
The City of

Woodcreek

2020 Vision

~

**Master Plan for the City
of Woodcreek**

The following is a compilation of two documents. The “2020 Vision Master Plan for the City of Woodcreek” followed by “The City of Woodcreek 2020 Vision Master Plan Review”. There are additional changes to the documents. The city map in “2020 Vision Master Plan for the City of Woodcreek” (Attachment “B”) has been replaced and additional population information was added to the Community Setting section.

2020: Master Plan for the City of Woodcreek

Kenneth E. Jacobs, Mayor

Members of the City Council

Morris Haggerton
Darrell E. Hargis
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Members of the Master Plan Committee

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August 1999

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2020 VISION CITY OF WOODCREEK COMPREHENSIVE MASTER PLAN

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Adoption:

A master plan for the City of Woodcreek, as chartered by resolution of the City Council on April 8, 1998 (Attachment A) and developed by the 2020 Vision Comprehensive Plan Oversight Committee, relying upon their background and experience, as well as substantial input from citizens of the City of Woodcreek is hereby adopted as the official comprehensive master plan of the City. Ordinance Number 99-58, dated August 25, 1999.

Maps:

The official comprehensive plan, as adopted , includes one map (Attachment "B") of the City showing the existing streets and land uses within the City ^{and in its} contiguous extraterritorial jurisdiction (ETJ).

Changes and amendments:

The Planning and Zoning Commission shall from time to time recommend to the Mayor and the City Council such changes in the official plan, and map or maps therewith, as may be deemed necessary by the Mayor and City Council or by the Planning and Zoning Commission. Such changes shall become part of the official comprehensive plan after their adoption by the City Council as amendments to this Ordinance. Following adoption of the master plan, the 2020 Vision Comprehensive Plan Oversight Committee strongly recommends the City of Woodcreek conduct a plan review every two years and update the plan at least once every five years. Current members of the Comprehensive Plan Oversight Committee are prepared to assist in this review in any way they can.

Enforcement:

It shall be the duty of the Mayor to enforce the requirements of the official plan. The Mayor may call upon the City Council, City appointed officials, or ad hoc groups of citizens from the City to provide him or her with such information or assistance as he or she may deem necessary for the observance and enforcement of the comprehensive plan.

Background of 2020 Vision: A Comprehensive Plan For The City of Woodcreek

Our nation has a rich heritage of city planning --- one that took root more than 100 years ago and one that still continues to unfold in community after community. In municipalities of all sizes ---- from large urban centers to very small communities --interested parties gather to develop a vision for the future. And so it has been with the City of Woodcreek in its effort to develop what has come to be known as 2020 Vision: A Comprehensive Plan for the City of Woodcreek.

The planning effort began in February, 1998 when Ken Jacobs, Mayor of The City of Woodcreek, invited some 15 residents of the area to attend a workshop. In attendance were people who lived inside the city limits, as well as people who live outside the formal limits (in what is known as the extraterritorial jurisdiction or ETJ). Present were retirees, people who worked in the surrounding community, people who made significant commutes each day to workplaces in Austin or San Antonio, and people who had development interests within The City of Woodcreek. The invitation list included Pat Haggerton, Elizabeth Sumter, Sarita and Bob Shipe, Sharron Herring, Sally Caldwell, lone Harrell, Muriel Jackson, Monica Rasco and Ann Russ. The Mayor had extended the invitation with only one request, namely, to come prepared to answer the question, "If you were designing and building a city the size of Woodcreek (about 1,000 population) what would you include in your city?"

As the workshop unfolded, the list of items grew lengthy. Some people emphasized procedural items (e.g., the city should have a procedure to conduct building inspections on new construction), while others emphasized more tangible items (e.g., the city should have a park or a community center). Using the nominal group technique, the list was eventually narrowed down to those items the group members could agree upon as being the most important. At the top of the list was the need for a comprehensive plan. So it was the 2020 Vision project was launched.

Once the project team defined its charter, meetings were held to define project assignments and finalize the makeup of the 2020 Vision team. The final team members were Elizabeth Sumter, Sarita and Bob Shipe, Sally Caldwell, Marion Douglas, Peg Tharp, Muriel Jackson, Jim Reece, Rene Moulinet, and Southwest Texas State University student interns, Christopher Looney, Christy Askew and Christina Laktas. Mayor Jacobs served as a team participant and facilitator of all team meetings.

From its inception, the 2020 Vision project was undertaken with three goals in mind:

- 1. To develop a comprehensive plan based on a significant element of citizen participation;**
- 2. To develop a plan which would provide a legal basis for future land use, City ordinances, zoning decisions; and**
- 3. To provide direction to future elected officials on issues with potential impact on the lives of the citizenry.**

Over the next eighteen months, using the Oregon Model, a comprehensive community visioning process, and information gathered from other cities, the Comprehensive Plan Oversight Committee continued to meet and undertook the following activities:

- Collection and analysis of available data relative to regional and local population growth.**
- Collection and analysis of data relative to current City services.**
- The drafting, distribution, collection , tabulation and analysis of survey response data from survey respondents.**
- Presentation of survey results to the Planning & Zoning Commission and City Council.**
- Completion of two public-forum information gathering and feedback community meetings.**

Of the above activities, the sponsorship of the citizen survey, and the community meetings were perhaps the most important in the overall planning effort. The community survey and meetings gave the Oversight Committee an opportunity to hear directly from people who had a stake in the community. Both vehicles allowed the committee members to hear and understand what others had to say as to the kind of community they wanted the City of Woodcreek to be in the future.

With the assistance of the Department of Geography and Planning, at Southwest Texas State University, a survey instrument was designed to elicit information about a wide range of topics. This survey was sent to all residents in the City limits of Woodcreek and a similar survey was sent to all residents in the City's ETJ. A wide variety of information was collected on respondent attitudes toward:

- **Community services (streets, utility services, fire protection, security, ambulance, etc.).**
- **Community amenities (parks, community center, medical facilities, etc.).**
- **Impressions of the community (housing, landscaping, traffic, community spirit, etc.).**
- **The three best things about living in Woodcreek.**
- **The three worst things about living in Woodcreek.**
- **The one best thing that could be done to improve the quality of life in Woodcreek.**

In a remarkable show of community support and interest in the master planning effort, 41% (244 responses) of the city resident's surveys were returned and 24% (66 responses) of the surveys sent to the residents in the City's ETJ were completed and returned!

Among the *more interesting results* that emerged from the community survey and public meetings of residents were the following:

- **To have the City actually begin to fulfill its responsibilities as a City!**
- **A wish to maintain the current balance between residential and non-residential land uses and zoning while taking into consideration the need for recreational facilities.**
- **The desire to preserve, protect and enhance the natural environment of the City.**
- **The desire to expand recreational opportunities beyond simply the golf course facility.**
- **The need to continue to emphasize citizen participation in all facets of community life in the City.**

Among the *most important survey results* were the following:

- **The desire to establish official law enforcement in the City versus private security services which had been the norm.**
- **A strong desire for the City to secure ownership of the streets.**
- **The need for the City to strictly enforce City ordinances and for the Property Owners Associations to strictly enforce existing deed restrictions.**
- **The willingness to accept an ad valorem tax to fund required City services.**

A public presentation of the community survey results served as the foundation for the first community meeting held on February 6, 1999. The audience was asked to "dream about your community in the year 2020 and tell us (the committee) how you see the City of Woodcreek ". The attendees were not there to problem solve, simply to begin the process of developing a long-range plan for the city. It was acknowledged that even with a plan, things may not develop as people would like. However, it was also acknowledged that without a plan, things will not develop as people would like.

In addition to the Committee and seven interns from Southwest Texas State University, fifty-nine people attended the February 1999 community meeting. The purpose of the meeting was to feedback information gathered from the written community survey and also , using Southwest Texas State University facilitator-lead small group meetings, to seek public clarification of what the attendees were expecting from the City in the following six categories:

- 1. Recreation**
- 2. Housing**
- 3. Public Safety/Security/Law Enforcement**
- 4. Land Use**
- 5. Traffic/Transportation**
- 6. Physical Environment**

Using data reflected in the community survey, as well as information developed in the small group meetings at the February community meeting, the Oversight Committee began the task of correlating the information. From their efforts, ten goals (desired end results) were developed along with a number of specific objectives (what needs to be done in order to accomplish each goal). Feeling all ten goals were sufficiently important to the people in the community, the Committee made no attempt at prioritizing them. The goals and objectives were finalized and adopted by the Oversight Committee at a meeting on April 3, 1999.

A second community meeting was held on April 26, 1999 at the Fellowship Hall of the Chapel In The Hills Church. Twenty-eight people attended the meeting at which members of the Comprehensive Plan Oversight Committee reported on the goals and objectives which had been developed by the Committee, almost exclusively from data and information provided by citizens of the community.

The ten goals and objectives (Attachment "C") represent the basic foundation of the 2020 Vision: A Master Plan For The City of Woodcreek are incorporated into this document as the end result of the Comprehensive Plan Oversight Committee effort. The master plan was presented to the Planning and Zoning Commission on August 24, 1999 and to the City Council for adoption on August 25, 1999.

History

The City of Woodcreek, Texas, came into being as the result of a formal vote on incorporation in 1984 as recorded in Articles of Incorporation signed on August 13, 1984. What is presently known as the City of Woodcreek had existed for several years as one of several residential areas located in the unincorporated portion of Hays County known as Wimberley. Although the residential resort-oriented development of Woodcreek consisted of several sections (each platted as a separate section), it was only a portion of the overall development which was incorporated. Information on the nature and extent of the area included within the corporate limits of the City of Woodcreek is reflected in the City map which is part of the master plan documentation.

Over the years, the City of Woodcreek has continued to develop as a community that is overwhelmingly residential in character. Although the City is, for all practical purposes, nearly fully built-out, the community is not without its growth pressures. Continued population increases in Hays County, and in the Wimberley area in particular, pose any number of challenges to the City. For example, the border of the City along Ranch Road 12 remains unincorporated and therefore subject to minimal land use or development regulations. As the following information suggests, there is no reason to expect the growth trends for Hays County to be reversed anytime in the near future. Indeed, Hays County has for the last several years occupied a prominent place among the most rapidly growing counties in Texas.

Growth: Past and Future

The first formal inventory analysis was completed in January 1999 and included the following:

Within the City limits

Population of approximately 1300.

1032 platted lots, with approximately 600 being improved.

The majority of lots within the City limits are for single family residence, followed by multi-family residence and a nominal number of lots designated for commercial development.

There are approximately 686 acres of land or 1.05 square miles, with 11 miles of paved streets.

There are four property owners associations (POA): Woodcreek POA, Overlook POA, Cypress Point POA and Brookmeadow POA.

Wimberley EMS provides emergency services with 4 full-time paramedics, 1 part-time office manager and 2 ambulances.

Wimberley Volunteer Fire Department provides fire protection. They have 34 active volunteers and 11 pieces of equipment (3 pumpers, 3 brush trucks, 2 tankers, 1 heavy rescue truck, 1 light truck and 1 command truck).

Hays County Sheriff's Office provides law enforcement.

Smith Security Service through the auspices of the Woodcreek POA provides motorized security service.

Within the Extraterritorial Jurisdiction (ETJ)

There are approximately 2664 acres of land or 4.15 square miles.

Wimberley Volunteer Fire Department provides fire protection services while the Wimberley EMS provides emergency medical services.

Hays County Sheriffs Office provides law enforcement and Smith Security Service provides limited motorized security in portions of the ETJ.

Growth Projections for the City of Woodcreek, ETJ and surrounding areas:

The City of Woodcreek is the fourth largest incorporated City in Hays County.

In 1998, 1790 new lots were platted in Hays County, a 51% increase from 1996 (905 new platted lots). Of the 1790 lots, 18 % were in the City of Woodcreek area.

In 1998, 1100 septic permits were issued in Hays County, a 550% increase from 1989 (200 septic permits).

Hays County population in 1960 was approximately 20,000 people. The population for the year 2000 is expected to be approximately 100,000. The population projection for the year 2020 is approximately 200,000 people.

The regional population, Austin/San Marcos MSA in 1990 was 850,000. The projection for the year 2020 is 1,400,000. San Antonio MSA population in 1990 was 1,325,000, whereas the projection for the year 2020 is 1,900,000. The combined two MSA's will add in excess of 1 million people over the next 20 years.

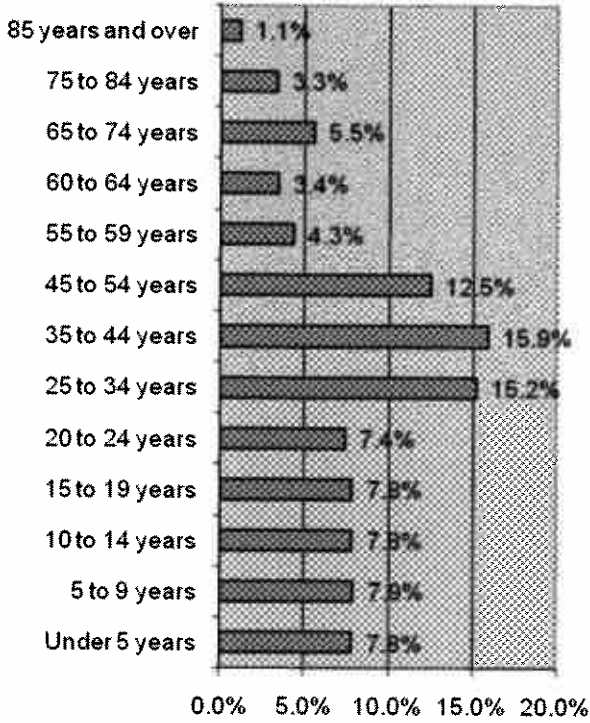
Currently (1999) Hays County is the 4th fastest growing (per capita) county in Texas and 14th fastest growing (per capita) county in the United States.

Expected trends for the Hays County area:

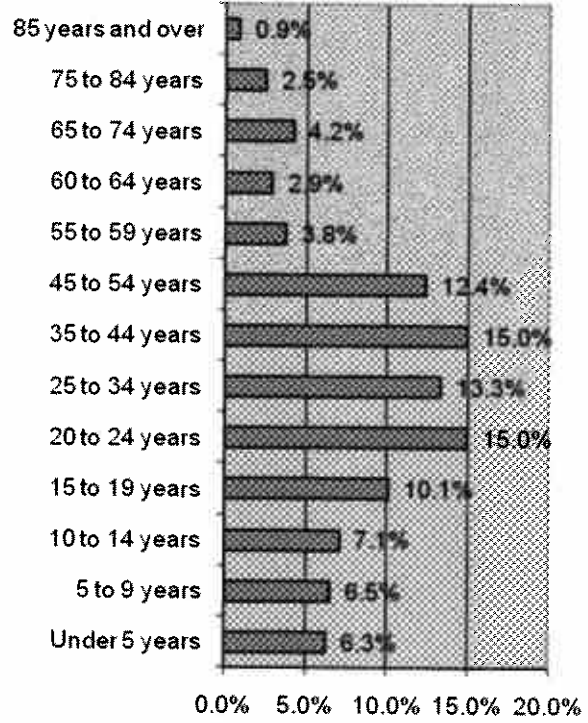
Continued dramatic growth within City limits.

Large multi-lot developments, larger development interests. Rapid growth of existing public water and sewer systems. New or expanded public water and sewer systems. More innovative subdivision designs, incorporating shared facilities, including septic systems.

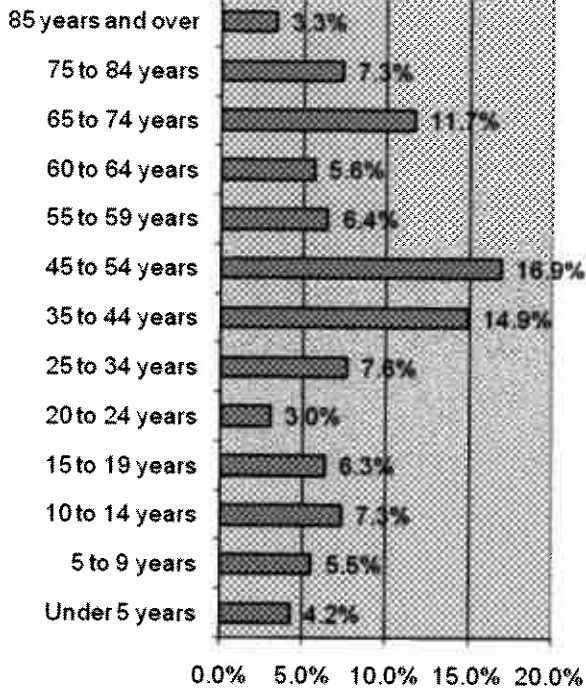
Texas Age Distribution



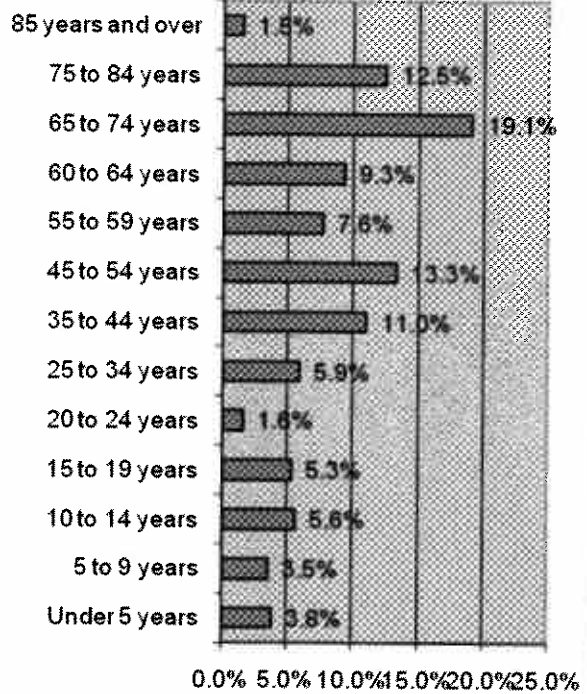
Hays County Age Distribution



Village of Wimberly Age Distribution



City of Woodcreek Age Distribution



These charts break down the population by age groups to create a picture of the age of a community and are based on data from the 2000 census.

The 20-24 bracket is significantly larger in Hays County than in Texas. This is most likely due to Texas State University in San Marcos adding a huge number of college age students. However, even with the close proximity to the campus, Wimberley has a very small college age group and Woodcreek almost half of that.

Both Wimberley and Woodcreek are decidedly older communities with fewer young people than Hays County and Texas. Wimberley has a significant increase in middle aged residents of 35-54 while Woodcreek has a firm lead in Golden-Agers and leads all categories over 55 by a significant margin. This is also shown by the median age. For comparison, the median age of the U.S. is 35.3, Texas 32.3, Hays County 28.4, Wimberley 45.6, and Woodcreek sits at 55. The exceptionally low age for Hays County is again most likely due to the university.

Both Woodcreek and Wimberley do share a more homogeneous community of 97.6% and 94.5% white population than Hays County, 78.9% and Texas, 71%.

Woodcreek has also done more than its fare share of service for the United States. The national average of civilian veterans is 12.7% of the population. Wimberley stands at 18.1% while Woodcreek nearly doubles the national average at 23.5%.

ATTACHMENT "A"
RESOLUTION

WHEREAS, the City Council of the City of Woodcreek, Texas has deemed it necessary for the general welfare of the community, and the safe, orderly and healthful development of the community, to adopt a comprehensive master plan to accomplish this purpose. Now therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WOODCREEK, TEXAS THAT:

A comprehensive plan oversight committee made up of volunteers from the community is hereby established effective January 1, 1998.

The comprehensive plan oversight committee is charged with the responsibility of developing a comprehensive plan designed to meet the needs of the community on a long term basis.

A further responsibility of the comprehensive plan oversight committee is to seek, and consider, input from the community at large who will be most affected by implementation of the plan.

The comprehensive plan oversight committee should make periodic progress reports to, and seek advice from, the City Council throughout the development of the plan.

To ensure its legal foundation, upon completion of the master plan by the oversight committee, the plan will be reviewed by the Planning and Zoning Commission which shall make its recommendations to the City Council. The City Council will be responsible for adopting the completed plan by ordinance with or without amendments, and implementing the comprehensive master plan, and for periodically amending the plan to meet the continuing needs of the community in the future.

ADOPTED: April 8, 1998

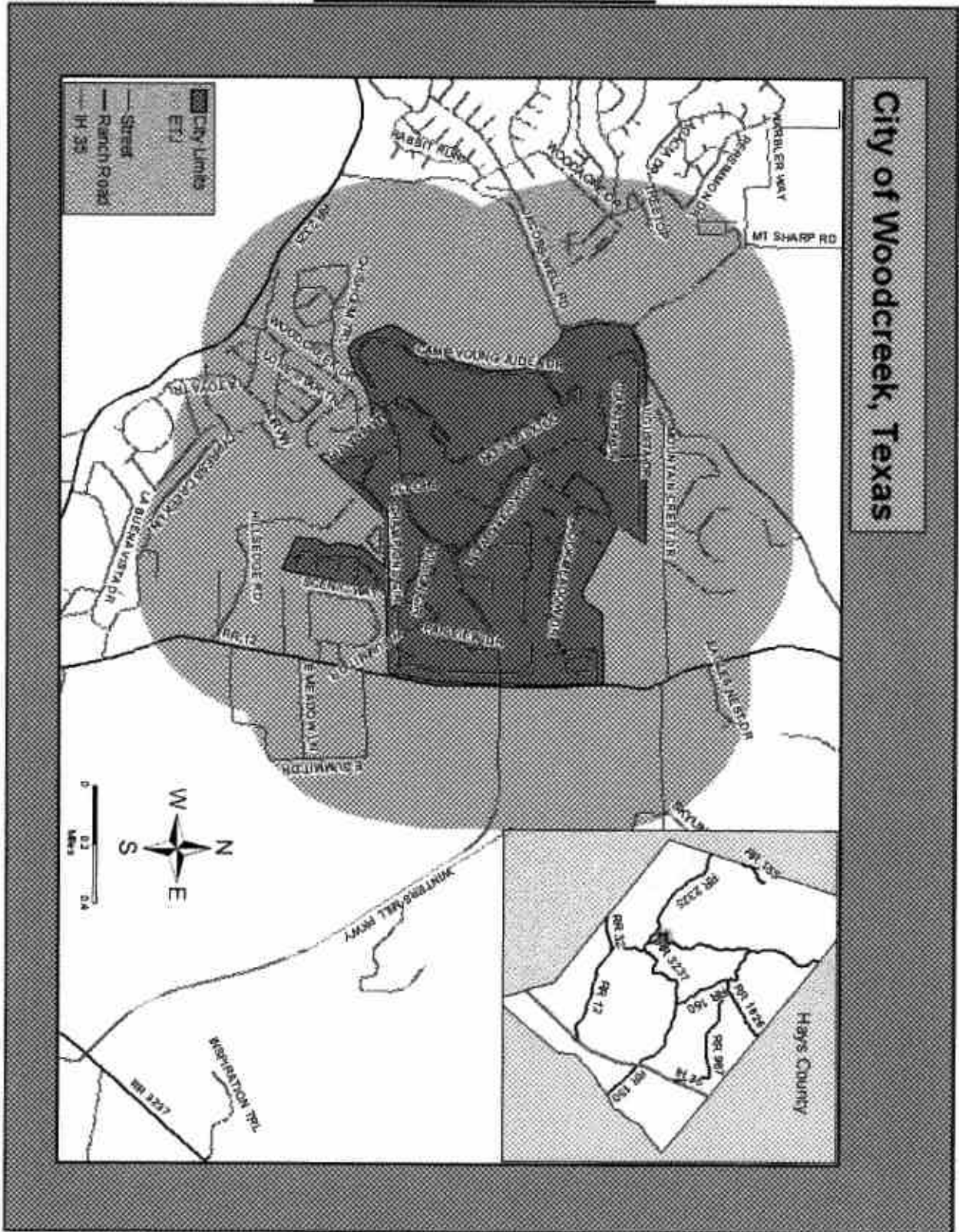
CITY OF WOODCREEK, TEXAS

Kenneth E. Jacobs, Mayor

ATTEST:

Peg Hull, City Secretary

ATTACHMENT "B"



City of Woodcreek, Texas

ATTACHMENT "C"

The Woodcreek Master Plan shall provide a basis for City decisions made a) in support of the general welfare of the community; b) for the preservation and protection of the area's natural resources; and c) to maintain the pleasant quality of life in Woodcreek.

The master plan of the City of Woodcreek *is designed to achieve* the following general goals:

- *Assure adequate public-safety services for the City.*
- *Assure availability of quality utility services (e.g water, sewer, cable, telephone, electricity, garbage collection, etc.) for the City.*
- *Preserve, protect and enhance the residential character of the City.*
- *Assure an adequately maintained, safe network of streets throughout the City.*
- *Promote, encourage and adopt a comprehensive, dynamic program of land-use policies to reflect the best interests of the total community.*
- *Preserve, protect and enhance the natural environment of the City.*
- *Aggressively pursue sources of additional revenue for the City.*
- *Encourage the development of expanded recreational opportunities in the City.*
- *Promote and encourage opportunities for citizen participation in all facets of community life in the City.*
- *Encourage and support voluntary annexation requests.*

Goal

Assure adequate public-safety services for the City.

- 1. Establish official law enforcement in the City of Woodcreek, utilizing:**
 - Hays County Sheriff's Department**
 - Woodcreek City Marshal**
 - Reserve peace officers serving with the City Marshal**
- 2. Develop a plan to increase Woodcreeks' autonomy in meeting its own public-safety needs.**
- 3. Adopt and enforce strict ordinances promoting public safety.**
- 4. Work with Property Owners Associations in implementing neighborhood watch programs.**
- 5. Adopt building codes for all new construction, remodeling, and renovation projects.**
- 6. Develop a plan to control water runoff (street gutters, curbs, holding pond areas).**
- 7. Annually monitor public-safety service records of the Fire Department, EMS, Sheriff's Department and City Marshal to assess emerging needs.**

Goal

Assure availability of quality utility services (e.g. water, sewer, cable, telephone, electricity, garbage collection , etc.) for the City.

- 1. Require service providers to survey customer satisfaction every other year and, to 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, detailing expectations which must be met to retain the franchise.**
- 4. Utilize new technology as it evolves.**
- 5. Annually notify service providers of the City' s expectations regarding quality of service.**
- 6. Explore the feasibility of acquiring utility service companies as opportunities arise.**

Goal

Preserve, protect and enhance the residential character of the City.

- 1. 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 (parks, walking trails, etc.).**

- 2. Update and enforce existing ordinances and develop new ordinances as needed.**

- 3. Work with and encourage the Property Owners Associations to be diligent in the administration of their deed restrictions.**

Goal

Assure an adequately maintained, safe network of streets throughout the city.

- 1. Secure ownership of the streets.**
- 2. Adopt stringent traffic-control ordinances and implement a zero-tolerance policy of enforcement.**
- 3. Explore and implement speed-bump alternatives.**
- 4. Contract with Hays County for maintenance of City streets.**
- 5. Establish repair standards including a permit process which must be followed by service providers making street cuts.**
- 6. Establish engineering specifications for street improvements and new construction, including drainage and runoff management.**
- 7. Identify flood-prone street sections and develop strategies to minimize or eliminate these problems.**
- 8. Prepare annual and five-year perpetual street maintenance schedules.**
- 9. Utilize technology developments in street maintenance.**
- 10. Install subtle street lighting at strategic intersections.**

Goal

Promote, encourage and adopt a comprehensive, dynamic program of land-use

policies to reflect the best interests of the total community.

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

- **Signs**
- **Landscaping**
- **Planned Unit Development (PUD)**
- **Site plan review**
- **Lighting**
- **Crowd size at functions**
- **Hours of operation**
- **Noise management**
- **Parking and traffic control**
- **Annexed property (annex as single family residence or PUD)**
- **Handling non-conforming uses**
- **Management of water runoff**
- **Fences**

2. Revise residential zoning ordinances to promote opportunities for non-traditional housing (cluster homes, assisted living facilities, etc.).

Goal

Preserve, protect and enhance the natural environment of the City.

- 1. Clear and maintain all creek beds and water ways.**
- 2. At least once every five years relocate one-half of the wildlife animal population from within the City limits.**
- 3. Monitor oak wilt and revise ordinances to require treatment and prevention.**
- 4. Develop a wildflower seeding program.**
- 5. Aggressively seek donations of open-space areas for retention as undeveloped property.**
- 6. Adopt an ordinance addressing maintenance of undeveloped property.**
- 7. Promote creation of a "Keep Woodcreek Beautiful" organization.**
- 8. Encourage and officially recognize beautification projects.**
- 9. Adopt an ordinance to enforce landscaping and maintenance of all common areas in keeping with Woodcreek' s ambiance.**
- 10. Adopt an ordinance establishing time limits for clean up and removal of debris following fires, floods and storms.**

Goal

Aggressively pursue sources of additional revenue for the City.

- 1. Establish utility-company franchise fees in line with other similarly sized cities.**
- 2. Implement ad valorem taxes required to meet City needs.**
- 3. Appoint an *ad hoc* committee to review funding programs utilized in other cities and annually report findings to the City Council.**
- 4. Identify all service providers in the City, including utility companies, and require them to collect and remit the 1 % City sales tax.**
- 5. Assess an appropriate license fee on service providers in the City.**
- 6. Increase building permit fees to cover costs of building inspectors and the issuing of ready-for-occupancy certifications.**
- 7. Consider the use of special assessments to meet unique City needs.**

Goal

Encourage the development of expanded recreational opportunities in the City.

- 1. Develop a community center for Woodcreek (day care, swimming pool, tennis court, lawn bowling, hike and bike trail, etc.).**
- 2. Encourage donations of land for recreational uses.**
- 3. Acquire flood-plain land for use as public parks or green belts.**
- 4. Identify and promote opportunities for "vest pocket" park land.**
- 5. Cooperate with Hays County Park Advisory Board on plans for park development in the area.**
- 6. Work with Camp Young Judaea regarding use of its facilities.**

Goal

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.**
- 2. Continue the use of volunteer teams to complete selected City projects in a timely manner.**
- 3. Encourage Woodcreek activities, e.g., hay ride, Christmas caroling, Neighborhood Night Out, Fourth of July parade, etc.**
- 4. Officially recognize individuals involved in community service.**
- 5. Encourage open communications from citizens in the community.**
- 6. Develop information relative to the City, POA's, and ETJ areas.**
- 7. Create a City of Woodcreek website.**
- 8. Schedule periodic town hall community meetings.**
- 9. Appoint an *ad-hoc* committee to review the Woodcreek Master Plan every two (2) years and to update it every five (5) years.**

Goal

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 to ETJ residents concerning voluntary annexation, including an outline of relevant State statutes and required forms for petition and submission of requests**

The City of Woodcreek

2020 Vision Master Plan Review

October 13, 2004

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Status of Goals and Objectives	Page 3 & 4
2020 Vision Master Plan	Exhibit A

**2020 VISION
CITY OF WOODREEK
COMPREHENSIVE MASTER PLAN REVIEW
OCTOBER 13, 2004**

From its inception in April 1998, the 2020 Vision project was undertaken to meet three goals:

1. To develop a comprehensive plan involving a significant element of citizen participation;
2. To develop a plan which would provide a legal basis for future land use, City ordinances, zoning decisions;
3. To provide direction for future elected officials on issues with potential impact on the lives of the citizenry.

The efforts of the Master Plan Committee resulted in the development of ten goals (desired end results) with a number of specific objectives (what needs to be done in order to accomplish each goal).

Following adoption of the Master Plan on August 25, 1999, the 2020 Vision Comprehensive Plan Committee strongly recommended the City conduct a plan review every two years and update the plan at least once every five years. On January 22, 2004, a committee was formed to conduct a plan review. The committee members are Larry Browning, Frank Byrne, Jan Hirst, Carol Mitchell and Norman Whisenant. Each member was assigned two goals with the respective objectives. It was determined that each of the objectives would be classified into one of three categories. The objective is met, ongoing/not met, or no longer applicable.

The Comprehensive Master Plan Review Committee recommends the following:

- The current Comprehensive Plan be updated. A number of the objectives have been met, and some are no longer applicable.
- The City Council and City Administrator review the current status of the goals and objectives as relative to their own areas of responsibility. Where objectives have not been met, council members should set these objectives as their personal goals. On an annual basis in a workshop setting, the City Council and City Administrator should review the progress towards meeting the goals and objectives.

In view of the time and thought expended by the original members of the Master Plan Committee, residents, and Texas State University students, it would be appropriate to follow through. The City should consider the document as a working guide.

City of Woodcreek
 2020 Master Plan Review
 September 2004

Ongoing/ No longer
 Met Not Met Applic.

Goal: Assure adequate public-safety services for the City

Objectives:	1. Establish law enforcement utilizing Sheriff's Dept/City Marshal/Peace Officers
	2. Develop a plan to make City more autonomous in meeting public safety needs
	3. Adopt/enforce strict public-safety ordinances
	4. Implement neighborhood watch programs
	5. Adopt building codes for new construction/remodeling
	6. Develop a plan to control water runoff (gutters, curbs, holding ponds)
	7. Annually monitor service records of Fire/EMS/Sheriff's Department

	X	
	X	
	X	
	X	
X		
X		
	X	

Goal: Assure availability of quality utility services for the City

Objectives:	1. Require utilities to survey customer satisfaction every other year
	2. Assure State/County specifications are met by providers
	3. Include customer service standards in franchise agreements
	4. Utilize new technology as it evolves
	5. Notify utilities of City's quality expectations annually
	6. Explore acquiring utilities as opportunities arise

	X	
	X	
	X	
	X	
	X	
	X	

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

Objectives:	1. Maintain the balance of residential/non-residential zoning while considering the need for recreational facilities
	2. Enact/update/enforce ordinances
	3. Work with the Property Owners' Associations in deed restriction enforcement

X		
	X	
	X	
		X

Goal: Assure adequately maintained, safe City streets

Objectives:	1. Secure street ownership
	2. Adopt/implement zero-tolerance traffic enforcement
	3. Explore/implement speed bump alternatives
	4. Contract with county for City street maintenance
	5. Establish street-cut repair standards/permit process
	6. Establish street-engineering specifications to include drainage/runoff
	7. Identify flood-prone streets/develop strategies to minimize/eliminate problems
	8. Prepare annual and five-year street maintenance schedules
	9. Utilize latest developments in street maintenance
	10. Install subtle street lighting at strategic intersections

X		
	X	
	X	
	X	
X		
	X	
	X	
	X	
	X	
	X	

Goal: Promote, encourage and adopt comprehensive program of land-use policies

Objectives:	1. Adopt/review/revise ordinances to cover: Landscaping, planned unit development, site-plan review, lighting, crowd size, hours of operation, noise management, parking/traffic control, annexed property, non-conforming uses, water runoff management, fences
	2. Revise Zoning Ordinance to promote non-traditional housing opportunities

	X	
	X	

