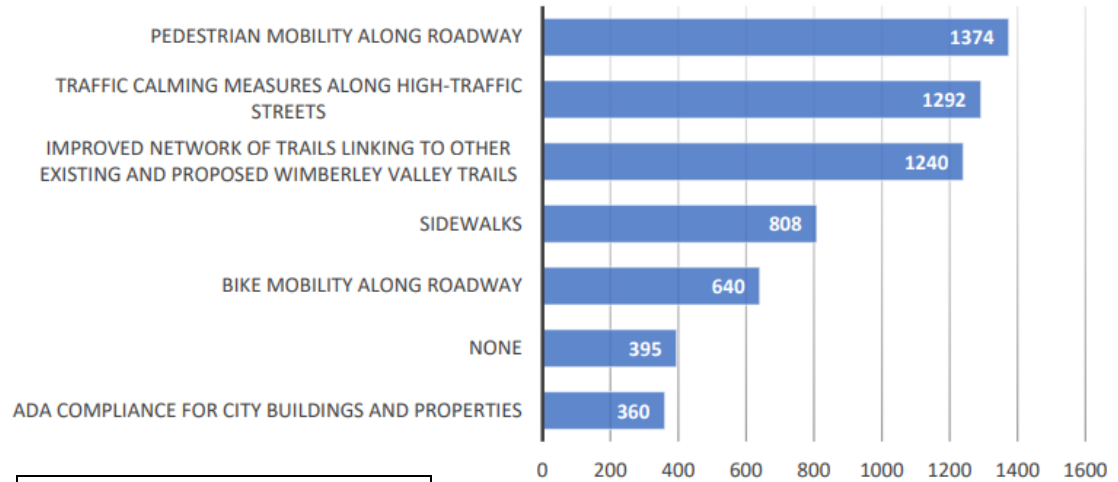


Image 65: Citizen Survey Graph 7

PHYSICAL SYSTEMS |

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

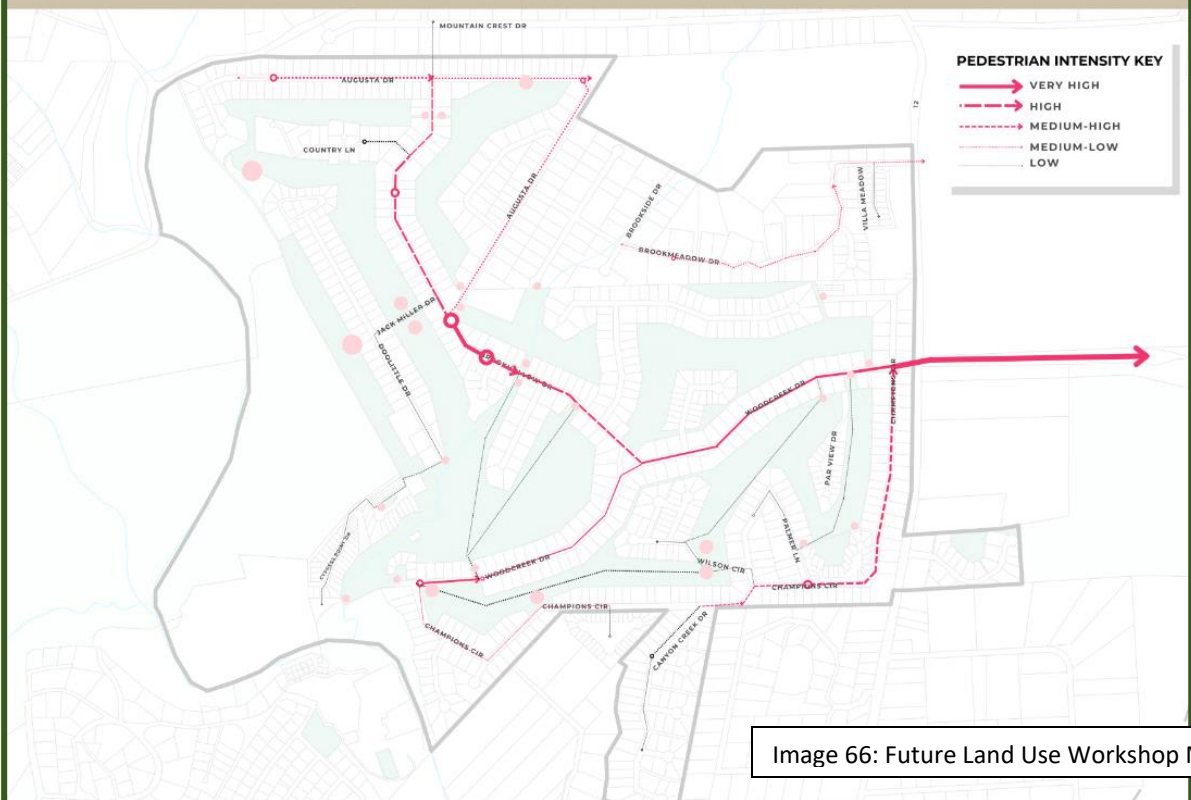


Image 66: Future Land Use Workshop Map 2

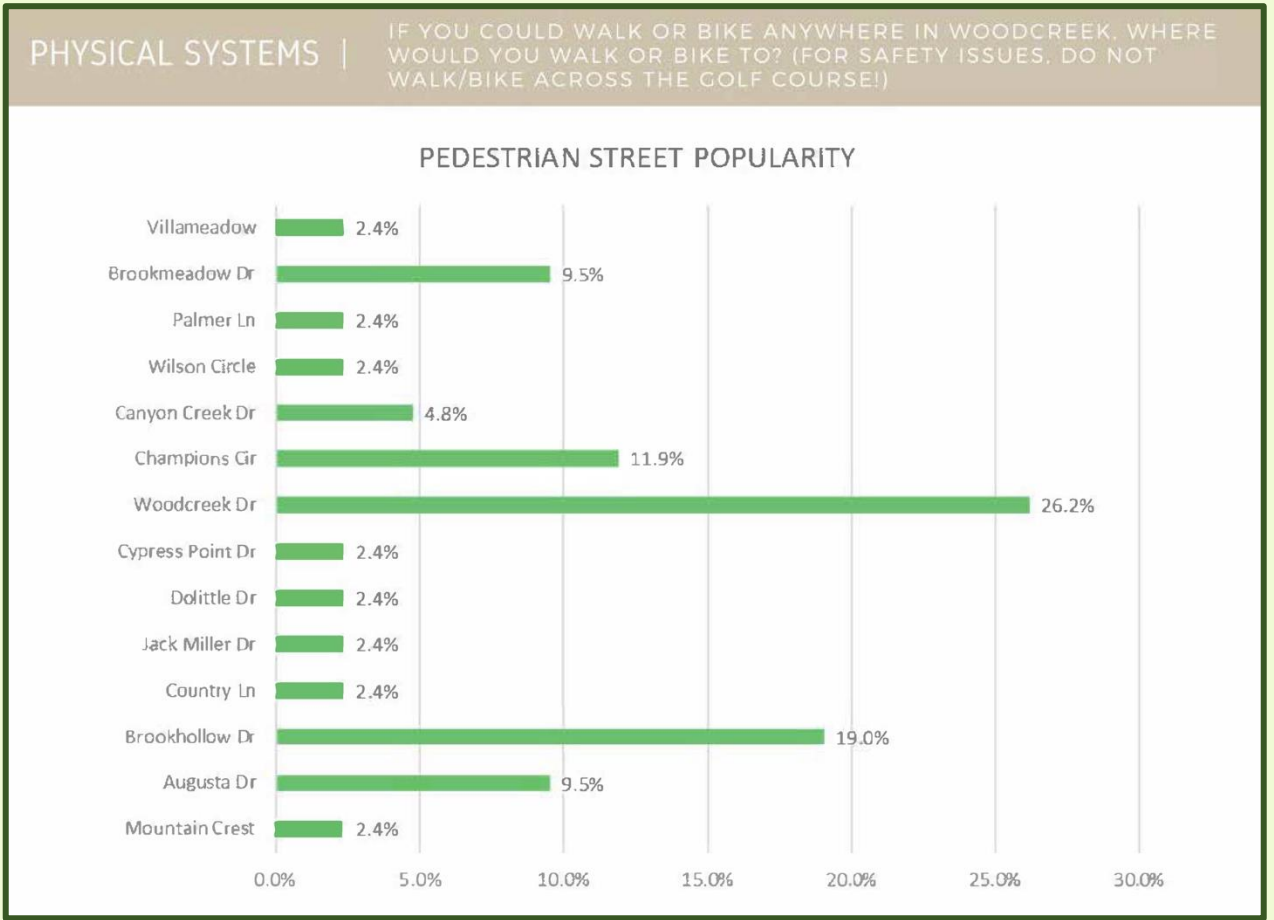


Image 67: Future Land Use Graph 4

Vision for Woodcreek

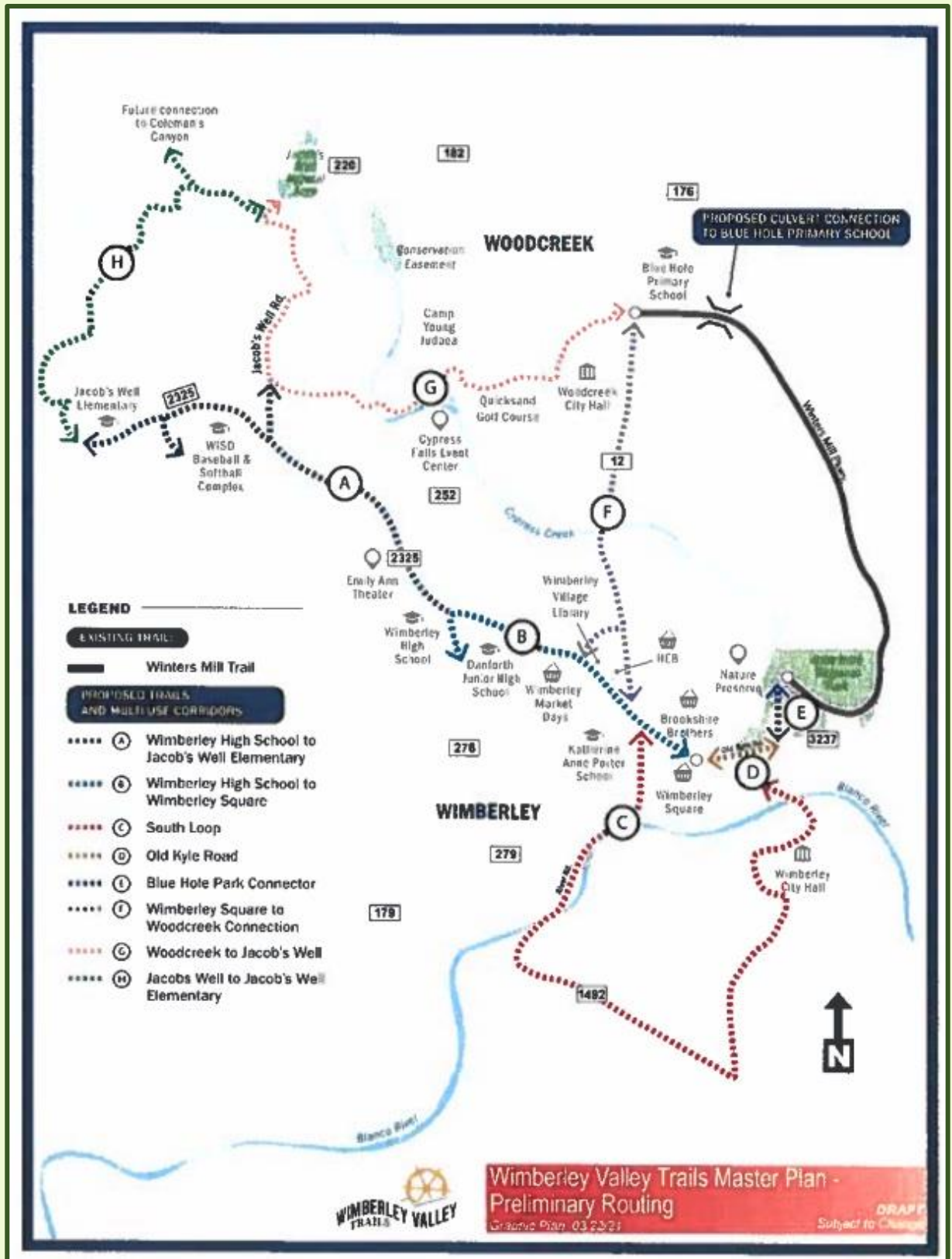


Image 68: Wimberley Valley Trails Project Preliminary Map

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.

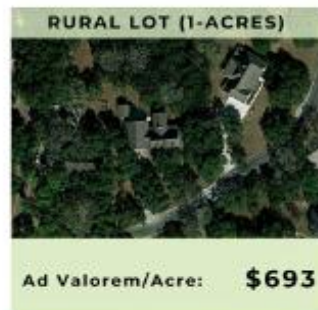


Image 69: Development Revenue Chart 1

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.



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.



Image 71: Development Revenue Chart 3

Strategy Four: Pursue alternative and outside funding.

Action Plan:

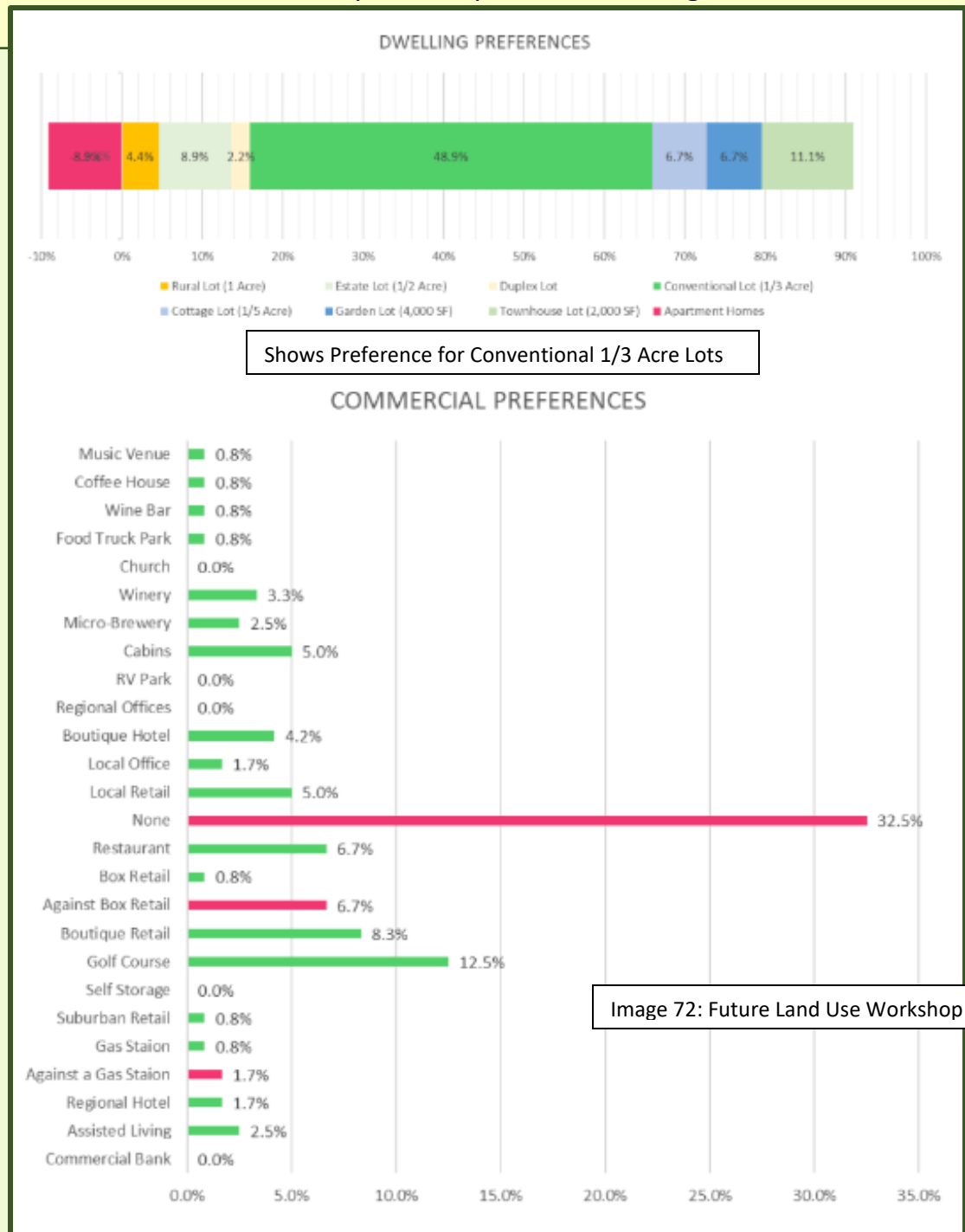
- Seek grants to fund desired projects rather than debt or the use of reserves.
- Encourage the Parks Board to pursue the formation of a citizen-based non-profit organization 501(c)(3) to raise funds for parks projects and walking trails.

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.



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

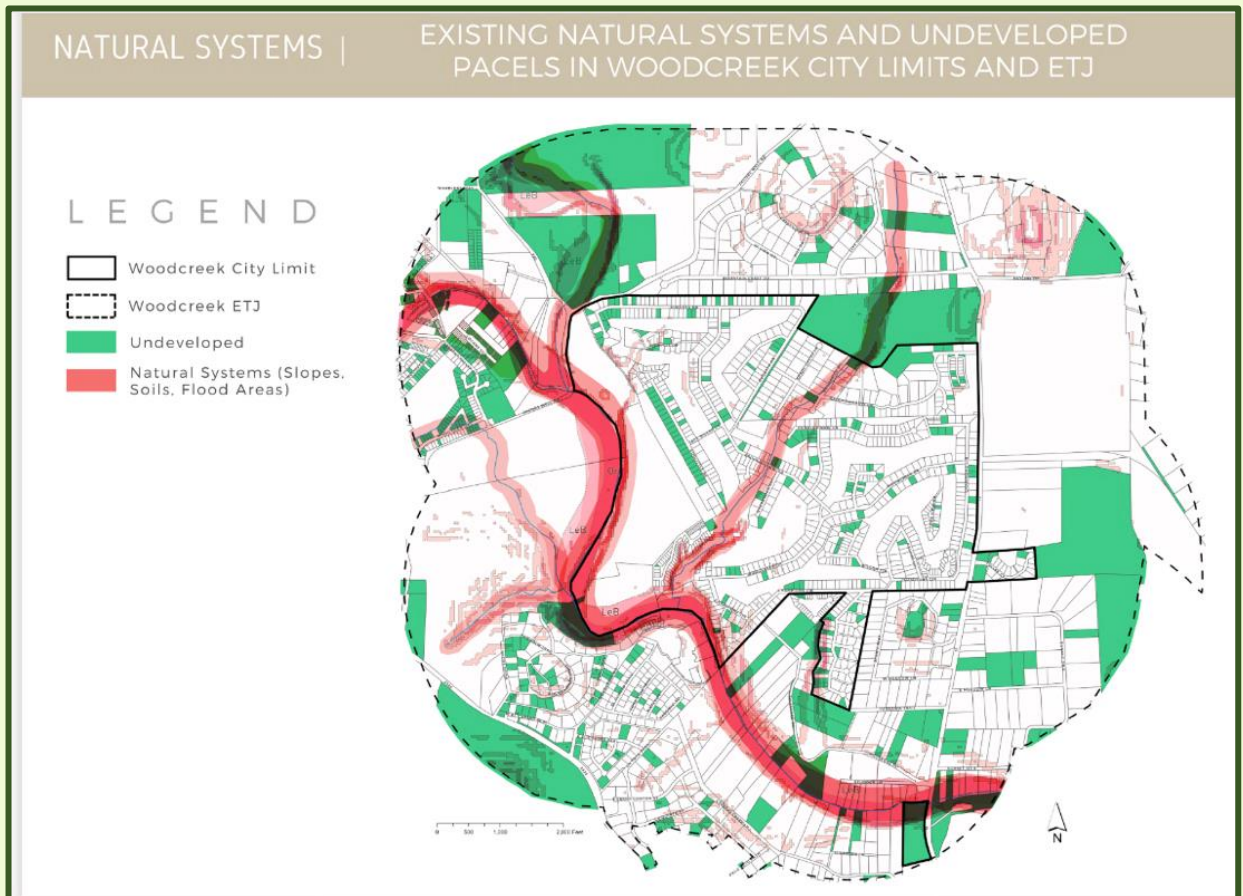


Image 73: Future Land Use Workshop Map 3

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

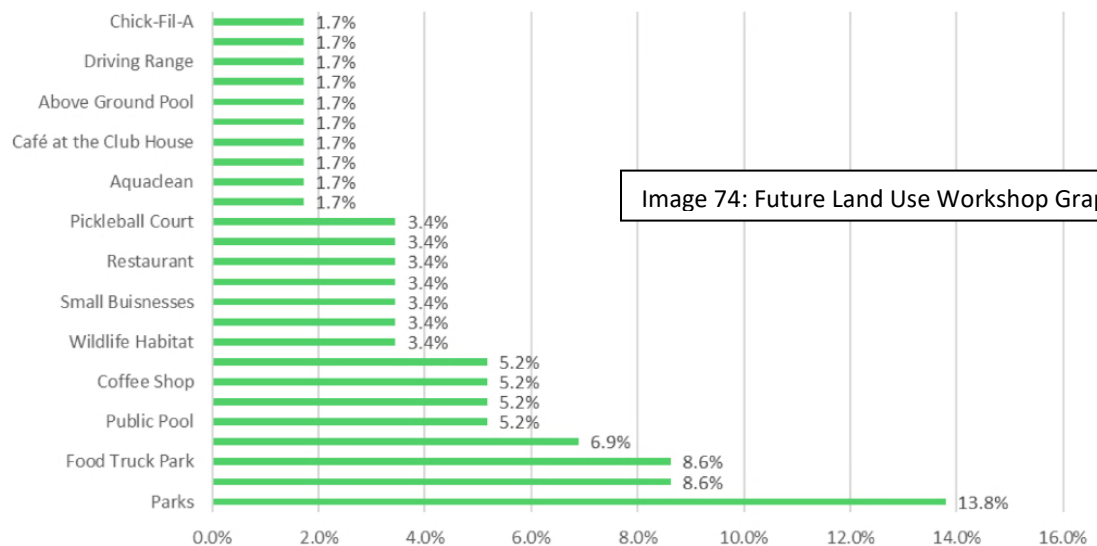


Image 74: Future Land Use Workshop Graph 6

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?

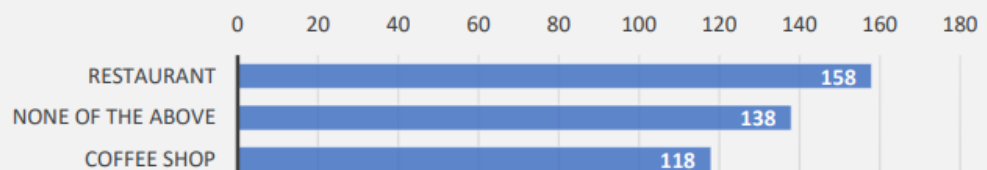
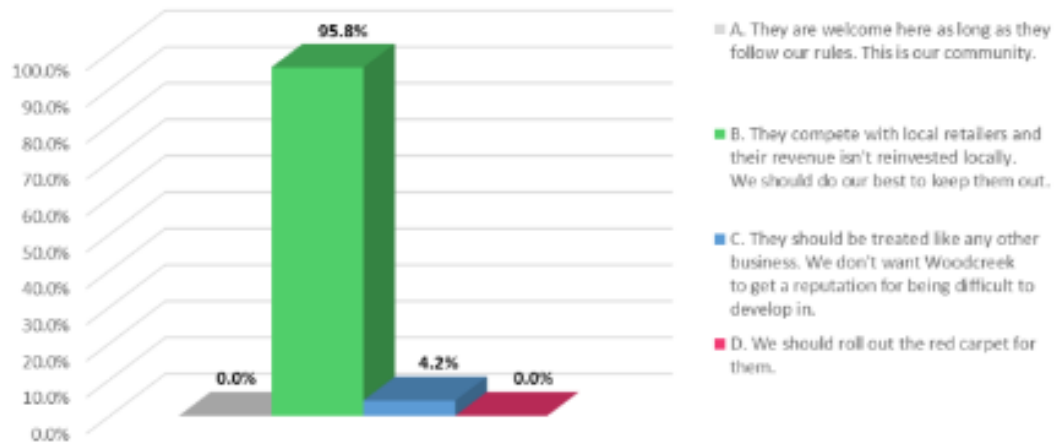
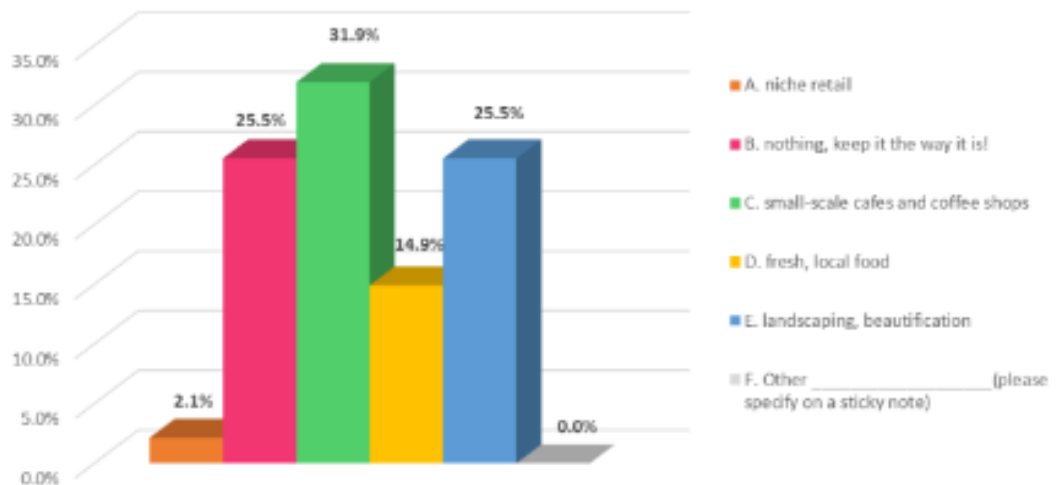


Image 75: Citizen Survey Graph 8

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...

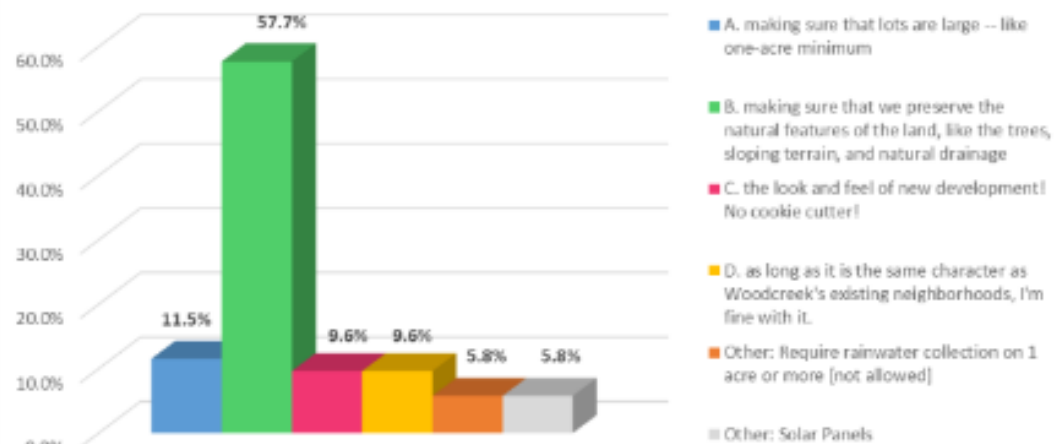


Image 76: Future Land Use Workshop Graph 7

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-I	Floodplains				
		Nature Preserves				
		Parks (unimproved)				
		Rivers				
		Wetlands				
		Wildlife Habitats				
RURAL	RR, P-I, R, CR	Agriculture				
		RV Park				
		Rural SF (>1 Ac.)				
		Outdoor Venue/Camp				
		Retreat - (Lodges/Cabins)				
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."

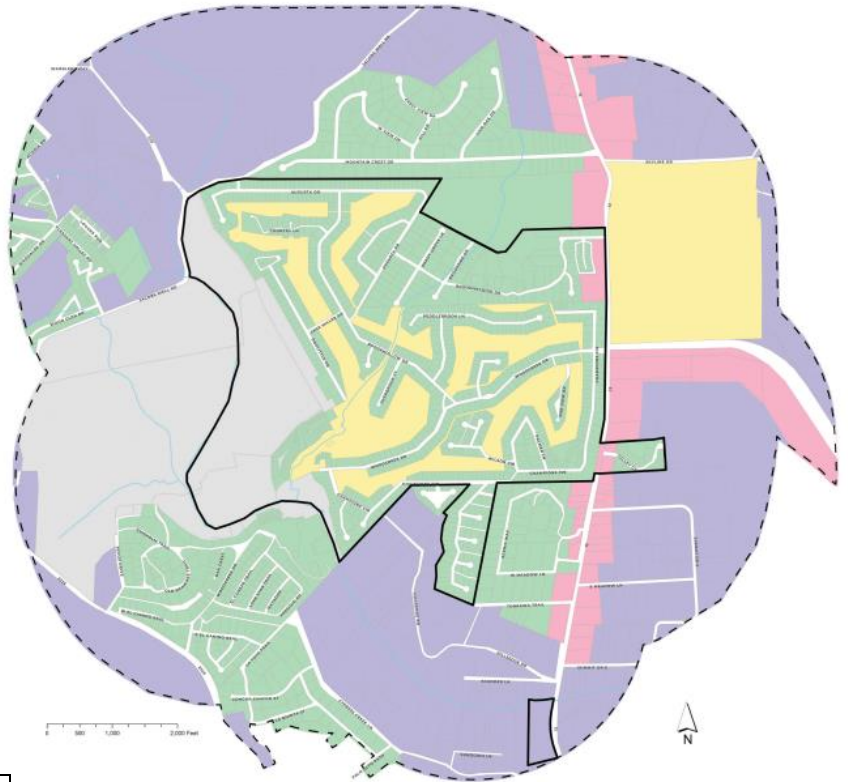


Image 78: Future Land Use Map

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.

Image Credits

Appendix

- Cover Image: City of Woodcreek Main Entrance (Credit: Ray Don Tilley)
- Image 1: Woodcreek Golf Course (Credit: Steve Hysinger Wimberley Homes and Land)
- Image 2: Woodcreek Main Entrance Sign (Credit: Hill Country Portal)
- Image 3: City Seal (Credit: City of Woodcreek)
- Image 4: Unofficial Logo (Credit: Hill Country Portal)
- Image 5: Future Land Use Workshop (Credit: Debra Hines)
- Image 6: City of Woodcreek Lot Lines and Zoning Map 2019 (Credit: City of Woodcreek)
- Image 7: Road Map of Texas (Credit: Shutterstock royalty free images 537205852)
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- Image 10: Demographics Graph 1 (Credit: Justin Camp and Debra Hines)
- Image 11: Demographics Graph 2 (Credit: Justin Camp and Debra Hines)
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- Image 13: Cypress Falls Swimming Hole (Credit: Wikipedia Commons Free Media Repository)
- Image 14: Regional Groundwater Management Zones (Credit: Wimberley Valley Watershed Association)
- Image 15: Cypress Creek Watershed (Credit: Cypress Creek Watershed Protection Project)
- Image 16: Jacob's Well Groundwater Management Zone (Credit: Wimberley Valley Watershed Association)
- Image 17: Karst and Artesian Well Land Features (Credit: Cypress Creek Watershed Protection Project)
- Image 18: Jacob's Well (Credit: Wimberley Valley Watershed Association)
- Image 19: Karst Land Features (Credit: Environmental Science Institute, The University of Texas)
- Image 20: Night Heron (Credit: Betty MacDonald)
- Image 21: Cypress Falls Bridge (Credit: TourTexas.com)
- Images 22 & 23: Rainwater Collection at Golf Course (Credit: Cypress Creek Watershed Protection Project)
- Image 24: Rain Garden on Golf Course at Installation (Credit: Cypress Creek Watershed Protection Project)
- Image 25: Cypress Creek Watershed Protection Project (Credit: Cypress Creek Watershed Protection Project)
- Image 26: International Dark Skies Community Sign (Credit: Pat Rawlings)
- Image 27: Golden-cheeked Warbler (Credit: abcbirds.org & Photo by: Greg Lavaty)
- Image 28: Oak Wilt (Credit: AgriLife Today -Texas A&M University)
- Image 29: Riparian Structures (Credit: AustinTexas.Gov)
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- Image 31: Veteran's Memorial Plaza (Credit: Ray Don Tilley)
- Image 32: Brookmeadow Sign Median (Credit: Layton Rasco & Features Mayor Jeff Rasco & Councilmember Chrys Grummert)
- Image 33: Greenspaces Map (Credit: Debra Hines)
- Image 34: Flood Zones (Credit: K. Friese)
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- Image 36: Deer Family (Credit: Betty MacDonald)
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- Images 38 & 39: Woodcreek Skies (Credit: Cap Horning)
- Image 40: Blue Heron (Credit: Betty MacDonald)
- Image 41: Citizen Survey Graph 1 (Credit: K. Friese)
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- Image 44: Blue Hole Walking Trail (Credit: City of Wimberley Parks Page)
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- Image 47 Cypress Point Sign (Credit: Cypress Point POA)
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- *Image 52: Double J Ranch Golf Club (Credit: Golfsmash.com)*
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- *Image 58 Future Land Use Workshop Chart 1 (Credit: K. Frieese)*
- *Image 59: Citizen Survey Graph 6 (Credit: K. Frieese)*
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- *Image 77: Future Land Use Types (Credit: K. Frieese)*
- *Image 78: Future Land Use Map (Credit: K. Frieese)*
- *Image 79: Future Land Use Road Map (Credit: K. Frieese)*

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