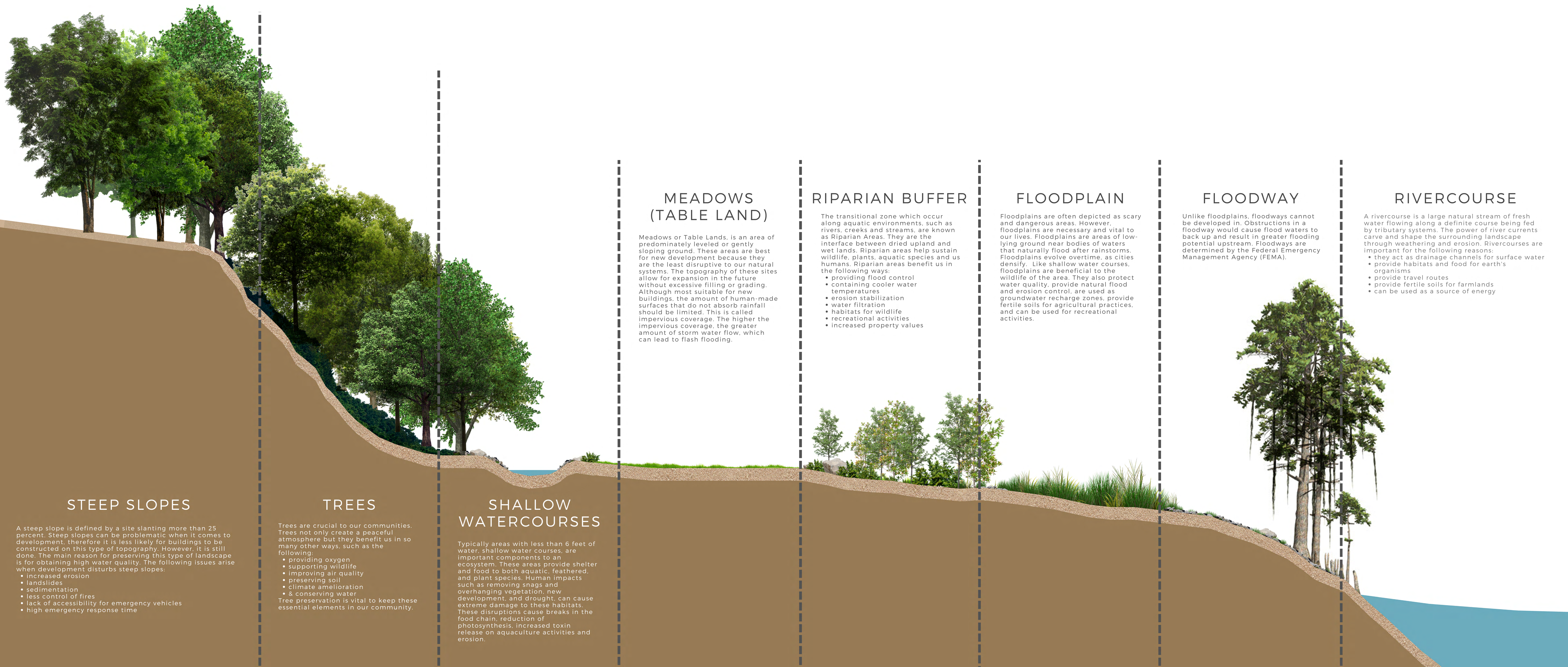


NATURAL SYSTEMS | WHY ARE THEY IMPORTANT?

Natural Systems are open systems whose elements, boundary, and relationships exist independently of human control. There are four main systems on our planet:



MEADOWS (TABLE LAND)

Meadows or Table Lands, is an area of predominately leveled or gently sloping ground. These areas are best for new development because they are the least disruptive to our natural systems. The topography of these sites allow for expansion in the future without excessive filling or grading. Although most suitable for new buildings, the amount of human-made surfaces that do not absorb rainfall should be limited. This is called impervious coverage. The higher the impervious coverage, the greater amount of storm water flow, which can lead to flash flooding.

RIPARIAN BUFFER

The transitional zone which occur along aquatic environments, such as rivers, creeks and streams, are known as Riparian Areas. They are the interface between dried upland and wet lands. Riparian areas help sustain wildlife, plants, aquatic species and us humans. Riparian areas benefit us in the following ways:

- providing flood control
- containing cooler water temperatures
- erosion stabilization
- water filtration
- habitats for wildlife
- recreational activities
- increased property values

FLOODPLAIN

Floodplains are often depicted as scary and dangerous areas. However, floodplains are necessary and vital to our lives. Floodplains are areas of low-lying ground near bodies of waters that naturally flood after rainstorms. Floodplains evolve overtime, as cities densify. Like shallow water courses, floodplains are beneficial to the wildlife of the area. They also protect water quality, provide natural flood and erosion control, are used as groundwater recharge zones, provide fertile soils for agricultural practices, and can be used for recreational activities.

FLOODWAY

Unlike floodplains, floodways cannot be developed in. Obstructions in a floodway would cause flood waters to back up and result in greater flooding potential upstream. Floodways are determined by the Federal Emergency Management Agency (FEMA).

RIVERCOURSE

A rivercourse is a large natural stream of fresh water flowing along a definite course being fed by tributary systems. The power of river currents carve and shape the surrounding landscape through weathering and erosion. Rivercourses are important for the following reasons:

- they act as drainage channels for surface water
- provide habitats and food for earth's organisms
- provide travel routes
- provide fertile soils for farmlands
- can be used as a source of energy

STEEP SLOPES

A steep slope is defined by a site slanting more than 25 percent. Steep slopes can be problematic when it comes to development, therefore it is less likely for buildings to be constructed on this type of topography. However, it is still done. The main reason for preserving this type of landscape is for obtaining high water quality. The following issues arise when development disturbs steep slopes:

- increased erosion
- landslides
- sedimentation
- less control of fires
- lack of accessibility for emergency vehicles
- high emergency response time

TREES

Trees are crucial to our communities. Trees not only create a peaceful atmosphere but they benefit us in so many other ways, such as the following:

- providing oxygen
- supporting wildlife
- improving air quality
- preserving soil
- climate amelioration
- & conserving water

Tree preservation is vital to keep these essential elements in our community.

SHALLOW WATERCOURSES

Typically areas with less than 6 feet of water, shallow water courses, are important components to an ecosystem. These areas provide shelter and food to both aquatic, feathered, and plant species. Human impacts such as removing snags and overhanging vegetation, new development, and drought, can cause extreme damage to these habitats. These disruptions cause breaks in the food chain, reduction of photosynthesis, increased toxin release on aquaculture activities and erosion.

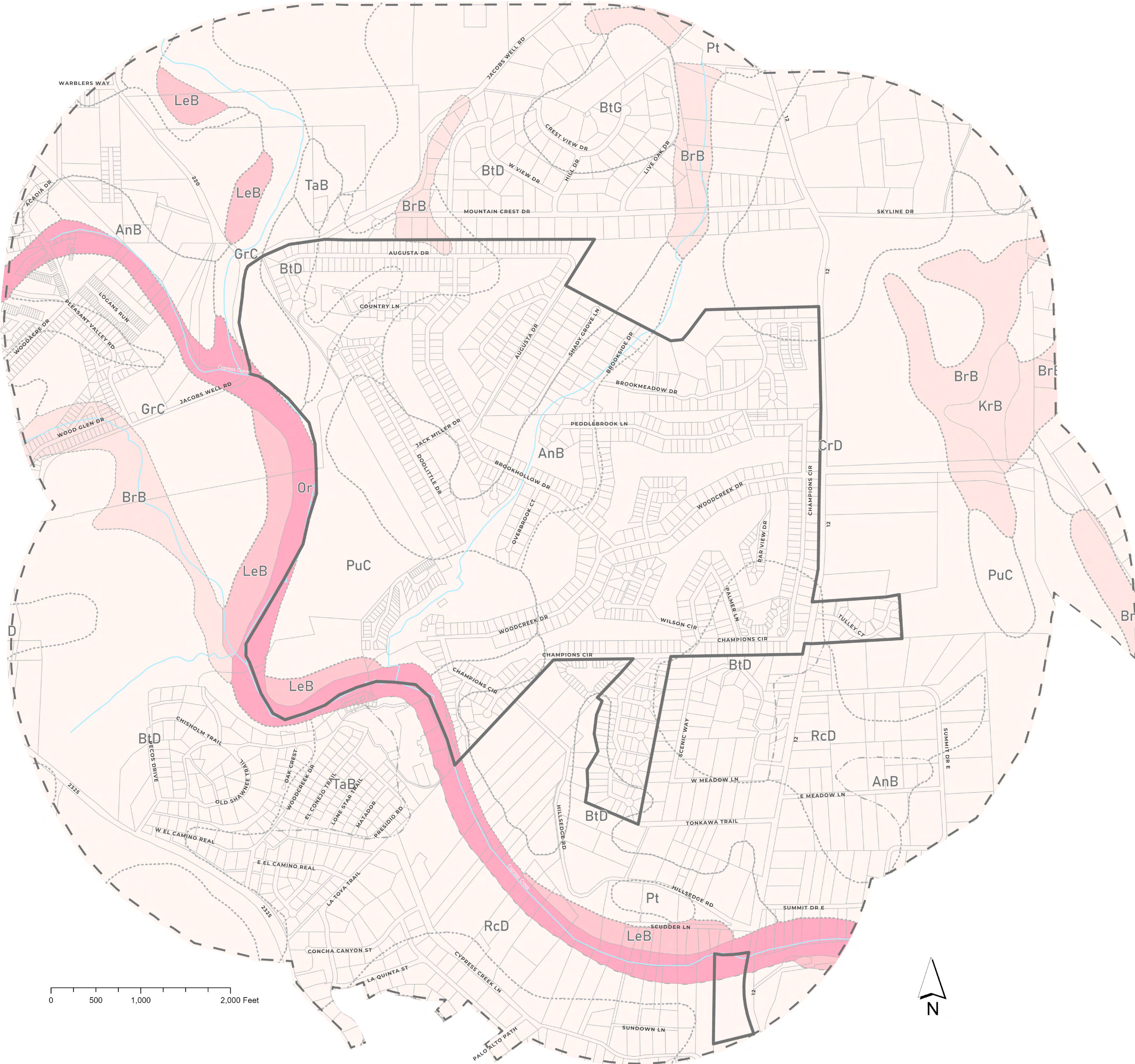
LEGEND

- Woodcreek City Limit
- Woodcreek ETJ
- 5 Foot Contours
- Slopes 0-8%
- Slopes 8.01-15%
- Slopes 15.01-25%
- Slopes > 25.01%



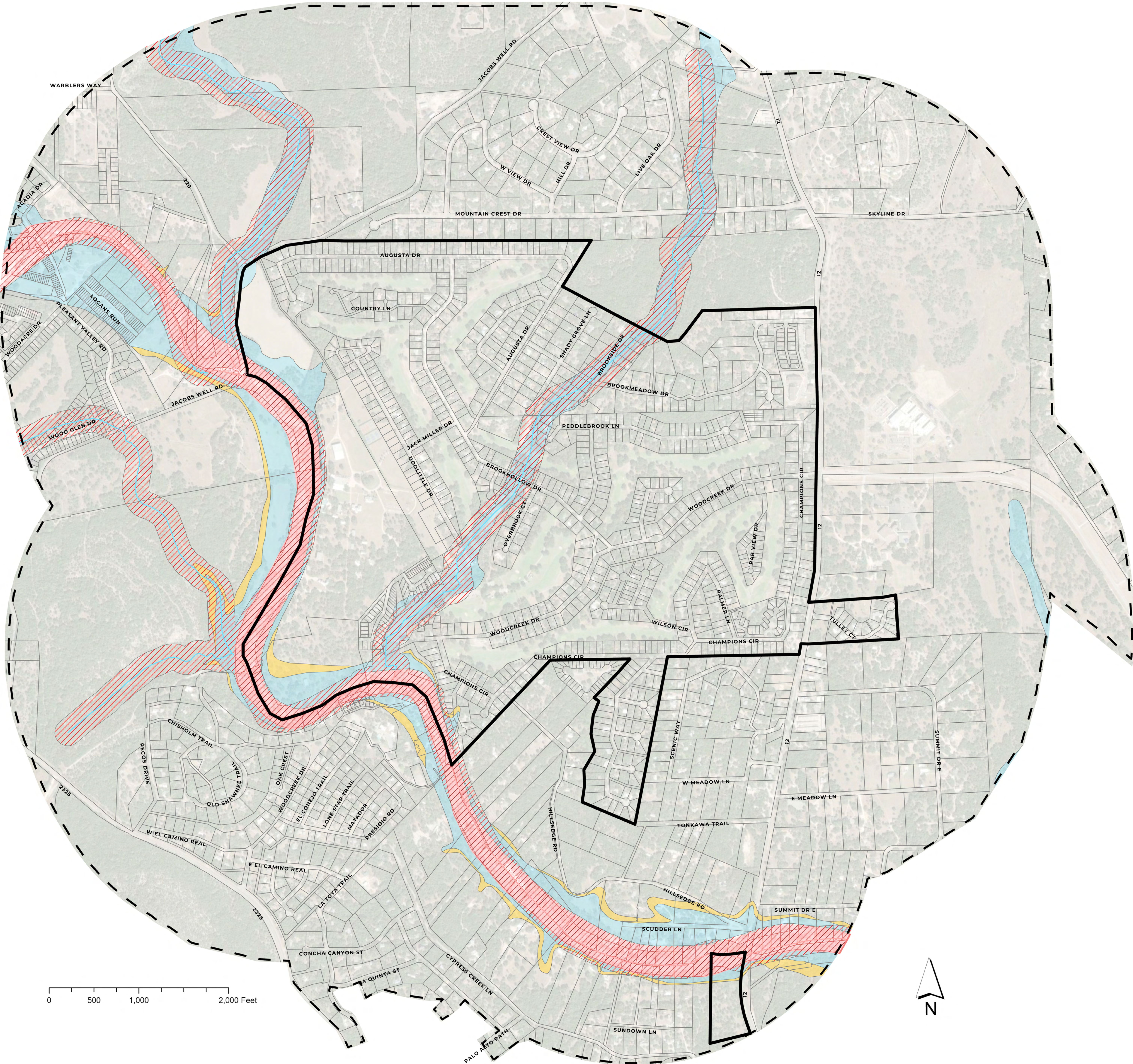
LEGEND

- Woodcreek City Limit
- Woodcreek ETJ
- A Rating** high infiltration, low runoff potential
- B Rating** moderate infiltration
- C Rating** slow infiltration
- D Rating** very slow infiltration, high runoff potential



LEGEND

- Woodcreek City Limit
- Woodcreek ETJ
- Watercourse
- 100-Year Flood Hazard Zone
- Riparian Buffer
- Floodway
- 500-Year Flood Hazard Zone



LEGEND

- Woodcreek City Limit
- Woodcreek ETJ
- Undeveloped
- Natural Systems (Slopes, Soils, Flood Areas)



LAND USE | HUMAN ACTIVITY

NO ACTIVITY

- Wetlands
- Wildlife Habitats
- Floodplains
- Conservation Area



RURAL ACTIVITY

- Farms
- Large-Lot Subdivisions
- Parks
- Mineral Extraction



URBAN ACTIVITY

- Residential
- Commercial
- Industrial
- Institutional
- Public Spaces



SCALES OF URBAN ACTIVITY



NEIGHBORHOOD



COMMUNITY



REGIONAL

LAND USE | TYPICAL ACTIVITIES

URBAN ACTIVITY

TYPICAL ACTIVITIES

NO
ACTIVITY



RIVERS



WETLANDS



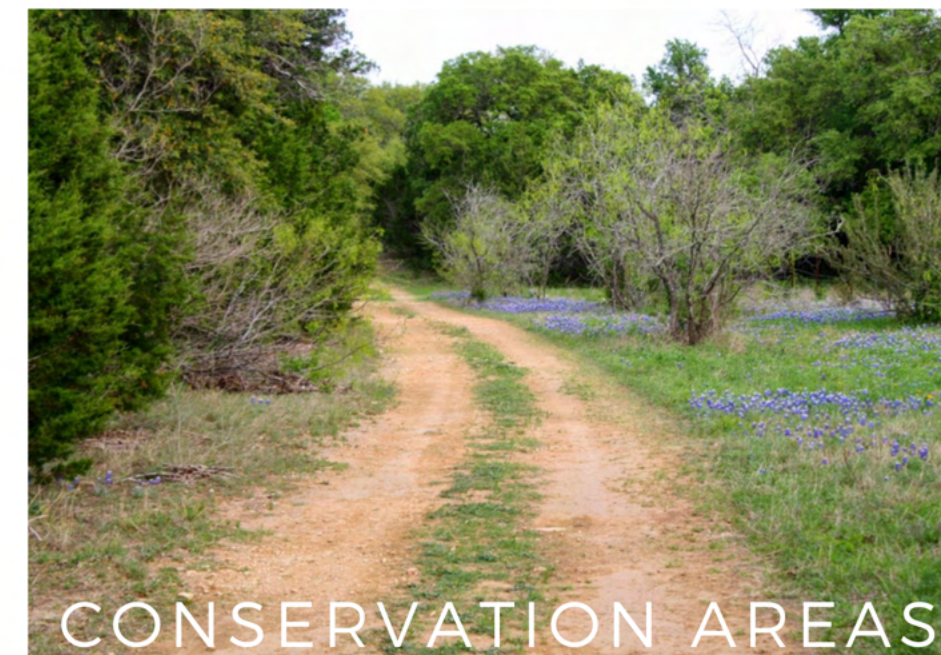
NATURAL PRESERVES



WILDLIFE HABITATS



FLOODPLAINS



CONSERVATION AREAS

RURAL
ACTIVITY



RESIDENTIAL ESTATES



RANCHES



FARMLANDS



SCHOOLS



REGIONAL PARKS



VENUE

NEIGHBORHOOD



SINGLE FAMILY HOUSE



ANIMAL SERVICES



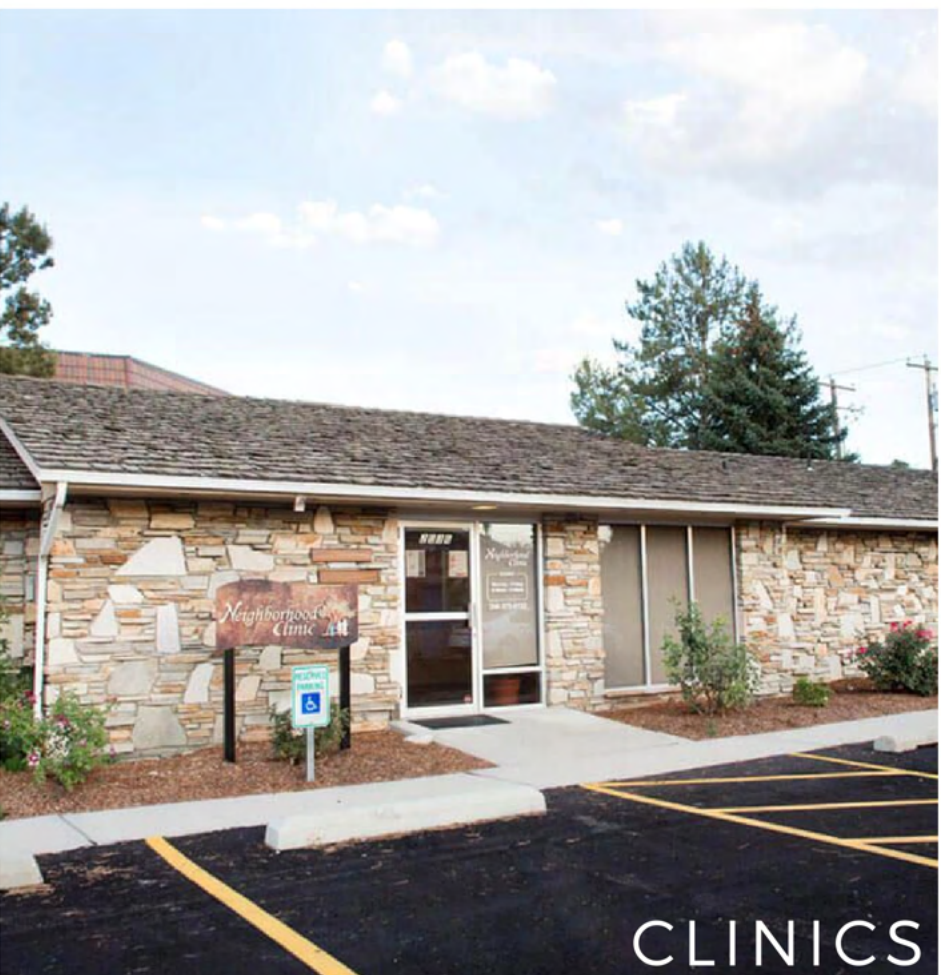
COFFEE SHOPS



TOWNHOMES



POCKET NEIGHBORHOOD



CLINICS

COMMUNITY



FOOD TRUCK COURT



BANK



MARKET



LOCAL RESTAURANT



STRIP RETAIL



APARTMENTS

REGIONAL



GOLF COURSE



SCHOOLS



HOTEL



CHAIN RESTAURANT



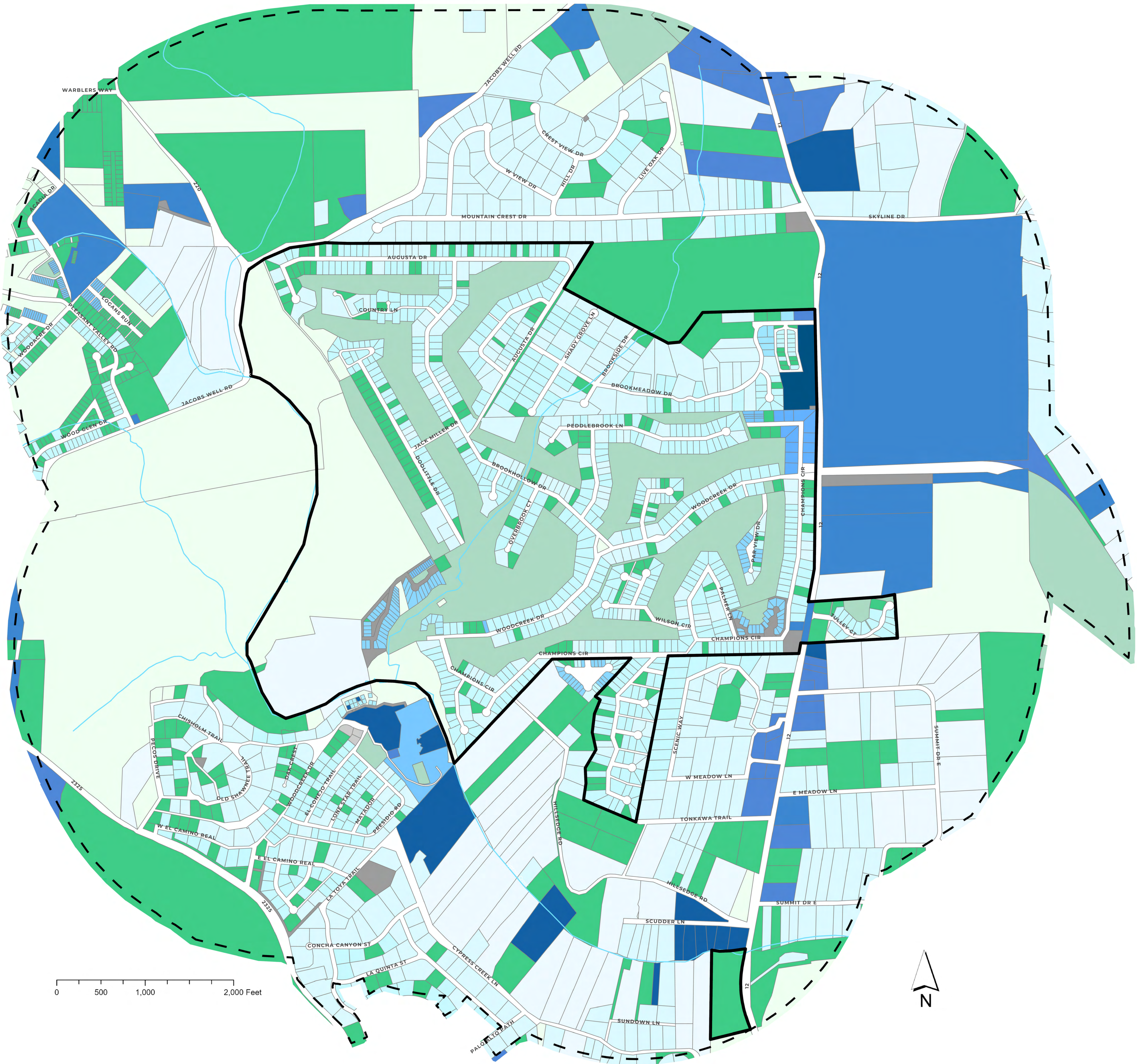
MEDICAL OFFICES



BIG BOX RETAIL

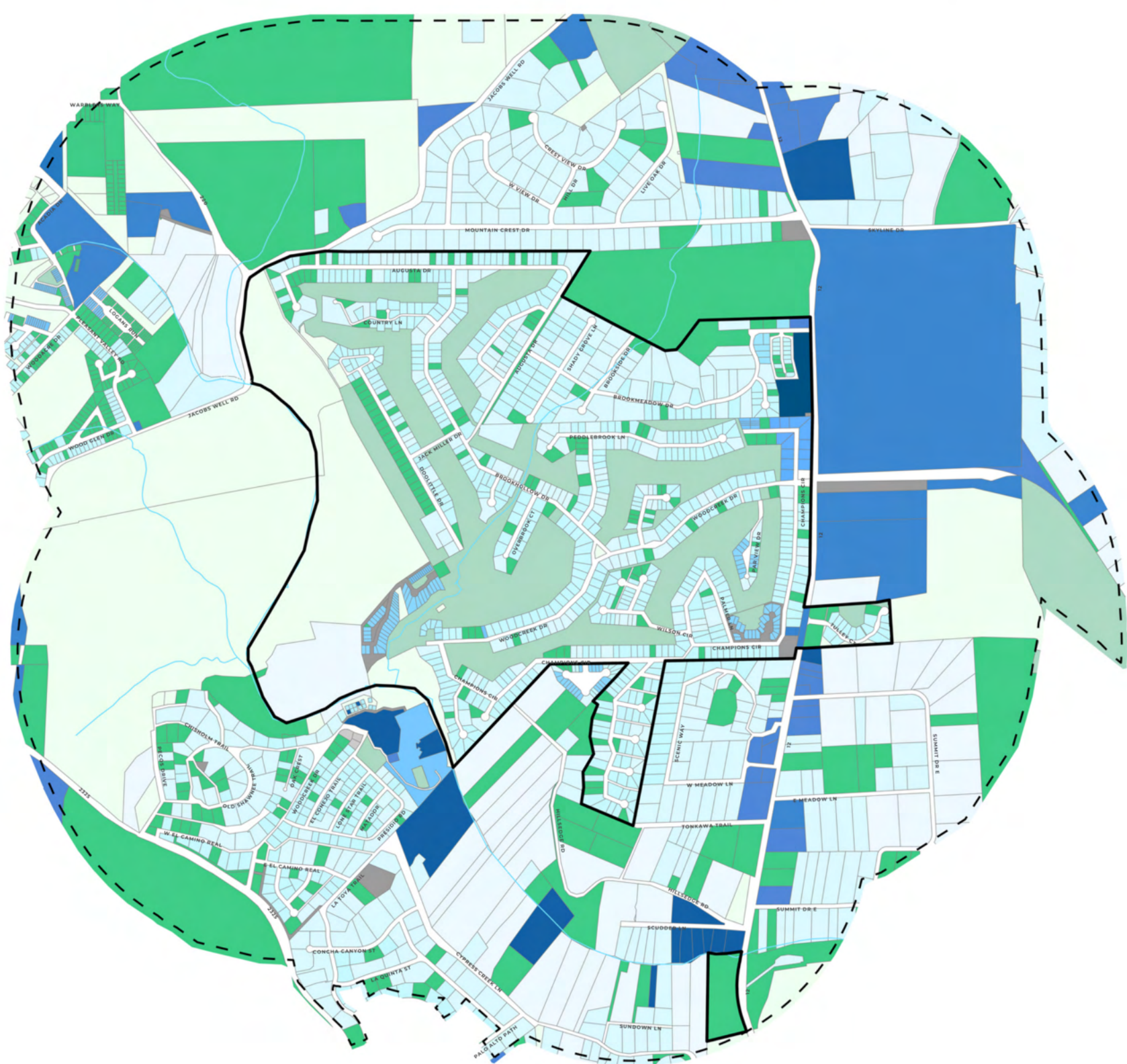
LEGEND

- Woodcreek City Limit
- Woodcreek ETJ
- Natural Reserves
- Parking Lots
- Right-Of-Ways
- Utilities
- Recreational
- Rural Residential
- Residential Estate
- Conventional Single Family
- Cottage Single Family
- Duplex
- Garden Home
- Suburban Townhome
- Multi-Family Fourplex
- Commercial
- Institutional
- Manufactured Homes
- Lodging
- Garden Style Apartments
- Undeveloped



LAND USE | EXISTING DEVELOPMENT TYPES

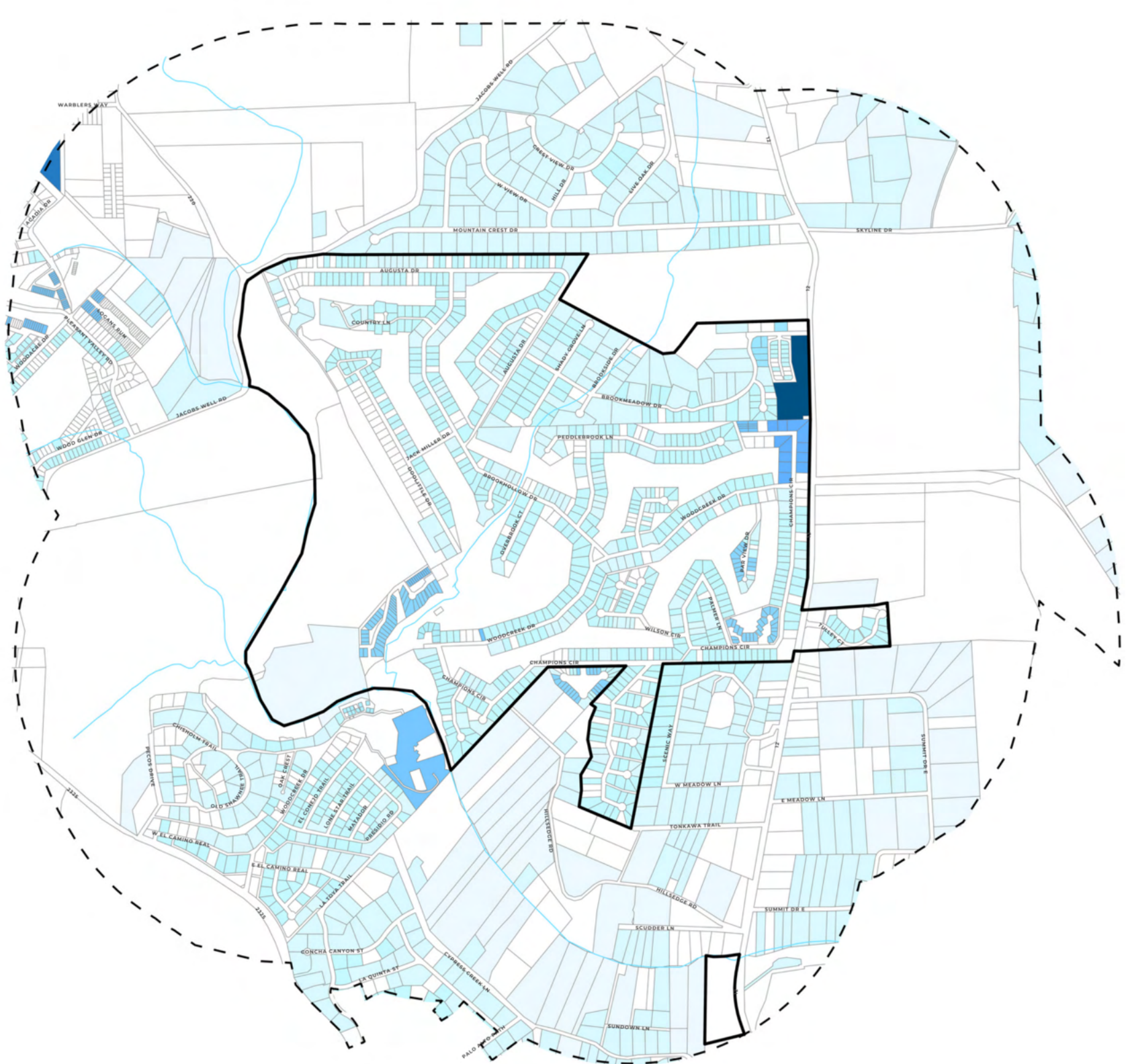
ALL DEVELOPMENT TYPES



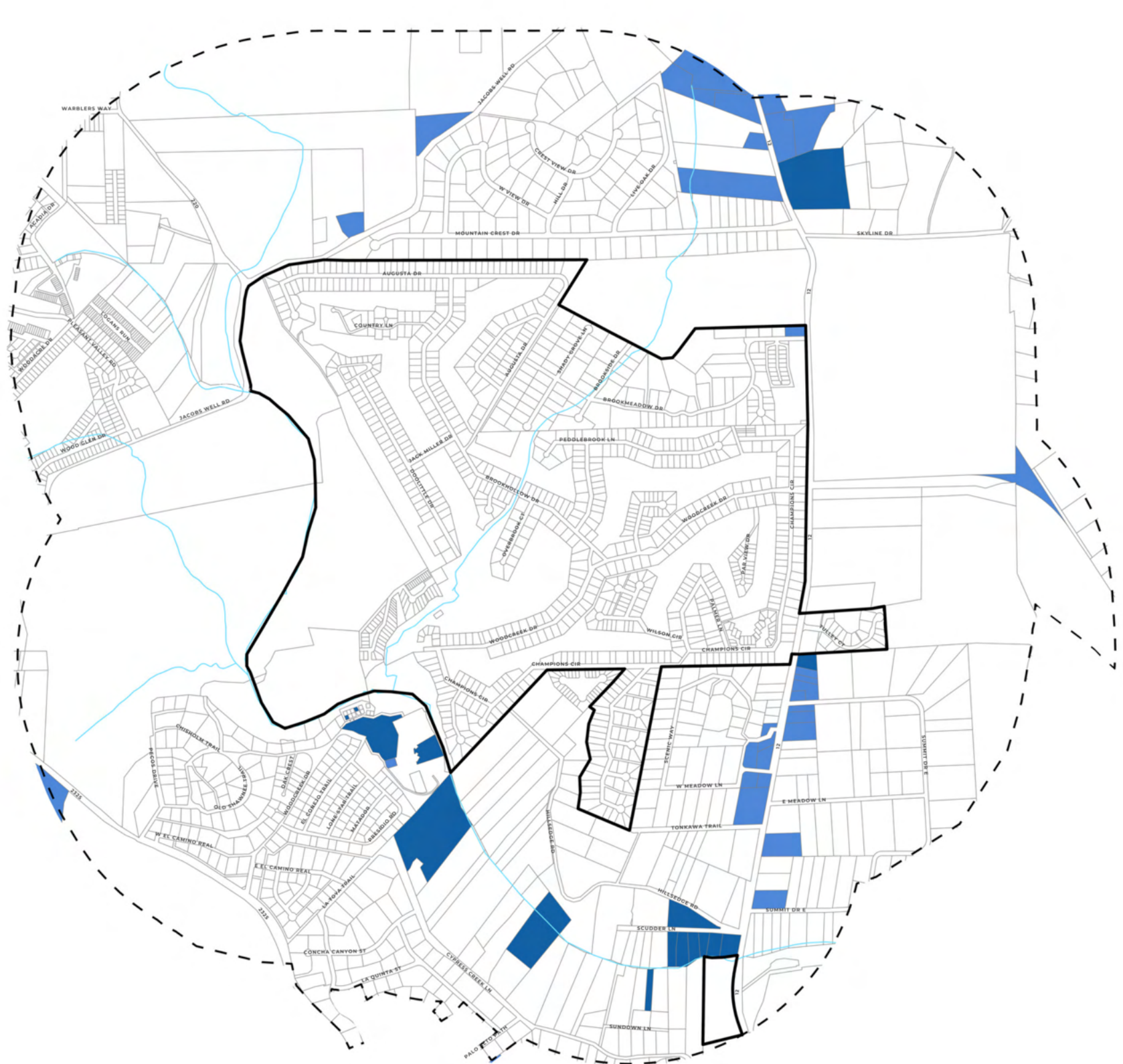
LEGEND

- Woodcreek City Limit
- Woodcreek ETJ
- Rural Residential
- Residential Estate
- Conventional Single Family
- Cottage Single Family
- Duplex
- Garden Home
- Suburban Townhome
- Multi-Family Fourplex
- Manufactured Homes
- Garden Style Apartments

RESIDENTIAL



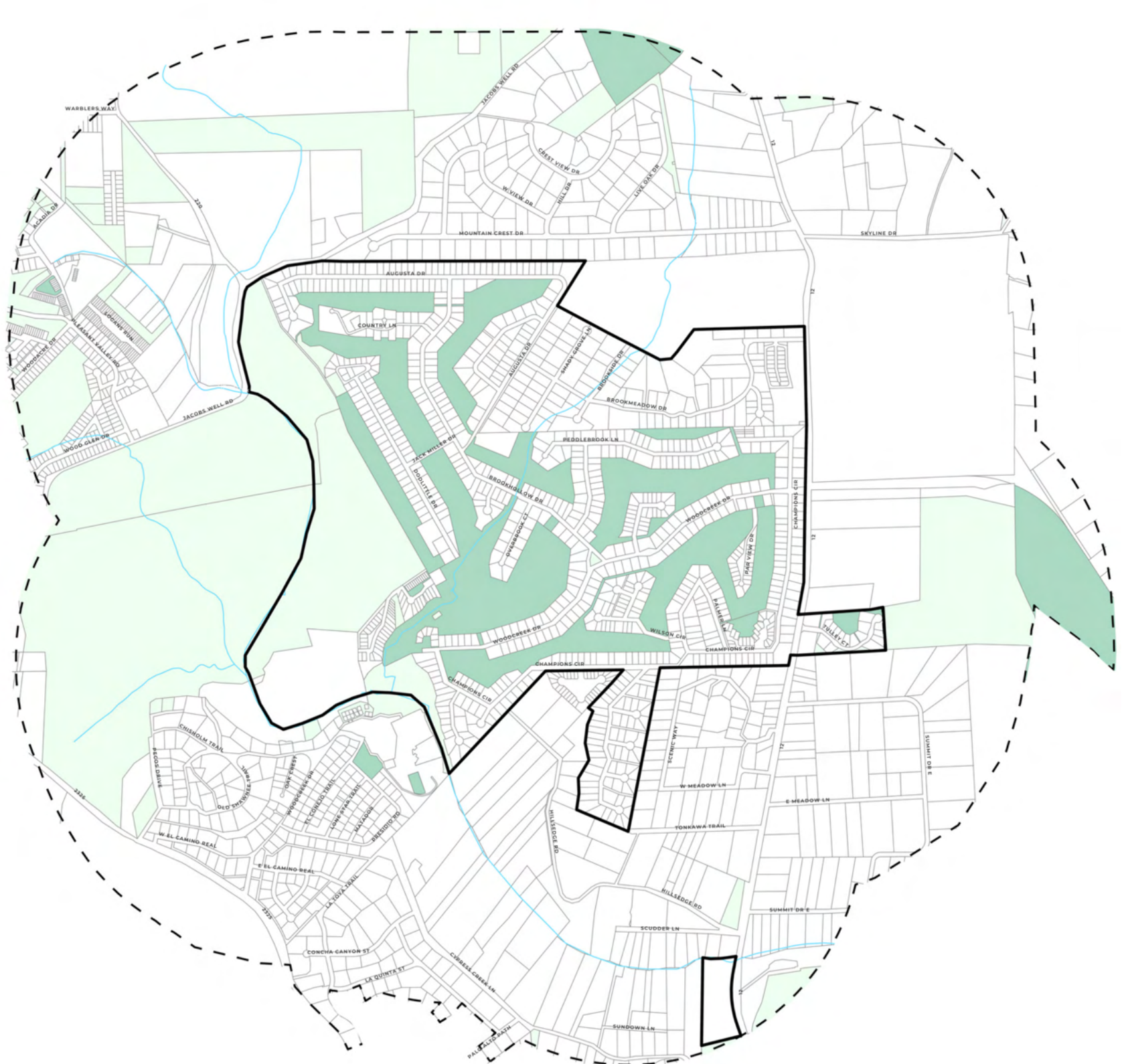
COMMERCIAL



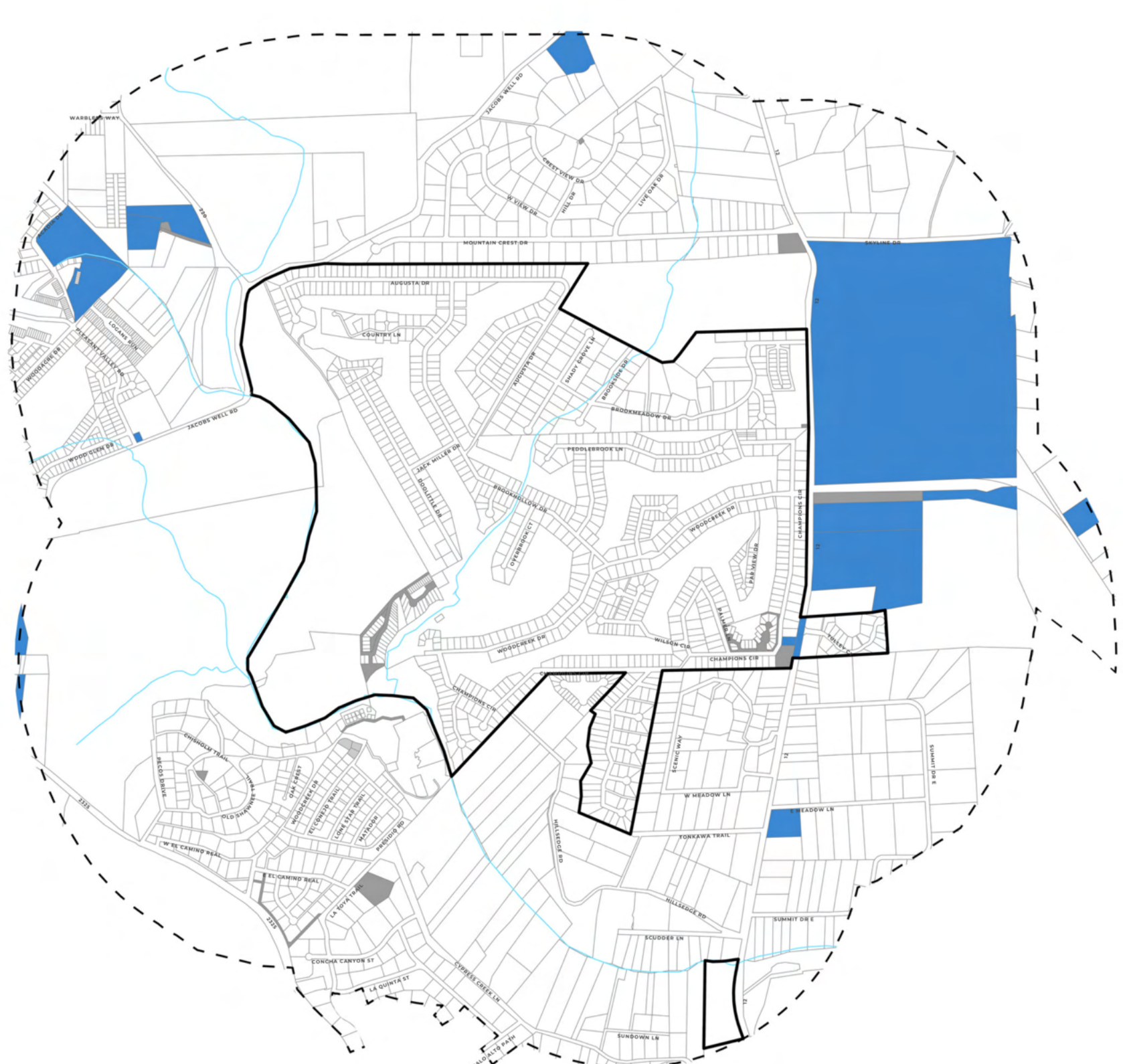
LEGEND

- Woodcreek City Limit
- Woodcreek ETJ
- Natural Reserves
- Recreational
- Commercial
- Lodging

OPEN/GREEN SPACES



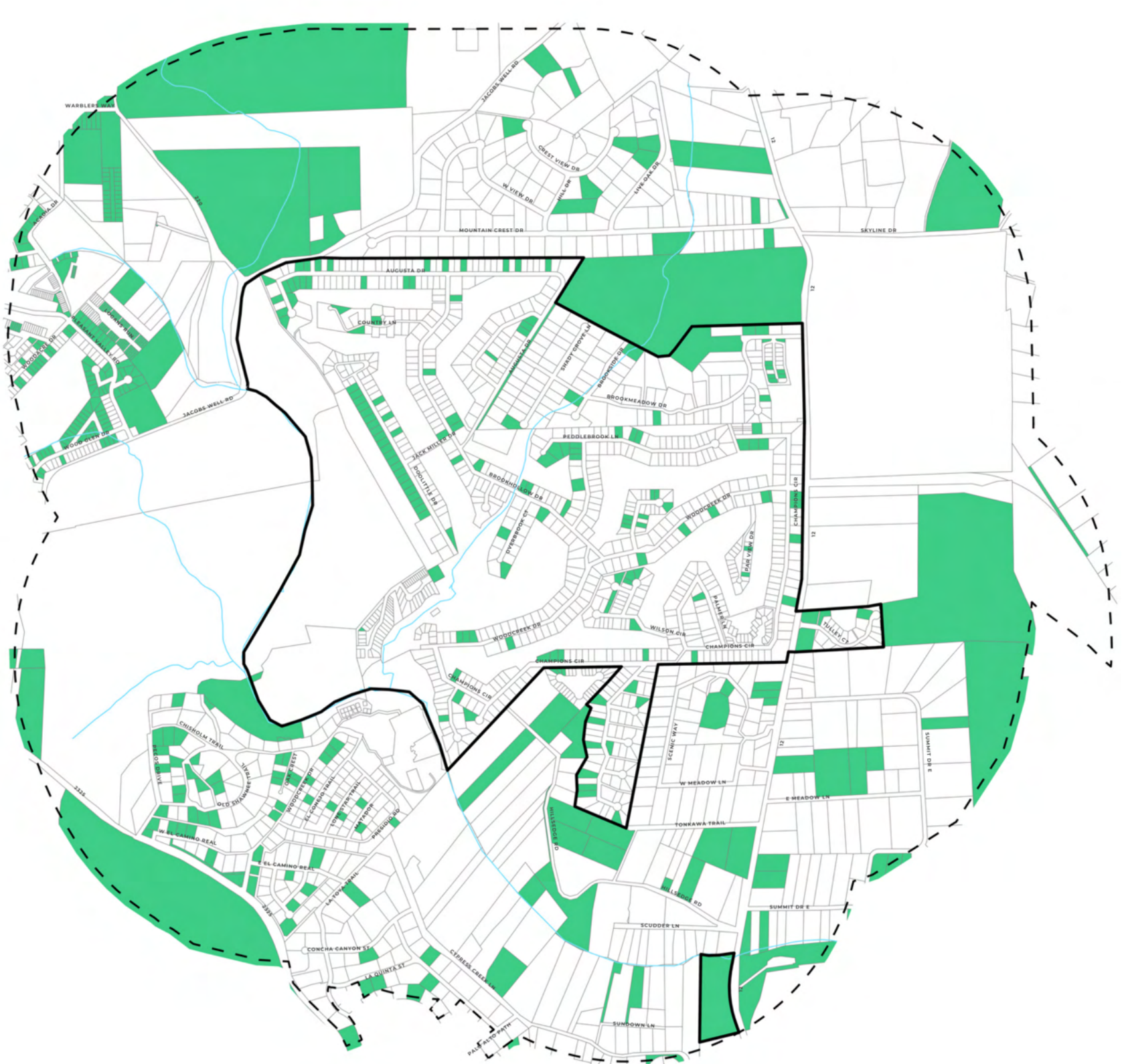
INSTITUTIONAL



LEGEND

- Woodcreek City Limit
- Woodcreek ETJ
- Parking Lots
- Right-Of-Ways
- Utilities
- Institutional
- Undeveloped

UNDEVELOPED

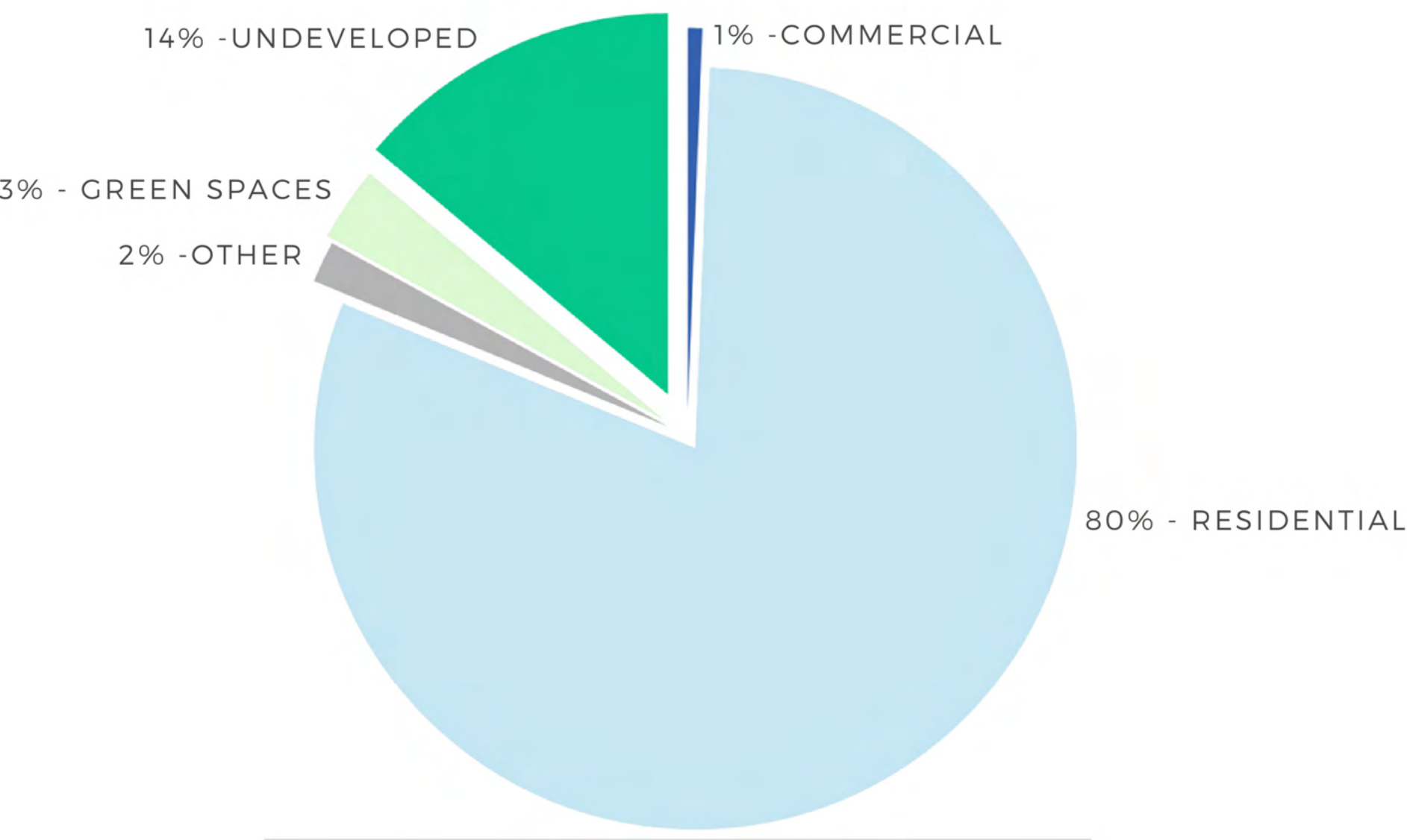


LAND USE

|

EXISTING DEVELOPMENT TYPES

PARCELS IN
WOODCREEK CITY LIMTS



COMMERCIAL	DEVELOPMENT TYPE	TOTAL PARCELS
	Animal Services	0
	Bank	0
	Contractor with Storage Yard	0
	Educational Camp	0
	Electrical Supply Store	0
	Health and Beauty	0
	Liquor Store	1
	Lodging	6
	Medical Office	0
	Office Complex	0
	One-Story Office	0
	Pest Control Service	0
	Retail Strip	0
	Self Storage	0
	Stand-Alone Food Service	0
	Warehouse/Industrial	0
TOTAL:		7

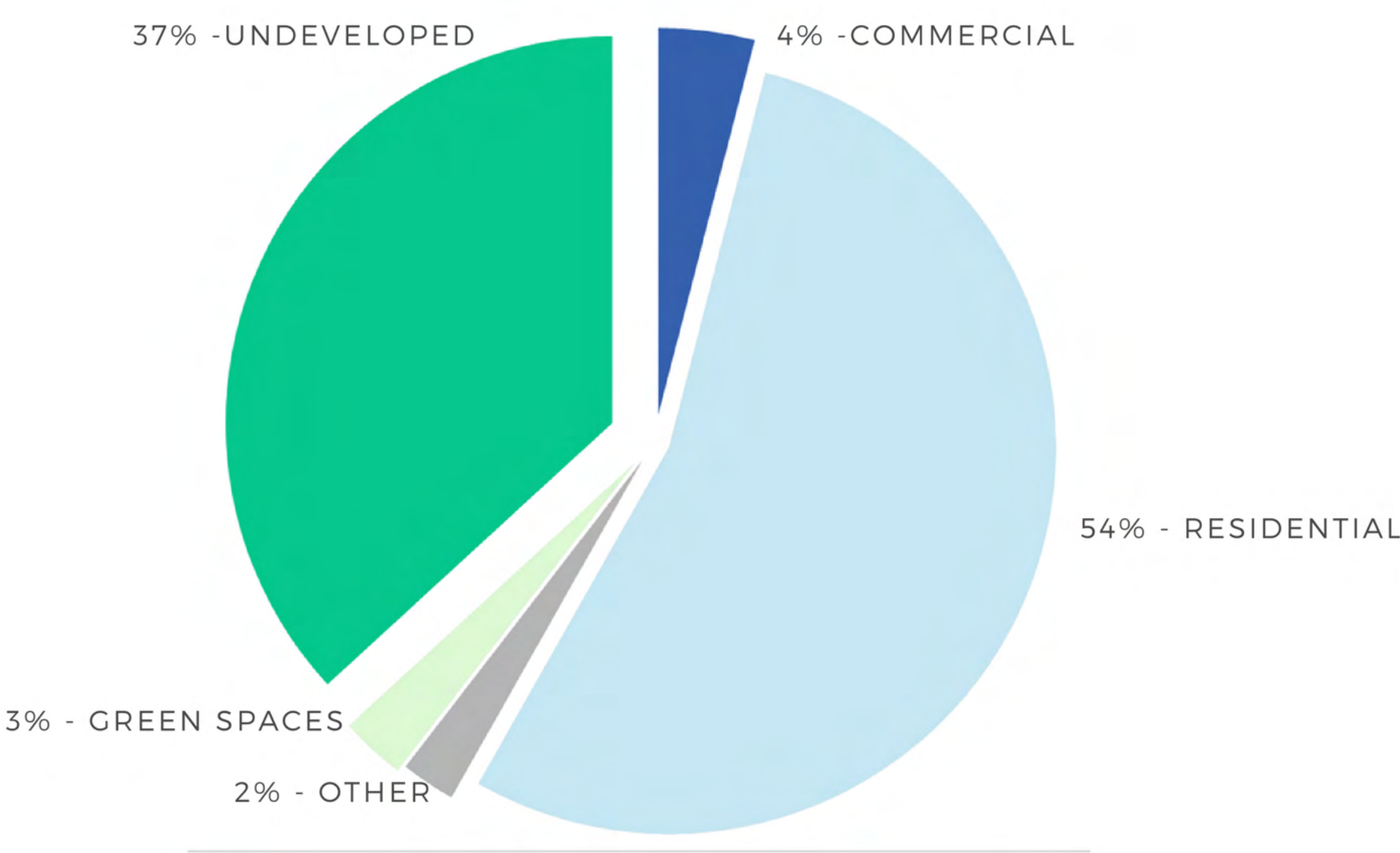
RESIDENTIAL	DEVELOPMENT TYPE	TOTAL PARCELS
	Conventional Single Family	567
	Cottage Single Family	7
	Duplex	7
	Garden Home	97
	Garden Style Apartments	1
	Manufactured Home	0
	Multi-Family Fourplex	12
	Residential Estate	201
	Rural Residential	3
	Suburban Townhome	27
TOTAL:		922

OTHER	DEVELOPMENT TYPE	TOTAL PARCELS
	Institutional	6
	Parking Lot	0
	Right-Of-Way	12
	Utility	2
TOTAL:		20

GREEN SPACES TOTAL:	DEVELOPMENT TYPE	TOTAL PARCELS
	Green Space	21
	Recreation	15
36		

UNDEVELOPED TOTAL:	DEVELOPMENT TYPE	TOTAL PARCELS
	Empty Lots	159
159		

PARCELS IN
WOODCREEK ETJ



COMMERCIAL	DEVELOPMENT TYPE	TOTAL PARCELS
	Animal Services	2
	Bank	2
	Contractor with Storage Yard	4
	Educational Camp	1
	Electrical Supply Store	1
	Health and Beauty	1
	Liquor Store	0
	Lodging	15
	Medical Office	1
	Office Complex	1
	One-Story Office	4
	Pest Control Service	1
	Retail Strip	1
	Self Storage	5
	Stand-Alone Food Service	3
	Warehouse/Industrial	4
TOTAL:		46

RESIDENTIAL	DEVELOPMENT TYPE	TOTAL PARCELS
	Conventional Single Family	209
	Cottage Single Family	11
	Duplex	0
	Garden Home	0
	Garden Style Apartments	0
	Manufactured Home	1
	Multi-Family Fourplex	0
	Residential Estate	280
	Rural Residential	61
	Suburban Townhome	59
TOTAL:		621

OTHER	DEVELOPMENT TYPE	TOTAL PARCELS
	Institutional	14
	Parking Lot	3
	Right-Of-Way	3
	Utility	6
TOTAL:		26

GREEN SPACES TOTAL:	DEVELOPMENT TYPE	TOTAL PARCELS
	Green Space	26
	Recreation	5
31		

UNDEVELOPED TOTAL:	DEVELOPMENT TYPE	TOTAL PARCELS
	Empty Lots	422
422		

FISCAL SYSTEMS

|

RESIDENTIAL
DEVELOPMENT TYPES

HOW MUCH AD VALOREM REVENUE DOES EACH
DEVELOPMENT TYPE GENERATE PER ACRE?

Amounts represent revenue for the City of Woodcreek only.
Amounts in italics represent estimates.

RURAL LOT (2-ACRES)



Ad Valorem/Acre: **\$435**

RURAL LOT (1-ACRES)



Ad Valorem/Acre: **\$693**

ESTATE LOT (1/2-ACRE)



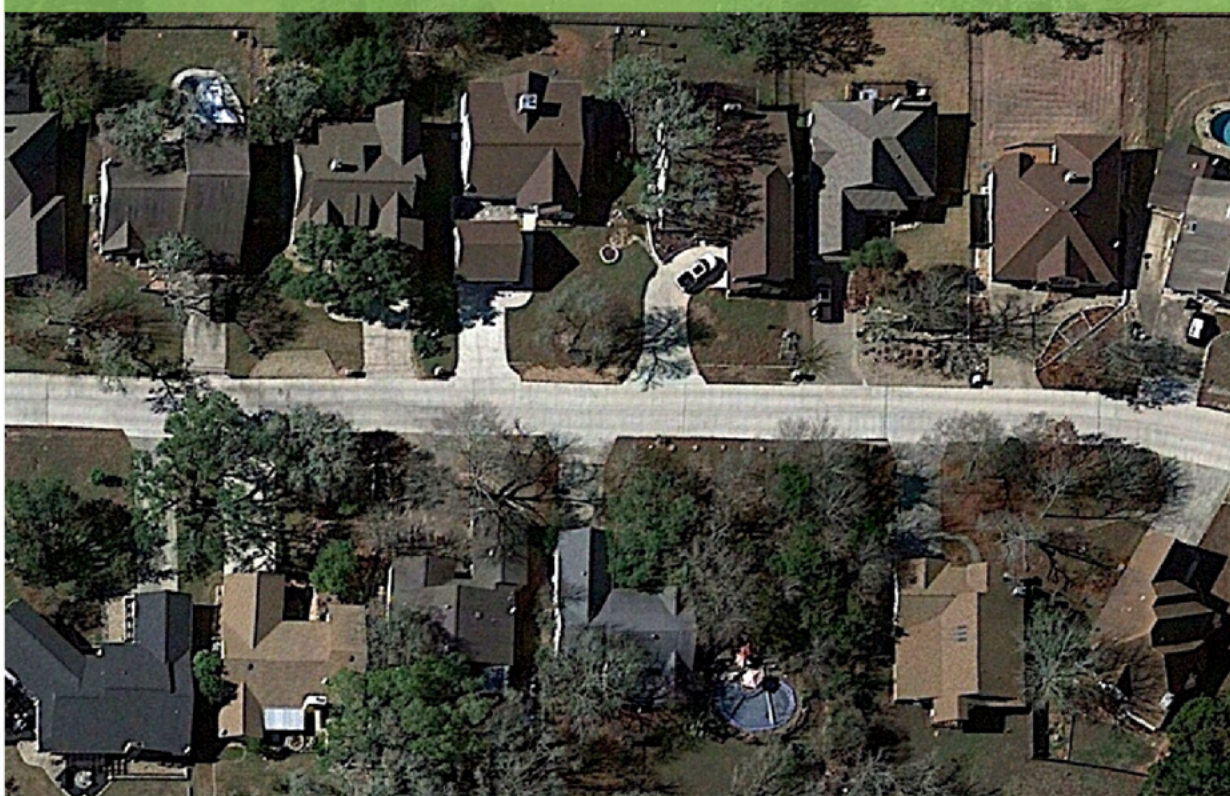
Ad Valorem/Acre: **\$1,309**

DUPLEX LOT



Ad Valorem/Acre: **\$1,713**

CONV. LOT (1/3-ACRE)



Ad Valorem/Acre: **\$2,643**

COTTAGE (1/5-ACRE)



Ad Valorem/Acre: **\$2,703**

GARDEN LOT (4,000 SF)
(4,000 SF) LOT



Ad Valorem/Acre: **\$5,851**

TOWNHOUSE LOT (2,000 SF)



Ad Valorem/Acre: **\$12,291**

APARTMENT HOMES



Ad Valorem/Acre: **\$3,820**

FISCAL SYSTEMS | COMMERCIAL
DEVELOPMENT TYPES

HOW MUCH AD VALOREM REVENUE DOES EACH
DEVELOPMENT TYPE GENERATE PER ACRE?

Amounts represent revenue for the City of Woodcreek only.
Amounts in italics represent estimates.

LOCAL RETAIL



Ad Valorem/Acre: **\$2,435**

LOCAL OFFICE



Ad Valorem/Acre: **\$2,123**

BOUTIQUE HOTEL



Ad Valorem/Acre: **\$5,663**

MEDICAL OFFICES



Ad Valorem/Acre: **\$2,549**

RV PARK



Ad Valorem/Acre: **\$690**

CABINS



Ad Valorem/Acre: **\$1,398**

MICRO-BREWERY



Ad Valorem/Acre: **\$481**

WINERY



Ad Valorem/Acre: **\$9**

CHURCH



Ad Valorem/Acre: **\$0**

FISCAL SYSTEMS | COMMERCIAL
DEVELOPMENT TYPES

HOW MUCH AD VALOREM REVENUE DOES EACH
DEVELOPMENT TYPE GENERATE PER ACRE?

Amounts represent revenue for the City of Woodcreek only.
Amounts in italics represent estimates.

COMMUNITY BANK



Ad Valorem/Acre: **\$1,963**

ASSISTED LIVING



Ad Valorem/Acre: **\$2,054**

REGIONAL HOTEL



Ad Valorem/Acre: **\$8,421**

GAS STATION



Ad Valorem/Acre: **\$758**

SUBURBAN RETAIL



Ad Valorem/Acre: **\$4,475**

SELF STORAGE



Ad Valorem/Acre: **\$1,136**

GOLF COURSE



Ad Valorem/Acre: **\$50**

BOUTIQUE RETAIL



Ad Valorem/Acre: **\$4,368**

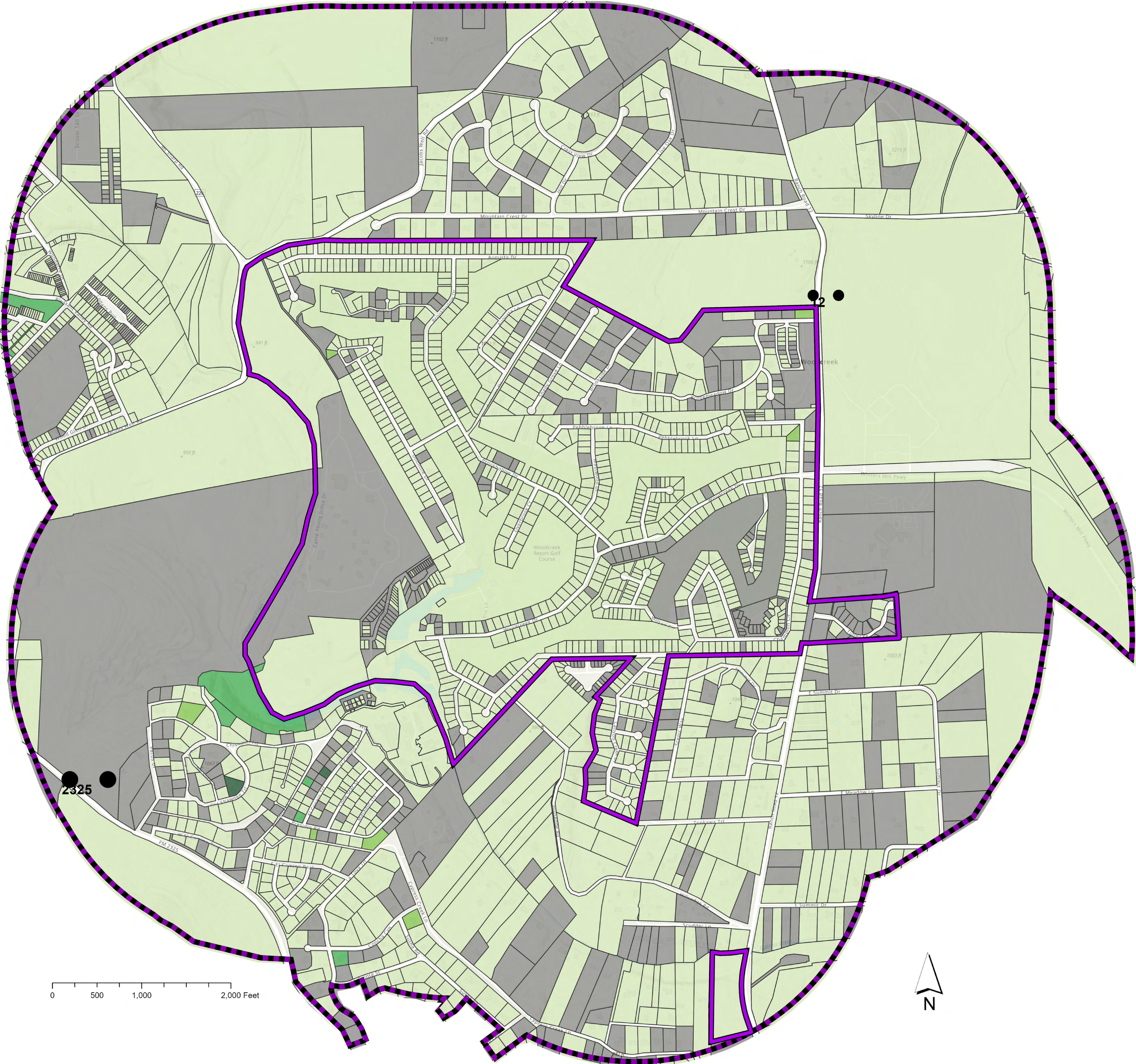
BOX RETAIL



Ad Valorem/Acre: **\$1,257**

LEGEND

- Woodcreek City Limit
- Woodcreek ETJ
- Not Available (579)
- \$0 - \$2,500 (1,604)
- \$2,500 - \$5,000 (9)
- \$5,000 - 10,000 (6)
- > \$10,000 (2)



LEGEND

- Woodcreek City Limit
- Woodcreek ETJ
- Not Available (579)
- \$0 - \$2,500 (1,156)
- \$2,500 - \$5,000 (290)
- \$5,000 - 10,000 (120)
- > \$10,00 (55)



FISCAL SYSTEMS | DWELLING PREFERENCE TYPE



RURAL LOT
(2-ACRES)



RURAL LOT
(1-ACRE)



ESTATE LOT
(1/2-ACRE)



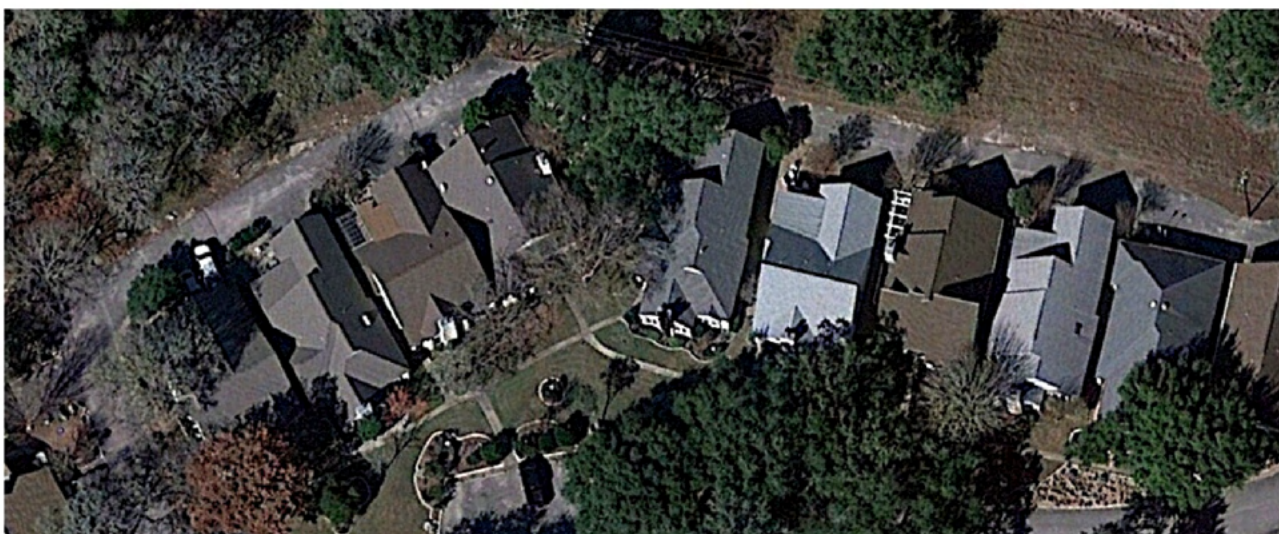
DUPLEX LOT



CONVENTIONAL
LOT (1/3 ACRE)



COTTAGE LOT
(1/5- ACRE)



GARDEN LOT
(4,000 SF)



TOWNHOUSE
LOT (2,000 SF)



APARTMENT
HOMES

Now knowing about the the fiscal aspects of each development type,
PLACE A STICKER NEXT TO YOUR PREFERRED RESIDENTIAL DEVELOPMENT TYPE(S)

FISCAL SYSTEMS | COMMERCIAL
PREFERENCE TYPE



LOCAL
RETIAL



LOCAL
OFFICE



BOUTIQUE
HOTEL



REGIONAL
OFFICES



RV PARK



CABINS



MICRO-
BREWERY



WINERY



CHURCH

Now knowing about the the fiscal aspects of each development type,
PLACE A STICKER NEXT TO YOUR PREFERRED COMMERCIAL DEVELOPMENT TYPE(S)

FISCAL SYSTEMS | COMMERCIAL
PREFERENCE TYPE



COMMERCIAL
BANK



ASSISTED
LIVING



REGIONAL
HOTEL



GAS STATION



SUBURBAN
RETAIL



SELF
STORAGE



GOLF COURSE



BOUTIQUE
RETAIL



BOX RETAIL

Now knowing about the the fiscal aspects of each development type,
PLACE A STICKER NEXT TO YOUR PREFERRED COMMERCIAL DEVELOPMENT TYPE(S)

FISCAL SYSTEMS | QUESTIONS

1. My sentiments towards national brand retailers are that... (select only one)



A. They are welcome here as long as they follow our rules. This is our community.



B. They compete with local retailers and their revenue isn't reinvested locally. We should do our best to keep them out.

C. They should be treated like any other business. Wed don't want Woodcreek to get a reputation for being difficult to develop in.

D. We should roll out the red carpet for them.

2. Along Ranch Road 12, I would like to see...(select all that apply)



A. niche retail

B. nothing, keep it the way it is!

C. small-scale cafes and coffee shops



D. fresh, local food

E. landscaping, beautification

F. Other _____(please specify on a sticky note)

3. My biggest concern with new residential development in the undeveloped areas surrounding Woodcreek is...(select all that apply)



A. making sure that lots are large -- like one-acre minimum

B. making sure that we preserve the natural features of the land, like the trees, sloping terrain, and natural drainage



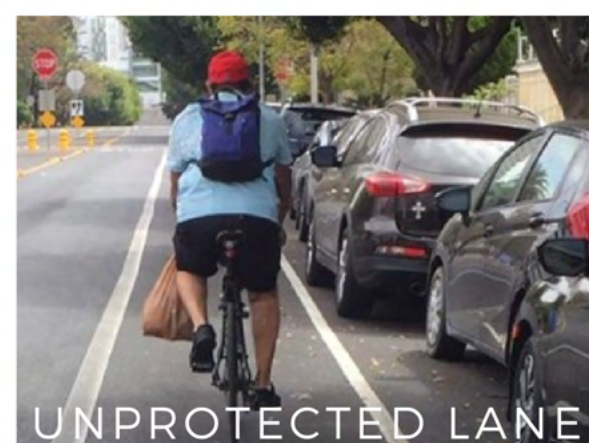
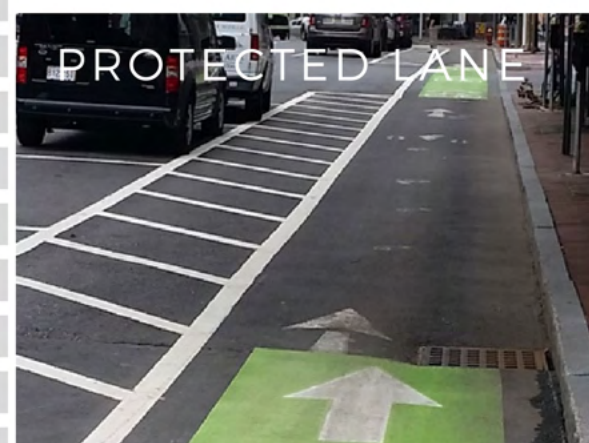
C. the look and feel of new development! No cookie cutter!

D. as long as it is the same character as Woodcreek's existing neighborhoods, I'm fine with it.

PLACE A STICKER NEAR THE ANSWER YOU BEST AGREE WITH FOR THE ABOVE QUESTIONS.

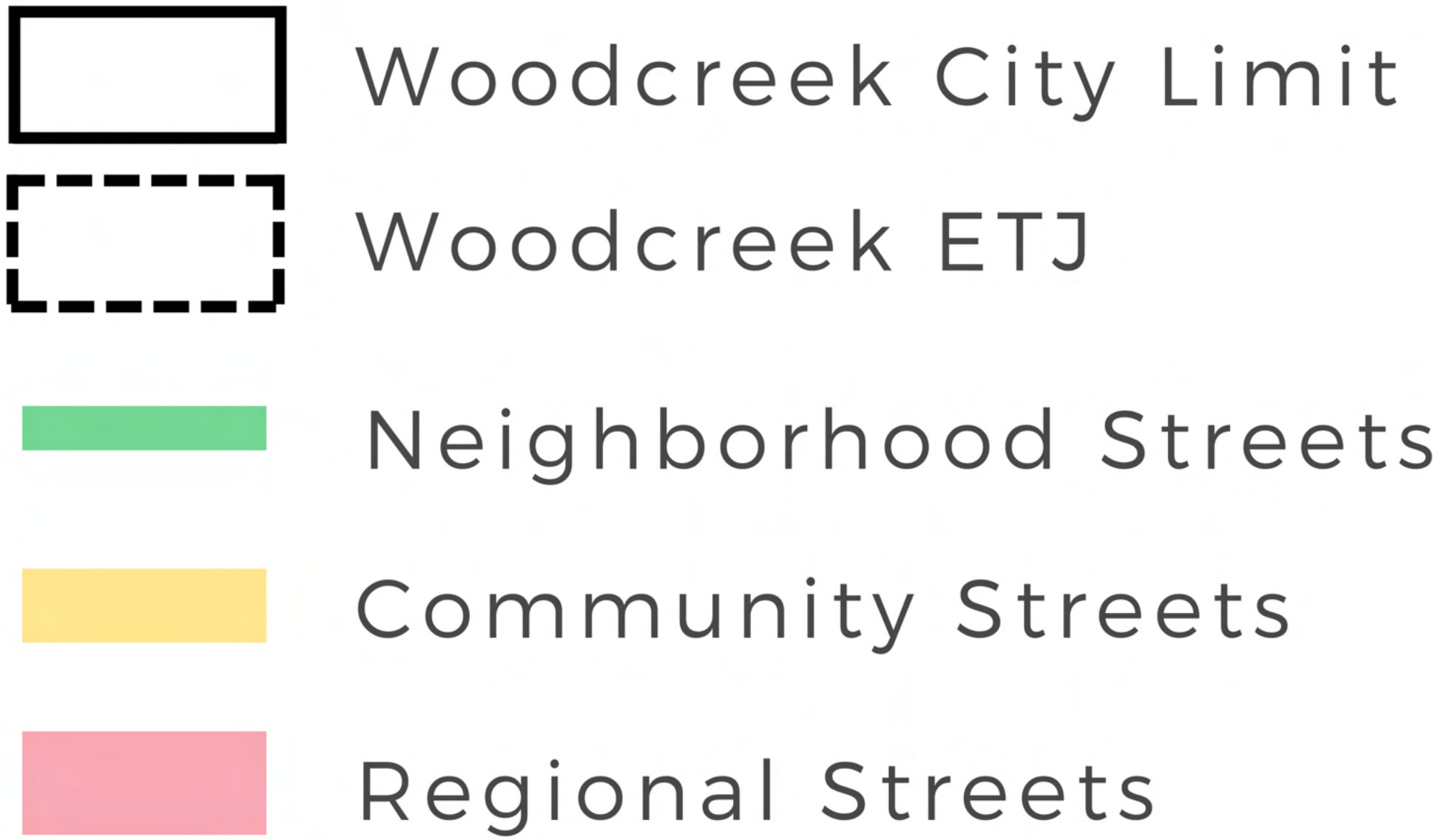
PHYSICAL SYSTEMS | TRANSPORTATION SYSTEM ELEMENTS

DESIRED TRANSPORTATION ELEMENTS FOR EXISTING & FUTURE STREETS

		PEDESTRIAN ELEMENTS			BICYCLE ELEMENTS			GENERAL ROADWAY ELEMENTS					
													
NEIGHBORHOOD	NO ACTIVITY												
	RURAL ACTIVITY												
	 WESTWOOD DR. (EXAMPLE))												
	 WOODCREEK DR. (EXAMPLE)												
	 RANCH ROAD 12)												

Now knowing what typically exists on the different types of streets,
PLACE A STICKER UNDER YOUR DESIRED STREET ELEMENT(S) FOR EACH TYPE OF STREET

LEGEND



Other than Woodcreek Dr and Brookhollow Dr, place a **STICKER** on which streets you believe the city should prioritize when it comes to improvements.

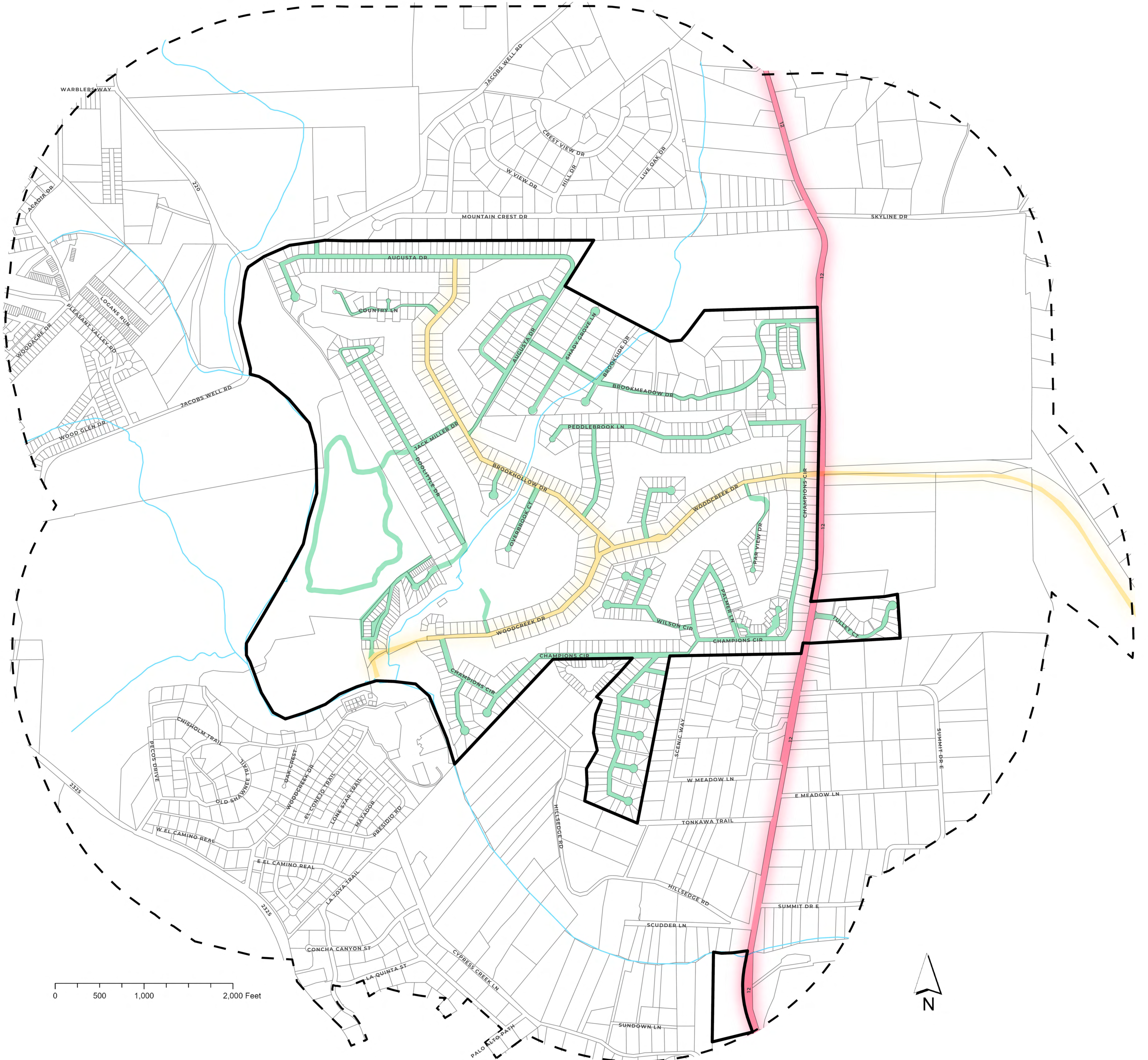
(Select Your Top 3)

STICKER COLORS:

1ST CHOICE =

2ND CHOICE =

3RD CHOICE =



LEGEND

- Woodcreek City Limit
- Woodcreek ETJ
- Golf Course
- Golf Course Entrances

If you could walk or bike anywhere in Woodcreek, where would you walk or bike to?

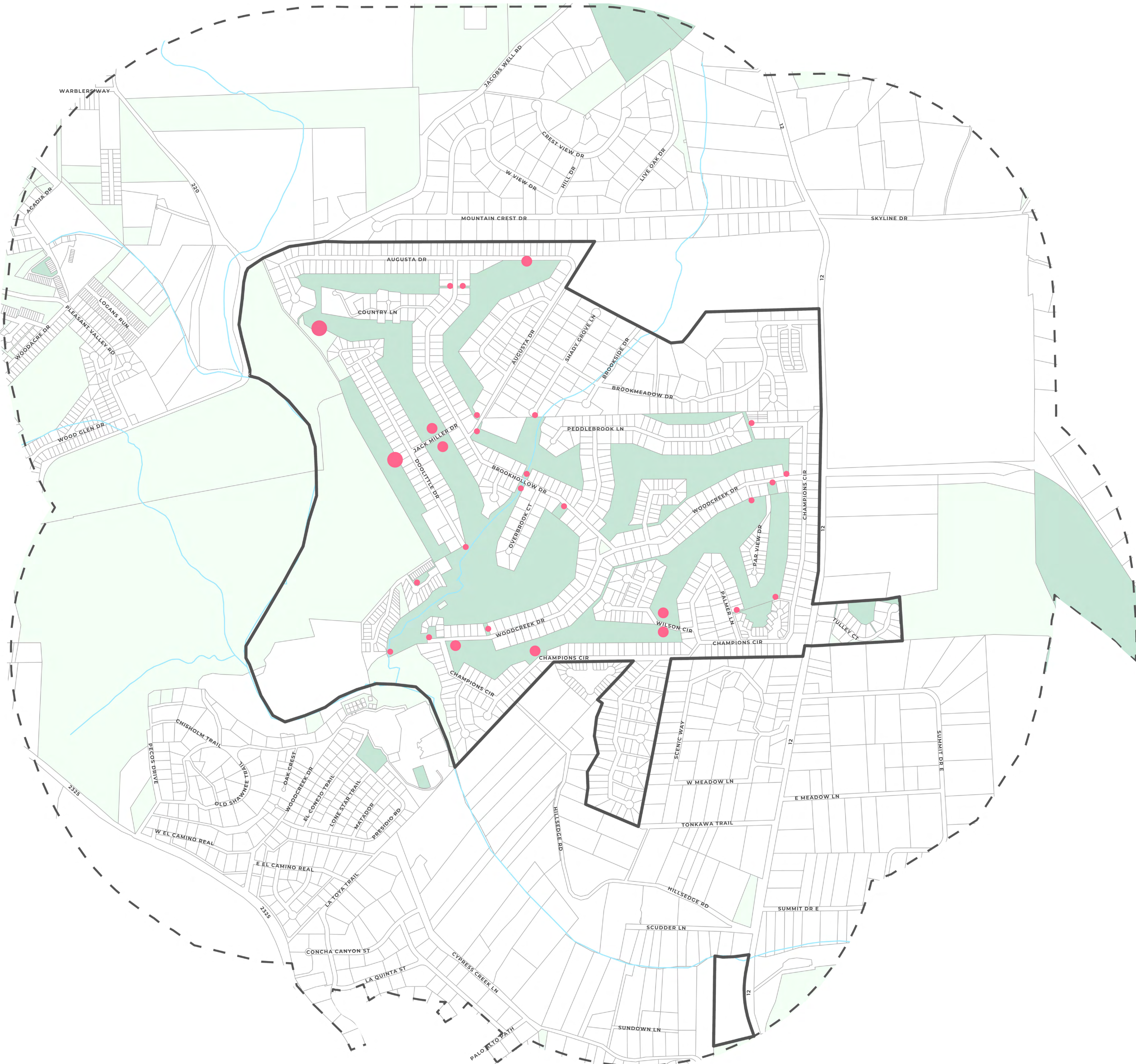
(For safety issues, do not walk/bike across the golf course!)

STEP 1: Choose a ribbon

STEP 2: With a pushpin, place the ribbon on your starting point

STEP 3: With another pushpin, place the end of the ribbon on your final destination

STEP 4: Repeat this step for as many places you would walk/bike to



PHYSICAL SYSTEMS | PARKS

1. In Woodcreek's existing parks, I would like to see....(select all that apply)



A. community gardens

B. playscapes

C. pet friendly areas



D. a community pool

E. sports courts/fields

F. other _____ (please specify on sticky note)

2. In terms of active recreation, I would like to see more...(select all that apply)



A. sidewalks or dedicated walking paths along the street

B. pocket parks with amenities for kids

C. more off-street walking trails



D. sports courts/fields

E. a community pool

F. Other _____ (please specify on sticky note)

3. I would prefer this type of park...(select all that apply)



A. Neighborhood Park
(1-2 acres)



B. Pocket Park
(less than 1 acre)



C. Open Space
(2-5 acres)



D. Linear Park



E. Recreational Park
(5 - 10 acres)

F. Other (please specify on sticky note)

PLACE A STICKER NEAR THE ANSWER YOU BEST AGREE WITH FOR THE ABOVE QUESTIONS.