



CITY OF WOODCREEK

2020 VISION MASTERPLAN

FIVE YEAR REVIEW



SEPTEMBER 2010

ADOPTED DECEMBER 8, 2010

City of Woodcreek
Vision 2020

MASTER PLAN REVIEW AND UPDATE

Adopted by City Council December 8, 2010

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Members of the City Council

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Reported to City Council, September 8, 2010

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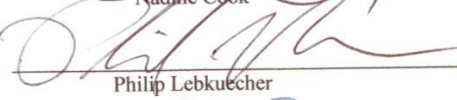
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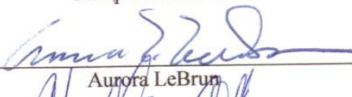
TABLE OF CONTENTS

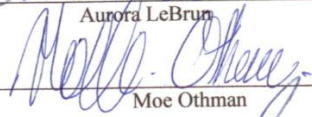
BACKGROUND.....5
THE PLANNING PROCESS6
COMMUNITY SETTING AND PLANNING CONTEXT9
FIGURE 1: Regional Map10
FIGURE 2: Northern Hays County Map.....11
FIGURE 3: Southern Hays County Map.....12
INVENTORY13
TABLE 1: BUREAU OF THE CENSUS POPULATION ESTIMATES13
TABLE 2: COMPARISON OF CITY OF WOODCREEK AND THE U.S.13
THE COMMUNITY SURVEY16
TABLE 3: SELECTED CHARACTERISTICS OF SURVEY RESPONDENTS.....16
TABLE 4: RESPONSES REGARDING COMMUNITY SERVICES.....17
TABLE 5: RESPONSES REGARDING COMMUNITY SERVICES AND AMENITIES19
TABLE 6: RESPONSES REGARDING IMPRESSIONS ABOUT THE COMMUNITY19
TABLE 7: RESPONSES REGARDING POTENTIAL LAND USES IN THE ETJ AREAS20
TABLE 8: RESPONSES REGARDING SPECIFIC ASPECTS OF ROADWAYS21
TABLE 9: RESPONSES REGARDING SPECIFIC ASPECTS OF WATER SERVICE22
TABLE 10: RESPONSES REGARDING SPECIFIC ASPECTS OF SEWER SERVICE.....23
GOALS AND OBJECTIVES24
APPENDIX A is the Survey Instrument36
APPENDIX B is the Detailed Survey Data40

Submitted by:

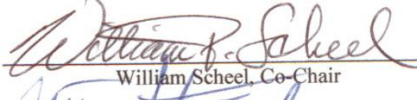

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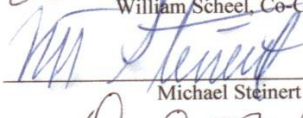

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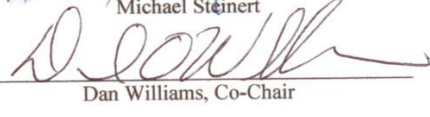

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BACKGROUND

The first Master Plan for the City of Woodcreek, “Vision 2020,” was completed in August 1999. The original plan called for citizens and council members to conduct a periodic review of the document. Accordingly, a subsequent plan review was submitted to the City Council by a citizens committee in October, 2004. The 2004 review was, for the most part, an examination of how far the City of Woodcreek had advanced in meeting the goals set out in the original Vision 2020 document.

Eric Eskelund, Mayor of the City of Woodcreek, and the City Council began the update process in June 2009, when the decision was made to send out a call for volunteers to assist in the Master Plan Update. Throughout the process, the Mayor and Council Members were active participants and provided valuable insight and advice.

It was against that background that the planning process described herein began in September 2009. Approximately one year in its compilation, the final document represented the work of a nine-member citizens Comprehensive Plan Review and Update Oversight Committee (the Oversight Committee), along with a City Council liaison. The draft document was presented to the Woodcreek City Council on September 8, 2010.

From the outset, the task undertaken by the Oversight Committee was viewed as more than a mere review of any past planning documents. Rather, members of the Oversight Committee undertook to develop a more in-depth analysis of current conditions in the community and to make a significant effort to garner citizen input into the process.

Toward that end, numerous committee meetings were held, as well as a larger community-wide meeting. Additionally, a community-wide survey was conducted under the auspices of the Department of Sociology at Texas State University. The survey resulted in more than 360 responses from residents of the City. Detailed responses from the survey are presented in Appendix A of this document.

It was through a review of citizen comments, as expressed in survey responses, as well as those made at the community meeting, that the Oversight Committee was able to develop a foundation for the plan update.

The document that follows provides a summary of the overall planning process and presents a series of community goals and objectives, all of which evolved from the effort. The final draft of the document was presented to the City Council, for their review and approval, September 8, 2010. The City Council forwarded the report to the Planning and Zoning Commission for review and recommendation.

The Woodcreek Planning and Zoning Commission conducted a Public Hearing on November 16, 2010. Following the Public Hearing, the Planning and Zoning Commission voted 4-0 to recommend to the City Council the adoption of the Vision 2020 Comprehensive Plan update and that the Woodcreek City Council establish timelines and accountability for each of the objectives.

The Woodcreek City Council accepted the recommendations from the Planning and Zoning Commission and, after a Public Hearing on December 8, 2010, voted unanimously to adopt this Vision 2020 Master Plan Review and Update.

THE PLANNING PROCESS

The planning effort for the Woodcreek Vision 2020 Master Plan Update began in June 2009 when Eric C. Eskelund, Mayor of the City of Woodcreek, sent out a call for volunteers to serve on a Comprehensive Plan Review and Update Oversight Committee to update the Official Comprehensive Master Plan of the City that had been adopted in August 1999.

Applications were taken from interested citizens and, once applications were received and reviewed by the Mayor and City Council, committee members were selected by members of the Woodcreek City Council. The committee held its first meeting on October 19, 2009. Mayor Eric C. Eskelund and Mayor Pro Tem Sally Caldwell, PhD. facilitated the initial meeting. Two members of the committee, Ms. Linnea Bailey and Mr. Tom Gillespie, were unable to complete their terms on the Committee for personal reasons, but they participated in the earlier meetings. Mayor Pro Tem Sally Caldwell provided guidance, facilitated Committee meetings, and managed the community survey process.

Mayor Eskelund defined the duties and responsibilities of the Oversight Committee to include:

Update the design of the comprehensive plan to meet current and future needs of the community on a long term basis.

Seek and consider input from the community at large by developing a community survey.

Develop new goals and objectives for the City based upon public input received from the community, survey, and public forums.

Make periodic progress reports to the City Council throughout the update process.

At its first meeting, Committee members elected Mr. Dan Williams and Mr. William Scheel as co-chairs of the Committee. Ms. Aurora LeBrun volunteered to serve as secretary. Mayor Eskelund and Mayor Pro Tem Caldwell described the overall plan review and update process and distributed copies of the process outline and the existing plan document.

Committee members developed and agreed to a partial timeline for completion of the review and update process. This timeline included completion and distribution of the community survey, tabulation and analysis of responses, and a public meeting in May 2010 to receive direct community input.

Committee members agreed to hold bimonthly meetings, and this schedule was followed with few exceptions. Work began in earnest at the November 2, 2009 meeting. At this meeting, committee members reviewed the ten (10) areas covered by the goals of the original Master Plan. Subcommittees were named to review and analyze three critical areas:

- Assessment of achievement of past goals and objectives
- Update of the infrastructure inventory
- Validation of the past survey instrument.

At the November 16, 2009 meeting, Committee members received progress reports on the three areas identified during the previous meeting. The most significant finding was the assessment of the Goals and Objectives Assessment Subcommittee that all goals within the original 1999 Master Plan remained unrealized.

An overall planning schedule was developed, as follows:

February 2010	Survey to be mailed
March 2010	Receive completed surveys
April 2010	Complete tabulation of survey results
May 2010	Hold public meeting at the Wimberley Community Center
June 2010	Begin compiling information and draft report; begin work on presentation to City Council

Meetings in December 2009 focused on survey development, including considerable discussion regarding the population that would be defined as the target base for the survey. In January 2010, the Oversight Committee accepted the report and recommendations of the survey subcommittee and also agreed that the survey would be mailed to all registered voters within the City of Woodcreek.

The draft survey document was presented to the City of Woodcreek Council at its meeting of February 10, 2010 and mailed to all registered voters in the City of Woodcreek in early March with a response date of April 1, 2010. Committee members agreed on May 17, 2010 as the date for the community-wide public meeting. Beginning with the meeting of April 5, 2010, the Oversight Committee focused on the analysis of survey responses and preparing for the public meeting in May.

Of all the activities undertaken by the Oversight Committee, the citizen survey and the community meeting were perhaps the most important in the overall planning effort. The community survey and public meeting gave the Oversight Committee an opportunity to hear directly from residents and allowed committee members and City leadership to understand what the residents want as a future state for their community.

As noted previously, the survey instrument was designed with the assistance of The Department of Sociology at Texas State University and was sent to all registered voters within the City of Woodcreek. A postage-paid return envelope was included in the mailing. The survey, included as Appendix A of this document, was designed to collect a wide variety of information and residents perceptions on:

Community Services (streets, utility services, safety and security, and communications from the City)

Community Amenities (parks, swimming pool and recreation areas, street lighting and similar)

Impressions about the Community (community appearance, safety for residents, enforcement of ordinances, traffic, community identity, and local government effectiveness)

Residents wishes for type of development in the Extraterritorial Jurisdiction (ETJ), specifically along Winters Mill Parkway

The three best things about living in Woodcreek

The three worst things about living in Woodcreek

The one thing they would do to improve quality of life in Woodcreek

Open questions for additional comments.

The survey had a remarkable response in excess of thirty percent (30%) or 366 responses.

As to the other major public-involvement activity, a public meeting was held on May 17, 2010. The meeting was attended by 58 residents and allowed for an open exchange between the residents and City officials. The audience was given an opportunity to complete a more in-depth questionnaire that focused on matters that emerged from the original survey as reflecting significant concern on the part of City residents. Although the focus of the meeting was to provide input into the update process, attendees were also given the opportunity to express concerns to the Mayor and other City officials.

Using the data reflected in the community survey, as well as information received in the public meeting in May 2010, the Oversight Committee began the task of reviewing the information in relationship to the goals and objectives within the original Master Plan. The Committee agreed that the ten original goals remained appropriate and important to the people of the community, but committee members also recognized the need for the goals to reflect the passage of time and developments in the community.

COMMUNITY SETTING AND PLANNING CONTEXT

Any community planning document is best viewed in context — for example, where the community fits in terms of regional geography, and in terms of the overall character of the community. In the final analysis, The City of Woodcreek is far more than simply the bricks, mortar, and concrete of structures and streets. It is a citizenry in the context of place.

Certainly one of the most obvious characteristics of the Woodcreek population is the strong sense of community and neighborhood. This is nowhere more apparent than in responses to the survey question regarding the best things about living in Woodcreek. More than 115 responses were voiced that referenced matters of the friendliness or neighborliness as among the best aspects of living in Woodcreek.

Another obvious element in the overall character of Woodcreek is the dominant residential nature of the community. From first impression through a detailed examination of the various plats that comprise the underpinnings of the community, single-family residential construction is the dominant land use in the City. The residential community characteristic is supplemented by the presence of an 18-hole golf-course that constitutes the central portion of the community. The course is a semi-private facility that is predominately irrigated with greywater for conservation purposes.

In many respects, residents of Woodcreek depend upon nearby Wimberley or the more distant communities of Dripping Springs and/or San Marcos for many goods and services. Commercial development within the City limits of Woodcreek has historically been limited.

Figures 1 through 3 illustrate the position of the City of Woodcreek, relative to the region and nearby communities, as well as a view of the City, per se, and the surrounding Extraterritorial Jurisdiction (ETJ).

Figure 1

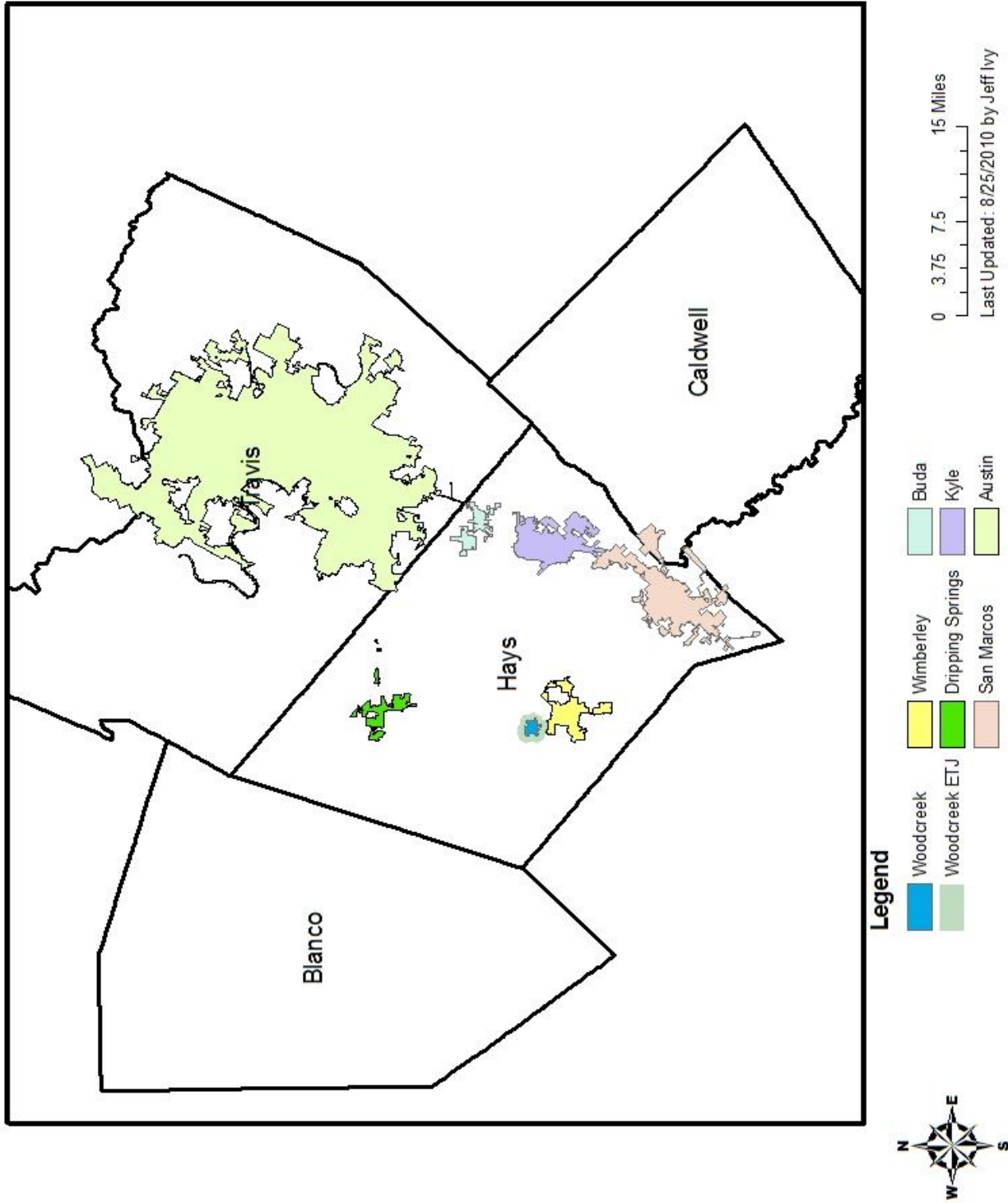


Figure 2

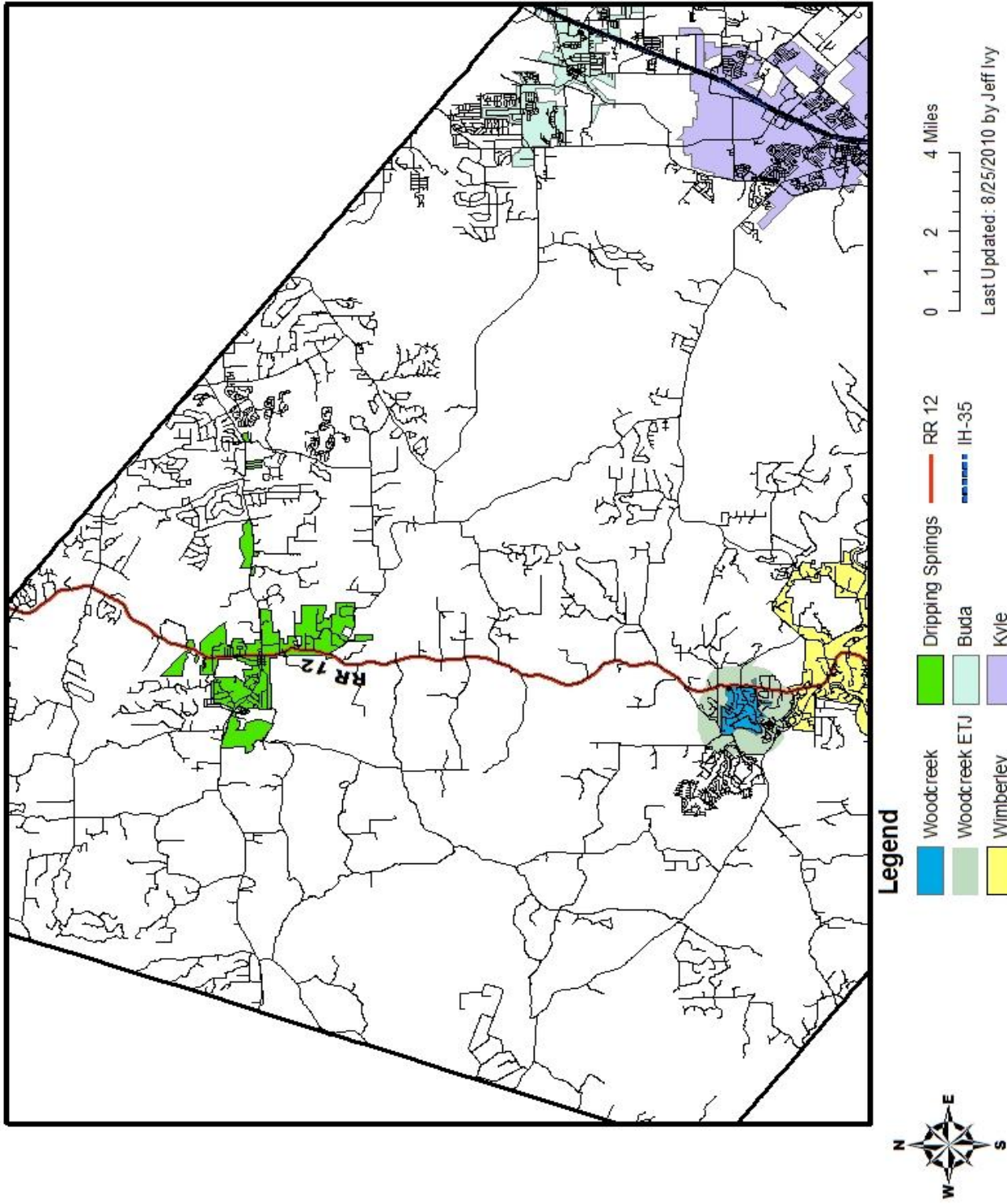
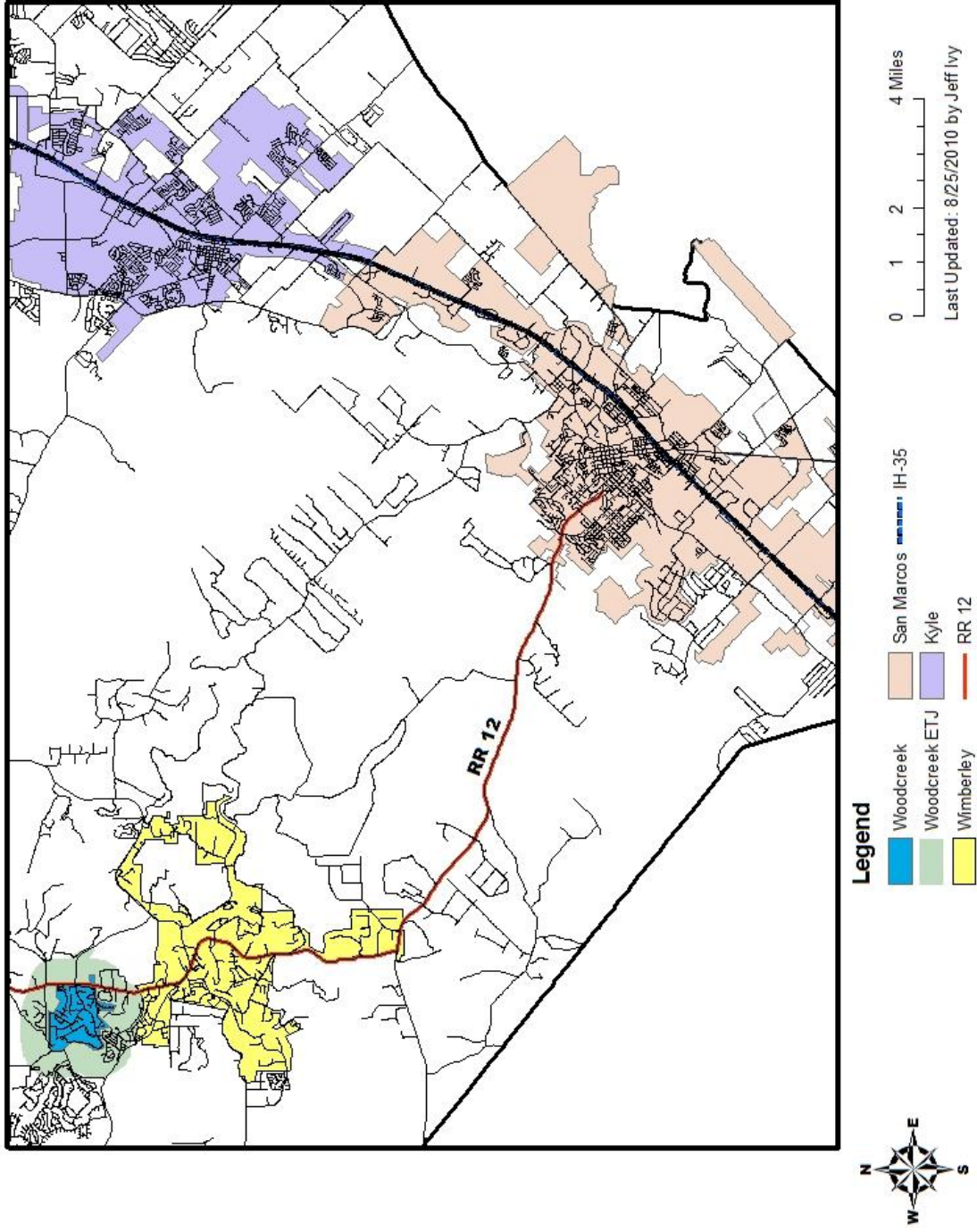


Figure 3



INVENTORY

The City of Woodcreek is a General Law City (incorporated in 1984) with an Extraterritorial Jurisdiction (ETJ) that extends one-half mile from the City limits. The overall land area of the community is slightly less than 700 acres, and much of that land area is devoted to the aforementioned golf course.

In considering the population growth in The City of Woodcreek, it is useful to remember that growth has historically been limited as a result of the small size of the community and the fact that it was developed at the time of its initial incorporation. For example, there were 1,274 residents recorded in the 2000 Census (see Table 1 below). The most recent Census estimates (July 1, 2009) reflect an increase of less than 400 persons as to 1,635. While the 2010 Census figures have not been released at the time of this publication, significant growth in population is not anticipated.

TABLE 1: BUREAU OF THE CENSUS POPULATION ESTIMATES

Total Population, City of Woodcreek	
1-Jul-09	1,635
1-Jul-08	1,608
1-Jul-07	1,565
1-Jul-06	1,499
1-Jul-05	1,476
1-Jul-04	1,454
1-Jul-03	1,422
1-Jul-02	1,378
1-Jul-01	1,315
1-Jul-00	1,282
April 1, 2000 (Estimates Base)	1,274
April 1, 2000 (Official Census 2000)	1,274

TABLE 2: COMPARISON OF THE CITY OF WOODCREEK AND THE US
 DEMOGRAPHIC AND SOCIAL CHARACTERISTICS (2000 CENSUS)

General Characteristics	Woodcreek	Woodcreek	U. S.
Total population	1,274		
Male	572	44.90%	49.10%
Female	702	55.10%	50.90%
Median age (years)	55	N/A	35.3
Under 5 years	49	3.80%	6.80%
18 years and over	1,061	83.30%	74.30%
65 years and over	421	33.00%	12.40%
One race	1,258	98.70%	97.60%
White	1,244	97.60%	75.10%
Black or African American	2	0.20%	12.30%
American Indian and Alaska Native	3	0.20%	0.90%
Asian	3	0.20%	3.60%
Native Hawaiian and Other Pacific Islander	0	0.00%	0.10%
Some other race	6	0.50%	5.50%
Two or more races	16	1.30%	2.40%
Hispanic or Latino (of any race)	25	2.00%	12.50%
Household population	1,274	100.00%	97.20%
Group quarters population	0	0.00%	2.80%
Average household size	2.17	2.17	2.59
Average family size	2.58	2.58	3.14
Total housing units	638	N/A	N/A
Occupied housing units	588	92.20%	91.00%
Owner-occupied housing units	493	83.80%	66.20%
Renter-occupied housing units	95	16.20%	33.80%
Vacant housing units	50	7.80%	9.00%
Population 25 years and over	1,019		
High school graduate or higher	990	97.20%	80.40%
Bachelor's degree or higher	458	44.90%	24.40%
Civilian veterans, civilian > 17 yrs	247	23.50%	12.70%
Disability status, > 4 years	188	15.40%	19.30%
Foreign born	32	2.50%	11.10%

Note: Information from the U. S. 2000 Census has been used to maintain consistency.

As of 2000, there were 1,032 platted lots in the City. During the past 10 years, only one new subdivision has been platted within the City. This new subdivision (The Oak Orchard Enclave) resulted in 23 additional lots divided among 19 single family residential lots, two commercial lots, and two parcels that are set aside as open space for the development.

A new commercial retail development was built on the northwest corner of Brookmeadow and Ranch Road (RR) 12, and the improvement has two retail locations, each having approximately 3,000 square feet.

With the annexation of 8.63 acres in conjunction with the new subdivision, the City now includes approximately 688 acres of land. The City's road network takes in more than 10 miles of paved streets, both publicly and privately owned. The roads are natural grade roads utilizing natural sheet flow of rainwater runoff and, except for four culvert areas, there are no underground storm water facilities in the City.

Wimberley EMS serves the City of Woodcreek with two full-time ambulances and one ambulance held in reserve for special events such as Market Days and sporting activities. There are 12 full-time paramedics, one director of operations (who is also a paramedic) and 2 staff members. The Wimberley Volunteer Fire Department has 28 firefighters and an inventory of 14 pieces of equipment, including four engines, three tankers, one quick attack truck and two command vehicles.

In addition to the Hays County Sheriff's Department, law enforcement is also provided by a Constable and Deputy Constables. Additionally, the City of Woodcreek has created a municipal court presided by a Judge and a Clerk of the Court, as needed. The City of Woodcreek has also adopted an emergency plan with designated volunteers and communications equipment for use in the event of a disaster.

The City of Woodcreek owns several lots, one of which serves as the site of the City Hall at 41 Champions Circle. The City also owns the lots on the north and south sides of Woodcreek Drive at the entrance of Ranch Road 12 and Woodcreek Drive, as well as the Brookhollow and Woodcreek Drive triangle. Additional lots in the inventory are as follows: Lots 162 and 163 of Woodcreek Section 6C at the northern intersection of Augusta Lane and Augusta Drive, and Lot 68 of Woodcreek Section 6A. The City also owns the parking and private drive areas of the Overlook containing approximately 1.08 acres of land.

The City is staffed by a part-time City Administrator and one part time administrative assistant. The City financial records are maintained by a Financial Coordinator who is an independent contractor. The City contracts out sign installation and maintenance work, as well as landscape maintenance and right-of way mowing.

The garbage collection for City residents is provided under franchise agreement by IESI. Telephone service is provided under a franchise agreement with Verizon and Time Warner; television cable is provided by Time Warner; electric service by the Pedernales Electric Cooperative, Inc. (PEC); and the water and sewer services are provided by Aqua Texas, Inc. All of these services are under franchise agreements that pay the City for Right-of-Way usage.

Excluding the recently annexed subdivision of Oak Orchard Enclave, there are only three permanent access points and one emergency access point to the City. The access from Farm to Market (FM) 2325 is a secondary access across a load limited, privately owned, single lane, low-water bridge across Cypress Creek. There are two primary access points off RR 12 at Woodcreek Drive and Brookmeadow Drive. LaRocca Lane is an emergency access point for EMS and other emergency services.

THE COMMUNITY SURVEY

To obtain input from Woodcreek citizens regarding their goals and objectives for the City, a community survey was developed. The original survey used in 1998 was the basis for this new survey. The survey included questions about demographic information (e.g., gender, age, household size, home ownership, etc.), as well as questions regarding community services and characteristics. Respondents were asked to rate the various services on a seven-point scale from *excellent to poor*. Similarly, they were asked to rank the importance of various services and to provide their impressions about various attributes of their community. A final section of the survey included a list of possible land uses, and respondents were asked to rate the level of desirability of each as a future land use in the ETJ on a five-point scale.

In addition to the fixed-choice questions, three open-ended questions were asked:

- What are three best things about living in Woodcreek?
- What are the three worst things about living in Woodcreek?
- What is the one change that would improve the Woodcreek quality of life?

The survey, along with a postage-paid, pre-addressed return envelope, was mailed to 1136 potential respondents. Completed surveys were received from 366 respondents, resulting in a response rate in excess of 30%. Selected characteristics of the respondents, based upon data from those who provided a response are shown in Table 3. A copy of the survey instrument is found in Appendix A of this document. More detailed information is found in Appendix B, Detailed Survey Data.

TABLE 3: SELECTED CHARACTERISTICS OF SURVEY RESPONDENTS

Characteristic/Variable	Responses
Males	144
Females	192
Owners	347
Renters	13
Education	
Less than High School Graduate	0
High School Graduate	45
Some College	109
College Graduate	94
Some Graduate Work	39
Graduate Degree	74
Year-Round Residents	343
Not Year-Round Residents	14
Distance Traveled to Work	
Working at home	25
Less than 2 miles from home	8
At least 2 miles, but less than 10	26
At least 10 miles, but less than 20	17
At least 20 miles, but less than 30	10
30 miles or more	37
Family Income (annually, before	
Under \$20,000	13
\$20,000 to \$39,999	29
\$40,000 to \$59,999	82
\$60,000 to \$79,999	67
\$80,000 to \$99,999	37
\$100,000 or more	49
Do not wish to respond	69

Survey participants were asked to respond to the following question:

Different people have different ideas about the adequacy of community services they receive. On a scale of 1 to 7, with 1 being excellent and 7 being poor, please circle your level of satisfaction concerning community services in Woodcreek.

Responses to the question are presented in TABLE 4. The responses, presented as percentage (%) of responses, are based upon the number of respondents who expressed an opinion. Excluded from the table, but included in Appendix B, are more detailed data, including the number and percentage expressing a response of Don't Know or No Opinion, as well as data concerning those who did not respond.

TABLE 4: RESPONSES REGARDING COMMUNITY SERVICES

ITEM	Excellent	2	3	4	5	6	Poor
Condition of streets	2%	7%	13%	24%	21%	11%	22%
Water service	5%	12%	11%	11%	9%	15%	38%
Sewer service	7%	10%	11%	16%	11%	12%	33%
Electric service	28%	35%	17%	10%	5%	1%	2%
Fire protection service	21%	28%	21%	14%	6%	4%	6%
Constable / Sheriff service	17%	29%	21%	16%	6%	4%	6%
EMS service	51%	28%	9%	5%	2%	5%	0%
Garbage pickup	50%	33%	10%	5%	1%	1%	0%
Recycling service	31%	20%	10%	10%	5%	4%	20%

Similarly, respondents were asked to provide their views/opinions regarding two additional questions/scenarios. The first focused on community services (See TABLE 5); the second focused on impressions about the community (TABLE 6). As is the case of the previous question/scenario, the responses are presented as percentage (%) responses and are based upon the number of respondents who expressed an opinion. Excluded from the table, but included in Appendix B, are more detailed data, including the number and percentage expressing a response of *Don't Know* or *No Opinion*, as well as data concerning those who did not respond in any form or fashion.

Different people have different ideas about what community services and amenities they would like to have. Please indicate, with 1 being very important and 7 not important, how important you feel that Woodcreek have the following.

TABLE 5: RESPONSES REGARDING COMMUNITY SERVICES AND AMENITIES

ITEM	Very Important	2	3	5	5	6	Not Important
Community park	23%	15%	16%	14%	7%	4%	20%
Community swimming pool	17%	19%	9%	11%	7%	6%	30%
Community picnic/recreation area	20%	16%	18%	12%	8%	6%	19%
Pocket park / Tot Lot	10%	11%	10%	11%	8%	10%	40%
Street lighting	28%	14%	10%	7%	9%	5%	27%
Farmers Market	13%	7%	10%	16%	7%	8%	39%
“No Thru Traffic” policy	51%	12%	8%	9%	4%	4%	12%

Different people have different impressions about their community. Please indicate, with 1 being excellent and 7 being poor, how you feel about each of the following.

TABLE 6: RESPONSES REGARDING IMPRESSIONS ABOUT THE COMMUNITY

ITEM	Excellent	2	3	4	5	6	Poor
Overall community appearance	8%	22%	30%	24%	10%	3%	2%
Safety for residents	13%	31%	27%	16%	8%	3%	3%
Enforcement of ordinances	5%	15%	18%	18%	11%	11%	22%
Speed of traffic	4%	15%	16%	15%	12%	13%	24%
Level of traffic	6%	18%	21%	23%	12%	9%	12%
Community identity	8%	22%	25%	22%	9%	6%	8%
Local government effectiveness	6%	19%	21%	19%	14%	7%	14%

Responses to the final fixed-choice question included in the Community Survey are reflected in TABLE 7. In this instance, respondents were asked to offer the opinions/views with respect to the following question/scenario regarding future development in the ETJ.

The Extraterritorial Jurisdiction (or ETJ) for the City of Woodcreek extends one-half mile beyond the Woodcreek City limits. Most of the ETJ is already developed, but there remains a significant amount of undeveloped land along both sides of Winters Mill Parkway and Ranch Road 12. Because development outside the City limits can ultimately have an impact on our neighborhood in general, we’d like to know more about your preferences for future development. In other words, what sort of development would you like to see along Winters Mill Parkway?

TABLE 7: RESPONSES REGARDING POTENTIAL LAND USES IN THE ETJ AREAS

Land Use	Very	Desirable	No Opinion	Undesirable	Very
	Desirable				Undesirable
Apartments	1%	7%	10%	27%	55%
Art Gallery	10%	28%	42%	10%	11%
Auto Repair Facility	1%	5%	12%	28%	53%
Automobile Service Station	2%	18%	12%	21%	48%
Bank	5%	22%	29%	20%	23%
Bed & Breakfast Inn	6%	29%	29%	18%	18%
Bowling Alley	3%	10%	18%	26%	43%
Car Wash	2%	13%	14%	28%	42%
Church	15%	36%	32%	5%	12%
Community Swimming Pool	18%	34%	22%	9%	17%
Convenience Store	4%	23%	17%	23%	34%
Adult Day Care Center	4%	26%	32%	14%	24%
Children’s Day Care Center	3%	24%	31%	17%	25%
Delicatessen	9%	34%	22%	16%	18%
Drug Store	8%	26%	26%	19%	21%
Emergency Medical Clinic	14%	33%	25%	12%	16%
Garden Supply Store	4%	18%	30%	23%	25%
Gift Shop	4%	21%	31%	21%	23%
City Government Center	18%	36%	20%	13%	13%
Grocery Store	13%	21%	18%	23%	25%
Hardware Store	5%	9%	25%	28%	33%
Hotel/Motel	4%	13%	17%	29%	38%
Library	13%	34%	27%	12%	14%
Medical/Dental Offices	11%	34%	24%	15%	16%
Nursing Home/Nursing Care	6%	23%	28%	20%	23%
Offices or Office Park	5%	26%	32%	34%	3%
Park	36%	40%	14%	4%	7%
Planned Commercial Complex	5%	13%	17%	30%	36%
Restaurant	16%	35%	16%	15%	19%
Retail Stores	7%	16%	21%	24%	32%
Single-Family Homes	16%	31%	19%	12%	21%
Youth Center	8%	24%	29%	14%	24%

In addition to the Community Survey, residents were given an opportunity to further voice their opinions regarding three issue areas: Water service; Sewer service; and Roads. This more in-depth analysis was conducted as a result of the responses received in the Community Survey — namely that the issue of water and sewer

service, along with roads, garnered the most negative responses in terms of how they were viewed by the respondents.

The more in-depth analysis was conducted at the May 17, 2010 community-wide meeting held at the Wimberley Community Center. Residents in attendance were asked to provide more detailed responses to any objections to or displeasure with water service, sewer service, and roadways (see TABLE 8).

TABLE 8: RESPONSES REGARDING SPECIFIC ASPECTS OF ROADWAYS

ITEM	Excellent	2	3	4	5	6	Poor
Width of roads	9%	9%	9%	41%	5%	16%	11%
Winding of roads	17%	34%	12%	22%	12%	2%	1%
Low water crossings	15%	12%	10%	22%	17%	10%	14%
Trees in middle of road	15%	12%	10%	22%	17%	15%	9%
Pot holes in streets	0%	2%	9%	23%	9%	21%	36%
Appearance of City entrance	24%	29%	12%	7%	7%	10%	11%
Number of City entrances	43%	24%	7%	12%	7%	5%	2%
Street lighting	55%	12%	7%	12%	0%	5%	9%
Curbs and gutters	29%	13%	13%	16%	11%	8%	10%

TABLE 9: RESPONSES REGARDING SPECIFIC ASPECTS OF WATER SERVICE

ITEM	Excellent	2	3	4	5	6	Poor
Safe to drink	31%	31%	13%	10%	5%	10%	0%
Taste, smell & clarity	25%	30%	16%	5%	7%	5%	14%
Consistent pressure	19%	30%	21%	12%	2%	5%	12%
Reliable delivery	18%	39%	18%	5%	0%	7%	14%
Efficient delivery	17%	32%	22%	2%	0%	2%	24%
Cost to value	0%	0%	0%	10%	7%	7%	76%
Conservation management	3%	3%	13%	6%	6%	9%	59%
Fire protection	3%	21%	7%	17%	7%	10%	34%

TABLE 10: RESPONSES REGARDING SPECIFIC ASPECTS OF SEWER SERVICE

ITEM	Excellent	2	3	4	5	6	Poor
Odor	17%	31%	11%	11%	14%	3%	11%
Safety	19%	32%	10%	10%	13%	6%	10%
Leakage	6%	26%	13%	10%	6%	10%	29%
Backpressure	8%	27%	12%	19%	8%	4%	23%
Noisy	19%	30%	7%	22%	7%	4%	11%
Safety on golf course	11%	26%	26%	11%	5%	0%	21%
Cost to value	0%	0%	0%	11%	3%	11%	74%
Environmental impact	5%	5%	5%	11%	21%	11%	42%

With respect to respondent statements regarding the three best and worst aspects of living in Woodcreek, members of the Oversight Committee reviewed all responses and classified them into categories of identical or similar responses. The same methodology was applied to the question regarding the one thing that the respondent would do to improve the quality of life in Woodcreek. The results were as follows:

Most frequently cited as being among the three best things about living in Woodcreek were:

- The rural nature and natural environment (155 mentions)
- Quiet (133 mentions)
- Friendly or neighborly nature of the community (115 mentions)

Most frequently cited as being among the three worst things about living in Woodcreek were:

- Water (190 mentions)
- Streets (124 mentions)
- Ordinance enforcement (74 mentions)

Two responses garnered the most mention by respondents as being the one thing they would change to promote the quality of life in Woodcreek: Develop a community park and build a community swimming pool, each receiving 114 mentions.

GOALS AND OBJECTIVES

The end product of a community master plan document is typically a list of community *goals* and *objectives*. Community *goals* are typically defined as desired end states or results. *Objectives*, on the other hand, are typically considered the means for furthering or achieving the goals.

In the final analysis, 11 goals were formulated, 10 of them representing a re-statement of earlier plan goals that had yet to be realized. The material that follows presents the final goals and objectives in no particular order of priority.

Goal #1: Assure adequate public safety services for the City of Woodcreek.



1. Establish official law enforcement in the City of Woodcreek, utilizing:
 - a. Hays County Sheriff's Department
 - b. Precinct Constable.
2. Develop a plan to increase Woodcreek's autonomy in meeting its own public safety needs.
3. Adopt and enforce strict ordinances promoting public safety.
4. Develop a neighborhood watch program.
5. Review existing building codes for all new construction, remodeling, and renovation projects, with an eye to updating when necessary.
6. Develop a plan to control water runoff (street gutters, curbs, holding pond areas).
7. Annually review public safety service records of the Fire Department, Emergency Medical services (EMS), Sheriff's Department, and Precinct Constable to assess emerging needs.
8. Investigate the feasibility of employing a part-time City Marshall.

Goal #2: Assure availability of quality utility services (water, sewer, cable, telephone, Internet and wireless Internet, electricity, garbage collection and recycling) for the City.



1. Require service providers to survey customer satisfaction every other year and provide survey results to the City for monitoring.
2. Assure State and County specifications are met by service providers.
3. Include standards of customer service in all franchise agreements that detail expectations which must be met to retain the franchise and conduct annual audits of same.
4. Utilize new technology as it evolves.
5. Appoint a committee of council members and citizens to undertake a systematic review of existing utility services and rates and offer recommendations as needed.

Goal # 3: Preserve, protect, and enhance the residential character of the City.



1. Within the existing boundaries of Woodcreek, the City will, maintain the current balance between residential and non-residential land uses and zoning (ratio of acres, square footage, etc.) while taking into consideration the need for growth in recreational facilities.
2. Update and enforce existing ordinances and develop new ordinances as needed and as they apply to residential development.
3. Review anti-blight ordinances in place in other municipalities and consider adoption of a similar ordinance for Woodcreek.

Goal # 4: Assure an adequately maintained, safe network of streets throughout the City.



1. Adopt stringent traffic control ordinances and implement a zero-tolerance policy of enforcement.
2. Explore traffic calming options.
3. Continue agreements with Hays County for maintenance of City streets.
4. Complete the development of repair standards including a permit process which must be followed by service providers making street cuts.
5. Establish engineering specifications for street improvements and new construction, including drainage, runoff management and water quality.
6. Following the completion of the flood plan study, identify flood-prone street sections and develop strategies to minimize or eliminate these problems.
7. Utilize technology developments in street maintenance.

Goal # 5: Promote, encourage, and adopt a comprehensive, dynamic program of land use.



Review, revise, and adopt ordinances to cover the following:

1. Zoning
2. Landscaping in non-residential areas
3. Planned Unit Development (PUD)
4. Operation of non-residential land uses.
5. Noise management
6. Parking and traffic control
7. Annexed property (annex as Single Family Residence or PUD)
8. Handling non-conforming uses
9. Management of water runoff and water quality
10. Fences
11. Parking in residential areas
12. Parking of recreational vehicles, boats, and campers
13. Parking of commercial vehicles
14. Nuisances
15. Impervious cover standards

Goal #6: Preserve, protect, and enhance the natural environment of the City.



1. Clear and maintain all creek beds, water ways, and any drainage ditches or structures.
2. Monitor oak wilt and, if necessary, revise ordinances to require treatment, prevention, as well as establishing a penalty structure.
3. Develop a wildflower seeding program.
4. Aggressively seek donations of open space areas.
5. Promote creation of a “Keep Woodcreek Beautiful” organization.
6. Promote the creation of a beautification program and officially recognize worthy beautification projects.
7. Adopt an ordinance establishing time limits for clean up and removal of debris following fires, floods or storms.

Goal #7: Aggressively pursue sources of additional revenue for the City.



1. Establish utility company franchise fees in line with other similarly-sized cities.
2. Identify all service providers in the City, including utility companies, and require them to collect and remit the 1% City sales tax.
3. In concert with the land use survey that was completed as part of the plan update process (see TABLE 7) aggressively seek opportunities to develop ETJ areas with land uses that will produce sales tax revenue.
4. Consider the use of special assessments to meet unique City needs.
5. Explore the possibility of acquiring a postal code for the City of Woodcreek to assure collection of sales tax revenue.

Goal #8: Encourage the development of expanded recreational opportunities in the City.



1. Develop a community center for Woodcreek that may include day care, swimming pool, tennis court, lawn bowling, hike and bike trail, or other amenities.
2. Acquire flood plain land for use as public parks or green belts.
3. Identify and promote opportunities for “vest pocket” park land.
4. Continue work with Camp Young Judaea regarding community use of its facilities.

Goal #9: Promote and encourage opportunities for citizen participation in all facets of community life in the City.



1. Develop and maintain a network of results-oriented volunteers interested in advancing the quality of life in the community, for example, beautification, recreation, public safety, citizen communication, and similar.
2. Continue the use of volunteer teams to complete selected City projects in a timely manner.
3. Encourage Woodcreek activities, such as Christmas caroling, Neighborhood Night Out, Fourth of July parade, and similar activities.
4. Officially recognize individuals involved in community service.
5. Encourage open communications from citizens in the community.
6. Schedule periodic town hall community meetings.
7. Appoint an *ad-hoc* committee to review the Woodcreek Master Plan every two (2) years and to update it every five (5) years.
8. Explore new technologies for increased communication within the community.

Goal #10: Encourage and support voluntary annexation requests.



1. Publicize positive actions taken by the City to improve the quality of life for Woodcreek residents.
2. Involve ETJ residents in City projects.
3. Explore mechanisms for informing ETJ residents about City business.
4. Provide information and material, i.e., an annexation kit, to ETJ residents concerning voluntary annexation, including an outline of relevant State statutes and required forms for petition and submission of requests.

Goal #11: Review the current status of ordinances.



1. The City Council should review the current status of ordinances and the extent to which they represent a comprehensive system of ordinances.
2. A committee with representatives from both the City Council and citizenry should be appointed to undertake the task noted above.
3. The committee should review all existing ordinances with an eye toward adequacy of existing ordinances and areas that need to be covered by additional ordinances.
4. The committee should give particular attention to the matter of ordinances that are or could be designed to enhance the overall appearance of the community.
5. Review existing ordinances regarding land use, zoning, development, etc., with an eye toward their sensitivity to issues of scale.

APPENDIX A is the Survey Instrument

As part of the City of Woodcreek Comprehensive Plan Update, this questionnaire is being sent to all registered voters in the City of Woodcreek. To ensure objectivity and anonymity, all responses will be collected and processed by the Texas State University Department of Sociology. Your attitudes and opinions are important to the planning process. If you have any questions about the survey, please call either the Woodcreek City Hall at 847-9390 or the Texas State University Department of Sociology at 512-245-2113.

In order to meet the deadline on the Plan Update, all responses must be received by April 1, 2010. A postage paid business reply envelope has been enclosed for the convenience of your reply. Please do not place your name, address, or any other identifying information on the questionnaire or the return envelope.

In advance of your reply, the City Council and Comprehensive Plan Update Committee thank you for your willingness to participate in this important community effort. Remember: Responses are due by April 1, 2010.

Your Opinion Is Important. Make It Count By Completing the Survey.

Sex:	Age Group:	Education:
<input type="checkbox"/> Male	<input type="checkbox"/> 18 - 24 <input type="checkbox"/> 55 - 64	<input type="checkbox"/> Less than high school graduate <input type="checkbox"/> College graduate
<input type="checkbox"/> Female	<input type="checkbox"/> 25 - 34 <input type="checkbox"/> 65 - 74	<input type="checkbox"/> High school graduate <input type="checkbox"/> Some graduate work
	<input type="checkbox"/> 35 - 44 <input type="checkbox"/> 75 or over	<input type="checkbox"/> Some college <input type="checkbox"/> Graduate degree
	<input type="checkbox"/> 45 - 54	

How long you have lived in Woodcreek? _____ Years _____ Months	Do you own or rent your residence? <input type="checkbox"/> Own <input type="checkbox"/> Rent
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Do you live in Woodcreek on a year round basis? <input type="checkbox"/> Yes <input type="checkbox"/> No	If you listed an occupation, where do you work? <input type="checkbox"/> At my home. <input type="checkbox"/> Away from my home, but less than 2 miles <input type="checkbox"/> At least 2 miles, but less than 10 miles <input type="checkbox"/> At least 10, but less than 20 miles <input type="checkbox"/> At least 20, but less than 30 miles <input type="checkbox"/> 30 or more miles
What is your primary occupation? _____	
Check here if retired <input type="checkbox"/>	

What is your approximate gross (before tax) annual family income?

<input type="checkbox"/> Under \$20,000	<input type="checkbox"/> \$80,000-\$99,999
<input type="checkbox"/> \$20,000-\$39,999	<input type="checkbox"/> \$100,000 or more
<input type="checkbox"/> \$40,000-\$59,999	<input type="checkbox"/> Do not wish to answer
<input type="checkbox"/> \$60,000-\$79,999	

Circle the number of people currently living in your household, including yourself.
1 2 3 4 5 6 7 or more

Circle the number of children under the age of 18 years living in your home?
None 1 2 3 4 5 6 or more

Different people have different ideas about the adequacy of community services they receive. On a scale of 1 to 7, with 1 being excellent and 7 being poor, please circle your level of satisfaction concerning community services in Woodcreek.

ITEM	Excellent						Poor	Don't Know	No Opinion
Condition of streets	1	2	3	4	5	6	7	8	9
Water service	1	2	3	4	5	6	7	8	9
Sewer service	1	2	3	4	5	6	7	8	9
Electric service	1	2	3	4	5	6	7	8	9
Fire protection service	1	2	3	4	5	6	7	8	9
Constable / Sheriff service	1	2	3	4	5	6	7	8	9
EMS service	1	2	3	4	5	6	7	8	9
Garbage pickup	1	2	3	4	5	6	7	8	9
Recycling service	1	2	3	4	5	6	7	8	9
Communications from City	1	2	3	4	5	6	7	8	9

Different people have different ideas about what community services and amenities they would like to have. Please indicate, with 1 being very important and 7 not important, how important you feel that Woodcreek have the following.

ITEM	Very Important						Not Important	Don't Know	No Opinion
Community park	1	2	3	4	5	6	7	8	9
Community swimming pool	1	2	3	4	5	6	7	8	9
Community picnic/recreation area	1	2	3	4	5	6	7	8	9
Pocket park / Tot Lot	1	2	3	4	5	6	7	8	9
Street lighting	1	2	3	4	5	6	7	8	9
Farmers Market	1	2	3	4	5	6	7	8	9
"No Thru Traffic" policy	1	2	3	4	5	6	7	8	9

Different people have different impressions about their community. Please indicate, with 1 being excellent and 7 being poor, how you feel about each of the following.

ITEM	Excellent						Poor	Don't Know	No Opinion
Overall community appearance	1	2	3	4	5	6	7	8	9
Safety for residents	1	2	3	4	5	6	7	8	9
Enforcement of ordinances	1	2	3	4	5	6	7	8	9
Speed of traffic	1	2	3	4	5	6	7	8	9
Level of traffic	1	2	3	4	5	6	7	8	9
Community identity	1	2	3	4	5	6	7	8	9
Local government effectiveness	1	2	3	4	5	6	7	8	9

The Extraterritorial Jurisdiction (or ETJ) for the City of Woodcreek extends one-half mile beyond the Woodcreek city limits. Most of the ETJ is already developed, but there remains a significant amount of undeveloped land along both sides of Winters Mill Parkway and Ranch Road 12. Because development outside the city limits can ultimately have an impact on our neighborhood in general, we'd like to know more about your preferences for future development. In other words, what sort of development would you like to see along Winters Mill Parkway?

Land Use	Very Desirable	Desirable	No Opinion	Undesirable	Very Undesirable
Apartments					
Art gallery					
Automobile repair facility					
Automobile service station					
Bank					
Bed and Breakfast Inn					
Bowling alley					
Car wash					
Church					
Community swimming pool					
Convenience store					
Day care center (Adults)					
Day care center (Children)					
Delicatessen					
Drug store					
Emergency medical clinic					
Garden supply store					
Gift shop					
Govt. center (EMS, Fire Station, Offices)					
Grocery store					
Hardware store					
Hotel/Motel					
Library					
Medical/Dental offices					
Nursing home/ nursing care center					
Offices or office park					
Park					
Planned commercial complex					
Restaurant					
Retail stores					
Single-family houses					
Youth center					
Other (Please Specify)					

APPENDIX B is the Detailed Survey Data

WOODCREEK COMMUNITY SURVEY

Summary of Responses

Please indicate your gender.

Male – 43%

Female – 57%

What is your age?

1% - 18-24 18% - 55-64

2% - 25-34 35% - 65-74

4% - 35-44 29% - 75 or older

10% - 45-54

What is the highest level of education you have achieved?

13% - High School 30% - Some college

26% - College degree 10% - Some graduate work

21% - Graduate degree

Indicate the number of people currently living in your household, including yourself.

1 – 22%

2 – 63%

3 – 8%

4 – 3%

5 – 2%

6 – 1%

7 or more - .3%

How many children under the age of 18 years live in your home?

None – 91%

1 – 5%

2 – 2%

3 – 1%

4 - 1%

5 or more – .3%

Please state how long you have lived in Woodcreek?

_____ Years _____ Months

Do you own or rent your residence?

96% - Own

4% - Rent

Do you live in Woodcreek on a year round basis?

96% - Yes

4% - No

If presently working, where do you work?

20% - At my home.

7% - Away from my home, but less than 2 miles.

21% - At least 2 miles, but less than 10.

14% - At least 10, but less than 20.

8% - At least 20, but less than 30.

30% - 30 or more.

What is your primary occupation?

Check here if retired = 64%

What is your approximate gross (before tax) annual family income?

4% - Under \$20,000

8% - \$20,000-\$39,999

22% - \$40,000-\$59,999

18% - \$60,000-\$79,999

10% - \$80,000-\$99,999

13% - Over \$100,000

24% - Do not wish to answer

VALUES BELOW ARE EXPRESSED IN PERCENTAGES

Different people have different ideas about the adequacy of community services they receive. On a scale of 1 to 7, with 1 being excellent and 7 being poor, please circle your level of satisfaction concerning community services in Woodcreek.

ITEM	Excellent						Poor	Don't Know	No Opinion
Condition of streets	1	7	13	24	20	11	22	.3	.6
Water service	5	12	11	11	8	15	37	.3	1
Sewer service	6	8	9	13	8	10	26	5	17
Electric service	28	35	17	10	5	1	2	.3	1
Fire protection service	15	20	15	10	5	3	4	19	9
Constable / Sheriff service	15	24	18	14	5	3	4	19	6
EMS service	47	26	9	5	1	0	0	8	3
Garbage pickup	49	33	10	5	1	1	0	2	9
Recycling service	20	13	7	6	3	3	13	15	21
Communications from City	9	19	14	20	11	7	12	3	5

Different people have different ideas about what community services and amenities they would like to have. Please indicate, with 1 being very important and 7 not important, how important you feel that Woodcreek have the following.

ITEM	Very important						Not Important	Don't Know	No Opinion
Community park	22	15	16	13	7	4	19	.3	5
Community swimming pool	17	19	9	10	7	6	28	.3	4
Community picnic/recreation area	19	15	17	11	8	6	18	1	5
Pocket park / Tot Lot	8	9	8	9	6	8	32	7	13
Street lighting	27	14	9	7	9	5	26	1	3
Farmers Market	12	6	9	14	7	7	36	2	8
"No Thru Traffic" policy	49	12	8	8	4	4	12	2	2

Different people have different impressions about their community. Please indicate, with 1 being excellent and 7 being poor, how you feel about each of the following.

ITEM	Excellent						Poor	Don't Know	No Opinion
Overall community appearance	8	22	30	24	10	3	1	0	1
Safety for residents	12	30	27	15	8	3	3	2	1
Enforcement of ordinances	4	14	16	16	10	9	20	8	4
Speed of traffic	4	15	16	15	12	13	24	1	1
Level of traffic	3	17	20	22	11	9	11	1	3
Community identity	7	18	21	18	7	5	7	8	9
Local government effectiveness	5	17	18	16	12	6	12	10	5

VALUES BELOW ARE EXPRESSED IN PERCENTAGES

The Extraterritorial Jurisdiction (or ETJ) for the City of Woodcreek extends one-half mile beyond the Woodcreek city limits. Most of the ETJ is already developed, but there remains a significant amount of undeveloped land along both sides of Winters Mill Parkway and Ranch Road 12. Because development outside the city limits can ultimately have an impact on our neighborhood in general, we'd like to know more about your preferences for future development. In other words, what sort of development would you like to see along Winters Mill Parkway?

Land Use	Very Desirable	Desirable	No Opinion	Undesirable	Very Undesirable
Apartments	1	7	10	27	55
Art gallery	10	28	42	10	11
Automobile repair facility	1	5	13	28	53
Automobile service station	2	18	12	21	48
Bank	6	22	29	20	23
Bed and Breakfast Inn	6	29	29	18	18
Bowling alley	3	10	18	26	43
Car wash	2	13	14	28	42
Church	15	36	32	5	12
Community swimming pool	18	34	22	9	17
Convenience store	4	23	17	23	34
Day care center (Adults)	4	26	32	14	24
Day care center (Children)	3	25	31	17	25
Delicatessen	9	34	22	17	19
Drug store	8	26	26	19	21
Emergency medical clinic	14	33	25	12	16
Garden supply store	4	18	30	23	25
Gift shop	4	21	31	21	23
Govt. center (EMS, Fire Station, Offices)	18	36	20	13	13
Grocery store	13	21	18	23	25
Hardware store	5	9	25	28	33
Hotel/Motel	4	13	17	29	38
Library	13	34	27	12	14
Medical/Dental offices	11	34	24	15	16
Nursing home/ nursing care center	6	23	28	20	23
Offices or office park	3	20	25	26	26
Park	36	40	14	4	7
Planned commercial complex	5	13	17	30	36
Restaurant	16	35	16	15	19
Retail stores	7	16	21	24	32
Single-family houses	16	31	19	12	21
Youth center	8	24	30	14	24
Other (Please Specify)					