

## MEMORANDUM

**TO:** Brenton Lewis, Woodcreek City Manager

**FROM:** Adrian Frias, P.E., C.F.M., KFA  
Caroline LaFollette, P.E., KFA

**DATE:** September 7, 2021

**SUBJECT:** Summary of Woodcreek Comprehensive Plan Survey Results

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### Introduction

The City of Woodcreek is in the process of developing a Comprehensive Plan. A Comprehensive Plan is a document that describes the history, current state, and future vision of the community. It serves as a road map to guide future growth and development while promoting the health and safety and general welfare of the residents.

In July 2021 the City of Woodcreek hand delivered copies of a Comprehensive Plan Survey to every residence and business in Woodcreek. The purpose of this survey is to collect input from households and businesses within the community so that their needs and priorities are reflected in the Comprehensive Plan. A total of 911 surveys were distributed, and 411 completed surveys were received by the project team for review.

### Results

A full record of survey results is included in the Appendix. The following paragraphs provide a summary of general trends from the feedback gathered by the surveys.

#### Survey Participants

Of the 411 survey participants, 88% were property owners and residents in Woodcreek, with the remainder being renters, nonresident property owners, and one family member of a property owner. The geographic distribution of survey participants was relatively even, ranging from 20-34% in each of the four zones identified in the survey.

The five aspects of Woodcreek that participants valued most were (in order): natural beauty, peace and quiet, location, safety, and rural setting. 42% of participants have lived or worked in Woodcreek for over ten years, with 22% in the 5 to 10-year range, another 22% in the 2 to 5-year range, and 14% for less than 2 years.

A slight majority of participants (54%) came from households of two people, with 29% from single occupant households, 14% with 3 or 4 people, and 3% with five or more residents. The largest age demographic represented was 75 and above, with just over one third of participants (34%). Almost a third of remaining participants (30%) were 65 to 74 years old, followed by younger demographics in descending order, with only two participants under 24 years old. The majority of participants (87%) did not have children under 18 at home.

### **Satisfaction with Services**

In response to questions about how satisfied they were with various services provided to Woodcreek residents, survey participants were generally satisfied with law enforcement, the fire department, drainage, traffic and traffic calming, electricity, telecommunications, and trash/recycling collection. They were generally dissatisfied with street conditions, and expressed neutral regard for water/wastewater services, parks and recreational facilities, and trails and walking paths.

Regarding City of Woodcreek services and administration specifically, respondents expressed general satisfaction with hours of operation, access to City documents, and quantity and quality of information on the City website. Overall, they expressed neutral feelings towards planning and zoning services, access to and responsiveness of elected officials and City staff, the code enforcement and building permit processes, and the rates and fees charged by the City.

The majority of participants (72%) were opposed to expanding recycling pickup to weekly instead of biweekly for an additional fee.

### **Issues and Improvements**

When asked to prioritize the most pressing issues facing Woodcreek in the next several years, respondents chose “Improving Roadways” as the clear winner. Additional priorities that were highlighted include “Maintaining Woodcreek’s character,” “Improving Pedestrian and/or Bicycle Mobility,” and “Protecting the Trees (Care and Maintenance).”

A slight majority (57%) expressed dissatisfaction with the current parks, trails, and recreational options in Woodcreek.

The top mobility improvements respondents selected were “Pedestrian mobility along roadway,” “Traffic calming measures along high-traffic streets,” and “Improved network of trails linking to other existing and proposed Wimberley Valley trails.”

When asked about potential amenities, participants expressed the strongest approval for a community pool, following by moderate approval for a park and a community playscape. Overall results were neutral regarding outdoor adult exercise equipment, a fenced dog park, and a community center. Respondents expressed general disapproval for a new library; open-ended comments noted that access to the Wimberley library (which has plans to expand) is sufficient.

Of the additional topics in Question 15 that participants might like to hear more about, participants selected “Drought Tolerant Landscape,” “Groundwater Preservation,” and “Energy Efficient Home Improvements” as the most popular. Over one third of respondents said they did not want more information about the topics listed.

“Restaurant” was the most popular selection for potential commercial development within city limits, followed by “None of the above” and “Coffee Shop.” Additional ideas listed in the open-ended comments included an ice cream shop, a gym, a nursery, a small grocery store, good fast food, general offices, and an art gallery for residents only. Two comments expressed a desire for a restaurant at the golf course only, and several comments opposed commercial development within Woodcreek and noted that these destinations are available in Wimberley.

Open-ended comments submitted in response to Question 17 related to a variety of topics. Respondents expressed support for the following:

- Preservation of Woodcreek’s peaceful, quiet community character
- Prioritizing street improvements and repairs
- Supporting the golf course
- Providing options for multimodal mobility
- Convenient access to civic engagement
- Improvements to code enforcement processes
- Improvements to Aqua Texas water service
- Stricter enforcement of rules against feeding the deer
- Parks and other family-friendly amenities
- A variety of communication methods with residents (mail, text, community signage, Facebook page, etc.)
- Clarity about permit requirements

They expressed opposition to topics including the following:

- Growth and commercial development
- Multifamily housing, Brookmeadow zoning, and short-term rentals

### **Future Communication**

The most popular way to receive information on the Comprehensive Plan was mail, followed by email and the City website. The local newspaper and social media were only supported by 10 or fewer respondents each.