


City of Woodcreek Planning and Zoning Commission Meeting
Woodcreek City Hall, 41 Champions Circle
July 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 Steve Evans, Commissioner Judy Brizendine (arrived at 6:45 p.m.), and City Manager John Sone. **Absent:** Commissioner Paul Lara, Alternate Commissioner Larry Alford, and Alternate Commissioner Bill Kammerer.
4. **Approval of Minutes of June 4, 2015.** Commissioner Kotarba moved to approve the minutes of June 4, 2015, which was seconded by Commissioner Evans. The motion passed unanimously (3-0-0).
5. **Reports:**
 - a) **Proposed Administrative Replat of Lots 11 and 12, Oak Orchard Enclave.** City Manager Sone reported that if there are no objections, the replat request can be handled administratively to combine the lots into Lot 11A. The developer had no objections. The Commissioners had no objections.
 - b) **Report of committee developing a framework and timeline for update of the comprehensive plan.** Commissioner Kotarba reported that the committee met once and will meet again before presenting a framework and timeline.
 - c) **Augusta Park Project periodic report.** Assistant Administrator Land reported on progress including: invasive and native plant identifications, Hays County Master Naturalist volunteer project application, contract for picnic table and bocce ball court, topographical survey. City Manager Sone reported that construction of parking for the project may be combined with parking for Veterans Plaza to reduce costs
 - d) **Roads and Streets Committee Report to Council.** Commissioner Brizendine summarized recommendations made to City Council and explained that the report was accepted by City Council. Recommendations included a 10 year plan for reconstructing or resurfacing roads in the City. Drainage was discussed, along with width of roads. It was recommended in the report that feeder roads be widened to 16 feet to meet Hays County specifications for country lanes, and collector roads be widened to 20 feet.
6. **Discussion and possible action to recommend changes to the Zoning Ordinance regarding amortization of non-compliant structures.** Chairperson Greene explained that before the City took any action, property owners should be notified by certified letters with return receipt or delivery by deputy constable. City Manager Sone reported that City Council would appreciate the Planning & Zoning Commission's opinion on §156.102(F), especially (1) and (2), along with any recommended changes. The commissioners discussed striking (2)(e) and modifying (2)(d). The commission decided to target the Sept. City Council meeting with any suggested revisions.

7. **Adjourn.** There being no other business, the Chair adjourned the meeting at 7:29 p.m.


Anne Greene, Chairperson


John W. Sone, City Manager

