

# **CITY OF WOODCREEK COMPREHENSIVE PLAN 2022**

### **Vision Statement**

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

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

### **Background**

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

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## ***I. Introduction***

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

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

Chapter 213 of the Texas Local Government Code provides the basis for comprehensive planning in Texas. This chapter reads in part:

### **Sec. 213.002. COMPREHENSIVE PLAN**

(a) The governing body of a municipality may adopt a comprehensive plan for the long-range development of the municipality. A municipality may define the content and design of a comprehensive plan.

(b) A comprehensive plan may:

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

(c) A municipality may define, in its charter or by ordinance, the relationship between a comprehensive plan and development regulations and may provide standards for determining the consistency required between a plan and development regulations.

(d) Land use assumptions adopted in a manner that complies with Subchapter C, Chapter 395 may be incorporated in a comprehensive plan.

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

**Sec. 211.004. COMPLIANCE WITH COMPREHENSIVE PLAN**

(a) Zoning regulations must be adopted in accordance with a comprehensive plan and must be designed to:

- (1) lessen congestion in the streets;
- (2) safety from fire, panic, and other dangers;
- (3) promote health and the general welfare;
- (4) provide adequate light and air;
- (5) prevent the overcrowding of land;
- (6) avoid undue concentration of population; or
- (7) facilitate the adequate provision of transportation, water, sewers, schools, parks, and other public requirements.

## ***II. Overview of Woodcreek***

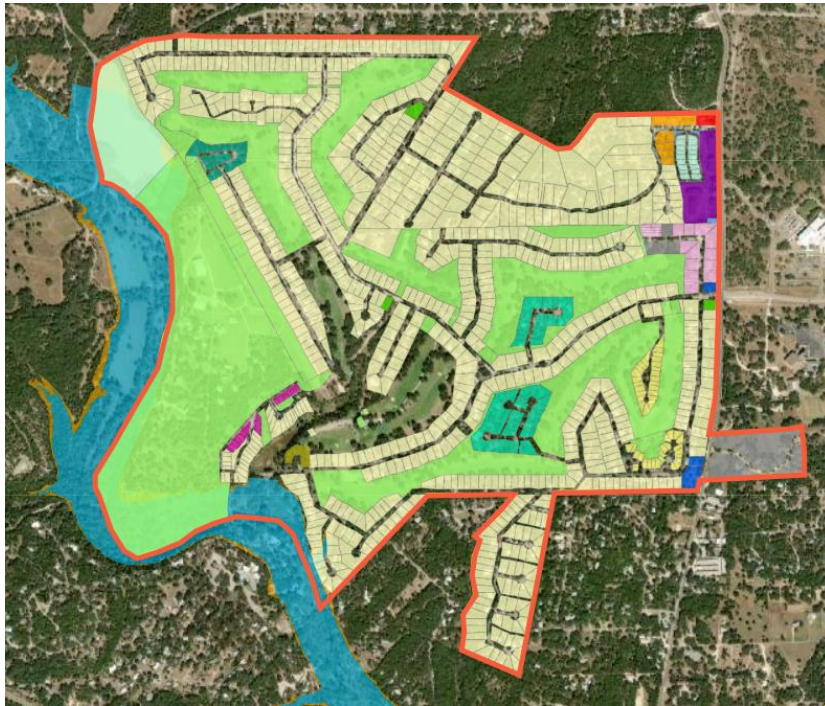
The City of Woodcreek, located in Hays County, incorporated in 1984 and became a Type A General Law City in 1989. It originally began as a golfing resort community with many vacation homes but has since grown into a thriving and diverse community of long-term residents. With its ancient Oak Tree lined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

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

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

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

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



City of Woodcreek City Limits

### **III. Current Conditions**

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

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

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

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

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

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

**VI. Implementation**

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

**VII. Woodcreek and the Wimberley Valley**