

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

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

**Comprehensive Plan**

**Vision Statement – Page 2**

Citizens seek to preserve the peaceful, rural feel of this community through sustainable land management, responsible planning, quality infrastructure management, and thoughtful development practices. Residents chose Woodcreek as home for its safety, convenient location, recreational opportunities, and high quality of life.

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**Introduction – Pages 4 & 5**

Vision for the future

Policy Guide for Long term planning – driven by citizen input

Framework for allocation of resources

**Chapter 213 Texas Local Government Code – Comprehensive Plan**

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

Comprehensive Plan may:

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

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

Land Use assumptions adopted in a manner that complies with Subchapter C, Chapter 395 may be incorporated in a Comprehensive Plan.

**Chapter 211 – Texas Local Government Code Section 211.004 – Compliance with Comprehensive Plan Zoning regulations must be adopted in accordance with a comprehensive plan and must be designated to:**

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

**Acknowledgements - Pages 6 & 7**

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

**Creation of the Comprehensive Plan - Pages 8 & 9**

Created in 4 phases –

Establishment of Workgroup

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

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

Formulation of the Comprehensive Plan

**Overview - Pages 10-- 42**

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

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

p) Land Use –

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

**Citizen Survey - Pages 43-46**

**Survey –**

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

**Citizen Survey Focus areas**

Most valued in order

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

Most pressing issues –

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

Future Development Goals

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

**Vision for Woodcreek - Pages 47-68**

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

**Natural Systems**

**Goal** - Preserve Woodcreek’s natural, rural setting

**Strategy 1: Protect What Exists**

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

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

### **Strategy 2: Increase and Improve Parks and Greenspaces**

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

### **Physical Systems**

**Goal:** Improve existing structures with focus on roads and mobility

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

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

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

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

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

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

## **Fiscal Systems**

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

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

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

**Strategy 2: Increase income outside of ad valorem taxes**

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

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

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

**Strategy 4: Pursue alternative and outside funding**

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

**Land Use**

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

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

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

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

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

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

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

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

**Implementation - Pages 69-71**

**Implementation of Comp Plan**

**Plan Roots**

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

**Continual Review**

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

**Woodcreek and the Wimberley Valley -Page 72**

**Action Items - Page 73**

Summary of Action Items deemed crucial to overall plan

**Glossary and Appendix - Page 74 – 76**

**The take-away from this review:**

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

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