

City of Woodcreek Planning and Zoning Commission Meeting
Woodcreek City Hall, 41 Champions Circle
January 11, 2016, 6:30 p.m.
Minutes

1. **Call to Order.** Chairperson Greene called the meeting to order at 6:30 p.m.
2. **Administration of Oath of Office.** City Manager Paul Brandenburg administered the oath of office to Commissioner John A. Lewis.
3. **Pledge**
4. **Roll Call. Present:** Chairperson Anne Greene, Vice Chairperson Joe Kotarba, Commissioner Steve Evans, Commissioner Paul Lara, Commissioner John Lewis and Alternate Commissioner Larry Alford. **Absent:** Alternate Commissioner Bill Kammerer
5. **Approval of Minutes of Oct. 5, 2015.** Commissioner Kotarba moved to approve the minutes of Oct. 5, 2015. The motion was seconded by Commissioner Lewis and passed unanimously (5-0-0).
6. **Reports:**
 - a) **City Manager Report.** City Manager Paul Brandenburg provided an update on the Woodcreek Apartments. Plans were reviewed and returned to the developer for revisions. Construction is expected to begin the first quarter of 2016. Appropriate agencies have been contacted (ex. Hays County Planning & Development, Texas Dept. of Transportation, Fire Marshall, PEC).
7. **Proposed changes to the Woodcreek Zoning Ordinance at Sec. 156.058 ("Fencing") of the Code of Ordinances to allow fences nearer than 25 feet to an exterior lot line bordering the golf course under specified conditions.**
 - a) **Staff Report.** City Manager Paul Brandenburg reported that covenants and deed restrictions cannot be enforced by the City. A draft permit application was distributed. He demonstrated the lack of 25 foot setback uniformity of existing houses from golf course property lines and suggested a 5 foot setback for fences. The 5 foot setback allows for an easement and buffer zone.
 - b) **Public Hearing. Start: 6:45 p.m.** Jack Kinkel, R.C. Meier, Judy Brizendine and Eric Eskelund discussed the amount of setback for fences on property bordering the golf course. Suggestions ranged from 0 feet to 5 feet. **Stop: 7:00 p.m.**
 - c) **Discussion and Action.** The commission discussed clarifying small animal fencing in the proposed changes. Chairperson Greene stated that small animal fencing should only be allowed attached to a larger fence. Commissioner Lewis moved to amend the ordinance to allow for fencing along the golf course 1 foot from exterior lot line; small animal fencing 50% of the height of the main fence and small animal fencing matching the main fence. The motion failed for lack of a second. Commissioner Kotarba moved to amend the ordinance to allow small animal fencing with a design, colors and material that matches the larger fence and is no taller than 1/3 the height of the larger fence. The motion was seconded by Commissioner Lewis. After discussion, the motion passed unanimously (5-0-0). The Commission further discussed the distance fences along the golf course may be from the

property line. Commissioner Lewis moved to amend the ordinance to allow fences no closer than 5 feet from a property line bordering the golf course. The motion was seconded by Commissioner Kotarba and unanimously passed (5-0-0). Commissioner Lewis thanked all of those who put so much time and effort into amending the ordinance.

8. **Adjourn.** There being no other business, the meeting was adjourned at 7:18 p.m.



Anne Greene, Chairperson



Paul Brandenburg, City Manager