

City of Woodcreek Planning and Zoning Commission Meeting
Woodcreek City Hall, 41 Champions Circle
October 5, 2015, 6:30 p.m.
Minutes

1. **Call to Order.** Chairperson Greene called the meeting to order at 6:30 p.m.
2. **Pledge**
3. **Roll Call. Present:** Chairperson Anne Greene, Vice Chairperson Joe Kotarba, Commissioner Steve Evans, Commissioner Judy Brizendine (arrived at 6:35 p.m. – Alternate Commissioner Larry Alford seated until item 5(b)), Commissioner Paul Lara, and Alternate Commissioner Larry Alford. **Absent:** See above note re. Judy Brizendine. Alternate Commissioner Bill Kammerer
4. **Approval of Minutes of Sept.3, 2015.** Commissioner Lara moved to approve the minutes of Sept 3, 2015, which was seconded by Alternate Commissioner Alford. The motion passed unanimously (5-0-0).
5. **Reports:**
 - a) **P & Z Chairperson Report** – Chairperson Greene reported on a new program for residents called Wimberley on Wheels. She also read a letter from Sherrie Woods to Planning & Zoning expressing concerns about recently approved fences and extending the timeline for non-compliant fences. Commissioner Greene reported that the fencing issue is complicated and that she saw a need for a legal judgement on two matters: 1-Whether or not there is a golf course easement filed at Hays County Courthouse. 2-Whether or not the enforcement of deed restrictions was legally assigned to the City.
 - b) **Comprehensive Plan Timeline Report** – Commissioner Kotarba reported a short history of the subcommittee and moved to request that City Council appoint a committee to begin Comprehensive Plan 2030. The motion was seconded by Commissioner Evans and it was approved 4-1-0 with Commissioner Brizendine dissenting.
6. **Proposed changes to the Woodcreek Zoning Ordinance at Sec. 156.029 (“Parking”) of the Code of Ordinances to allow parking on City right of way under specified conditions.**
 - a) **Staff Report** – Chairperson Greene reported that the draft ordinance needs an effective date.
 - b) **Public Hearing – Start: 6:42 p.m.** Councilmember Maldonado explained minor changes since the last discussion at P. & Z. Erik Eskelund expressed concerns about the changes: parking on the grass, prohibition between 2 AM and 6 AM and enforcement. Councilmember Marsh explained that recommendations came from P. & Z and the constable. Further discussion included the permit process, safety for emergency vehicles, and upcoming street repairs. **Stop: 6:53 p.m.**
 - c) **Discussion and Action** – Commissioner Brizendine moved to recommend the parking changes to the Zoning Ordinance as presented. After further discussion, Commissioner Kotarba seconded the motion which was approved 3-2-0, Commissioners Evans and Lara dissenting.

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** –No ordinance change has been submitted as yet.
 - b) **Public Hearing – Start: 6:58 p.m.** Jack Boze explained that young families would like to relax the 25 ft. setback requirement for fences, and that it's appropriate to have golf course owner input on the fences. Commissioner Greene explained that, by law, the City cannot let a private entity dictate an ordinance, but that if the golf course has an easement, it could be waived with a recordable instrument filed at Hays County Courthouse. R.C. Meier, Gail Voigtlander, Councilmember Marsh, and Erik Eskelund discussed privacy fencing, black & brown metal fencing to the property lines and similar issues. Councilmember Maldonado explained that legal council is still working on the ordinance revisions. **Stop: 7:34 p.m.**
 - c) **Discussion and Action** – No action was taken.
8. **Adjourn.** Commissioner Brinzendine moved to adjourn the meeting, which was seconded by Commissioner Lara. The motion was unanimously approved (5-0-0) at 7: 40 p.m.



Anne Greene, Chairperson



Paul Brandenburg, City Manager