

City of Woodcreek Planning and Zoning Commission Meeting
Woodcreek City Hall, 41 Champions Circle
February 2, 2015, 6:30 p.m.
Minutes

1. **Call to Order.** Chairperson Green called the meeting to order at 6:30 p.m.
2. **Pledge**
3. **Roll Call. Present:** Vice Chairperson Green, Commissioner Joe Kotarba, Commissioner Steve Evans, and City Manager John Sone. **Absent:** Chairperson James Arntson and Commissioner Paul Lara.
4. **Approval of Minutes of January 5, 2015.** Commissioner Kotarba moved to approve the minutes of Jan. 5, 2015, which was seconded by Commissioner Evans. The motion passed unanimously (3-0-0).
5. **Application of Variance to the Woodcreek Code of Ordinances, § 50.037 (A), by Nathan Sloan (Percheron Custom Homes) with regard to construction of a residence at Lot 14 Woodcreek Section 2, to exceed the maximum impervious cover by .75%.**
 - a) **Staff Report.** City Manager Sone presented information that the application was received on Jan. 7, 2015 and proper notices were sent. The application states that due to a foundation layout error, the slab was poured too far from the front property, causing the driveway and sidewalk sizes to increase before the error was discovered. Removing the work performed would add a substantial cost to the occupants and the homebuilder. On Oct. 20, 2014, the Mayor and Mayor Pro Tem negotiated a resolution to the problem consisting of a demonstration project of semi-pervious driveway. City staff recommended favorable consideration of the application.
 - b) **Public Hearing.** A public hearing was convened and adjourned at 6:35 p.m., as no one offered to testify.
 - c) **Commission Discussion and Action.** After discussion, Commissioner Kotarba moved to approve the application. The motion was seconded by Commissioner Evans, and the request was unanimously approved (3-0-0).
6. **Final Site Development Plan Review of Expansion of Camp Young Judea.**
 - a) **Staff Report.** City Manager Sone presented information noting that the Site Development Plan amendments received on Jan. 23, 2015 addressed all deficiencies that led to administrative denial of the plan on Dec. 10, 2014. The Fire Marshall concurred and proper notice was published. City staff recommended favorable consideration of the application
 - b) **Public Hearing.** A public hearing was convened at 6:40 p.m. Mr. Rick Bell, representing Camp Young Judea, explained how the 160,000 gallon swimming pool would assist with fire requirements. City Manager Sone stated that the calculations of current and future water load requirements had been submitted and accepted. The public hearing was adjourned at 6:45 p.m.
 - c) **Commission Discussion and Action.** After discussion, Commissioner Kotarba moved to recommend to the City Council that it approve the application. The motion was seconded by Commissioner Evans, and the request was unanimously approved (3-0-0).

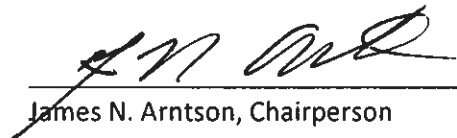
7. Report:

- a) **Assignment of Development Rights to Oak Orchard Enclave.** City Manager Sone reported that the previous developer, Ten Robles, Inc., had assigned development rights over to the new owner, Ozona National Bank.
- b) **Modification to Development Agreement with Oak Orchard Enclave.** City Manager Sone reported that Oak Orchard Enclave had initiated an amendment to the Development Agreement establishing adjacent 5 foot side setbacks between Lots 10 and 11, with which the City had approved.
- c) **Pending Woodcreek Apartments Site Development Plan modifications by Falcon Southwest (City Manager Sone).** City Manager Sone reported that the Woodcreek Apartments selected a new project engineer, and wished to thank the City for having vigorously enforced the standards. Construction will begin once the minor amendments to the Site Development Plan are approved by the City.
- d) **Miscellaneous.** City Manager Sone invited Commissioners to attend the Board of Adjustment training session scheduled for February 3, 2015. He also reported that the City's floodplain administration procedures should be an item of review on a future commission agenda.

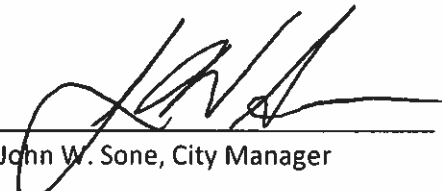
8. Report of subcommittee reviewing fencing within the Golf Course easement. Vice Chairperson Anne Green provided a report from the subcommittee recommending an amendment to the fencing section of the zoning ordinance. Commissioner Kotarba motioned to accept the report. The motion was seconded by Commissioner Evans and unanimously approved (3-0-0). Commissioner Evans motioned to submit the report to City Council for consideration. The motion was seconded by Commissioner Kotarba and unanimously approved (3-0-0).

9. Discussion of Comprehensive Plan Update Process. Chairperson Arntson. In Chairperson Arntson's absence, City Manager Sone led a discussion of the Comprehensive Plan Update process. Reference books are available at City Hall to assist members, and the City staff's intern will provide support. Commissioner Kotarba volunteered to lead a subcommittee which will devise a timeline for the project.

10. Adjourn. There being no further business, the meeting was adjourned at 7:08 p.m.



James N. Arntson, Chairperson

ATTEST: 

John W. Sone, City Manager