

City of Woodcreek Planning and Zoning Commission Meeting
Woodcreek City Hall, 41 Champions Circle
August 6, 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 Judy Brizendine, Commissioner Paul Lara, Alternate Commissioner Larry Alford (seated in place of Commissioner Evans), Alternate Commissioner Bill Kammerer, City Manager John Sone. **Absent:** Commissioner Steve Evans
4. **Approval of Minutes of July 6, 2015.** Commissioner Brizendine moved to approve the minutes of July 6, 2015, which was seconded by Commissioner Lara. The motion passed unanimously (5-0-0).
5. **Application from Mystic Hill, LLC, 970 Verde Vista, Wimberley, TX, to replat Lots 16 and 17, and portions of Lots 14 and 15 of Twin Mountain Estates Number Two.**
 - a) **Staff Report.** City Engineer Coneway reported that applicants will need to account for the remainder of Lots 14 and 15, but they can proceed with the second hearing. Staff recommended approval.
 - b) **Public Hearing. Open:** 6:35 p.m. Walter T. and Josephine Shaw of 615 Hillsedge Road, submitted an email to the City, saying they are opposed to the replatting or the granting of any variance related thereto. Josie Shaw appeared in person, seeking information about Mystic Hills plans for use of the property. Melissa Floeter Pitts and Samuel Greenwood Pitts, owners of Lot 23 submitted an email to the City, protesting the replat and any related variances. Woodcreek Attorney Perez said that only owners in the original subdivision have the right to protest and adjoining lot owners in Twin Mountain Estates Two have the right to protest the replat. **Closed:** 6:50 p.m.
 - c) **Discussion and Action.** Commissioner Brizendine moved to conditionally approve the replat, subject to satisfying the municipal engineer's and attorney's concerns. The motion was seconded by Commissioner Kotarba, which passed with a vote of 5-0-0.
6. **Reports:**
 - a) **Report of subcommittee developing a framework and timeline for update of the comprehensive plan.** Commissioner Kotarba reported that he is presently collecting materials from other municipalities.
 - b) **Augusta Park Project periodic report:** City Manager Sone reported that the contract has been awarded for the Bocce Ball court and picnic tables; an onsite meeting of the parks committee will be held on the park site in August; and the topographical survey of the park has been completed.

- c) **Report on condominium ownership in Zoning District 4PLX:** City Manager Sone reported that the city concluded its investigation of premature conversion to a condominium regime at 2 Deerfield Drive, finding no violation.
7. **Discussion and possible action to recommend changes to the Zoning Ordinance regarding amortization of non-compliant structures:** Commissioner Lara moved to make no change other than to remove §156.102(F)(2)(e) which was seconded by Commissioner Brizendine. The motion passed unanimously (5-0-0).
8. **Discussion and possible action to recommend changes to the Zoning Ordinance permitting residential parking in City rights of way:** Commissioner Brizendine moved to table changes until the next meeting in order to make it more coherent. The motion was seconded by Commissioner Kotarba, which passed with a vote of 5-0-0.
9. **Adjourn:** There being no other business, the Chair adjourned the meeting at 8:07 p.m.


Arne Greene, Chairperson


John W. Sone, City Manager