

City of Woodcreek Planning and Zoning Commission Meeting

March 20, 2019; 5:00 p.m.

NOTICE/AGENDA

This notice is posted pursuant to the Texas Open Meetings Act (Vernon's Texas Codes Ann. Gov. Code Chapter 551). The Woodcreek Planning and Zoning Commission will hold a Meeting on March 20, 2019, at 5:00 p.m. at Woodcreek City Hall, 41 Champions Circle, Woodcreek, Texas at which time the following items will be considered:

1. Call to Order
2. Pledges
3. Roll Call
4. Approval of Minutes of February 20, 2019.
5. Discussion and possible action on the Proposed 2030 Comprehensive Plan Goals, Objectives and Strategies. (Councilmember Cyndi Jackson)
6. Adjourn.

Executive sessions held during this meeting will generally take place in the City Manager's office, at the discretion of the Planning & Zoning Commission.

The Planning & Zoning Commission may retire to executive session any time between the meeting's opening and adjournment for the purpose of consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code; discussion of personnel matters pursuant to Chapter 551.074 of the Texas Government Code; deliberation regarding real property pursuant to Chapter 551.072 of the Texas Government Code; deliberation regarding economic development negotiations pursuant to Chapter 551.087 of the Texas Government Code; and/or deliberation regarding the deployment, or specific occasions for implementation of security personnel or devices pursuant to Chapter 551.076 of the Texas Government Code. Action, if any, will be taken in open session.

This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

Attendance By Other Elected or Appointed Officials:

It is anticipated that members of other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that board, commission or committee subject to the Texas Open Meetings Act.

The City of Woodcreek is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary's Office at 512-847-9390 for information. Hearing-impaired or speech-disabled persons equipped with telecommunications devices for the deaf may call 7-1-1 or may utilize the statewide Relay Texas program at 1-800-735-2988.

Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

I certify that the above notice was posted on the 15th day of March, 2019 at 2:01 PM.

By: 
Brenton B. Lewis, City Manager

**City of Woodcreek Planning and Zoning Commission Meeting and
Public Hearing**

February 20, 2019; 5:00 p.m.

MINUTES

1. **Call to Order.** Chairperson Anne Greene called the meeting to order at 5:00 p.m.
2. **Pledges**
3. **Roll Call. Present:** Chairperson Anne Greene, Vice Chairperson Joe Kotarba, Commissioner Larry Alford, Commissioner Jack Boze, Alternate Commissioner Carl Weldon, Alternate Commissioner Jeff Rasco, City Manager Brenton Lewis, City Secretary Linda Land. **Absent:** None.
4. **Approval of Minutes of January 16, 2019.** Commissioner Boze moved to approve the minutes of January 16, 2019. The motion was seconded by Vice Chairperson Kotarba and passed unanimously (4-0-0).
5. **Election of Officers.** Vice Chairperson Kotarba nominated Anne Greene to continue as Chairperson of the Planning & Zoning Commission. The motion was seconded by Commissioner Alford and passed unanimously (4-0-0). Commissioner Boze nominated Joe Kotarba to continue as Vice Chairperson. The motion was seconded by Chairperson Greene and passed unanimously (4-0-0).
6. **Public Hearing**
 - A. Changes to Chapter 156 ZONING of the Woodcreek Code of Ordinances, excluding §156.058 FENCES and §156.060 PARKING.
 - B. Staff Briefing. City Manager Lewis explained required parking in different zoning districts.
 - C. Public Hearing: **Start:** 5:05 p.m. Cyndi Jackson requested that the discussion about outdoor tanks on page 15 Sec. 156.027 be tabled for now. **Ended:** 5:10 p.m.
 - D. Discussion and possible recommendation to City Council. After discussion, Commissioner Alford moved to make a recommendation to City Council to remove §156.061 (C), and add "immediate family and 2 additional residents of the City" to the first sentence of (A) in the same section. The motion was seconded by Vice Chairperson Kotarba and passed unanimously (4-0-0). After discussion, Vice Chairperson Kotarba moved to make a recommendation to City Council to change "Street side" to "Side street" in all zoning districts in §156.063. The motion was seconded by Commissioner Alford and passed unanimously (4-0-0). After discussion, Vice Chairperson Kotarba moved to make a recommendation to City Council to change "storage house" to "storage shed" in §156.009 DEFINITIONS – ACCESSORY STRUCTURE. The motion was seconded by Commissioner Alford and passed unanimously (4-0-0). Spelling and capitalization errors were discussed. Commissioner Alford moved to make a

recommendation to City Council to accept the changes to Chapter 156 Zoning. The motion was seconded by Vice Chairperson Kotarba and passed unanimously (4-0-0).

7. Adjourn. There being no further business, the meeting was adjourned at 5:47 p.m.

By: _____
Linda Land, City Secretary

DRAFT

City of Woodcreek 2030 Comprehensive Plan Goals, Objectives, & Strategies

Goal 1: Evaluate existing and future needs for capital improvements and infrastructure throughout the City and develop schedule and budget to address needs.

Objective 1.1: Upgrade collector roads by 2022 and all roads by 2030.

Strategy 1.1.1: Improve existing asphalt road surfaces. Collector roads will be prioritized first (Woodcreek Drive, Brookhollow Drive, Brookmeadow Drive, Augusta Drive, and Champions Circle)

Objective 1.2: Address vehicular traffic concerns around volume, speed and noise; to increase safety to pedestrian and bicycle traffic; in order to preserve the essentially residential nature of Woodcreek.

Strategy 1.2.1: Look at ways to reduce cut-through traffic.

Strategy 1.2.2: Work with Camp Young Judaea to create new entrance for truck and bus access.

Strategy 1.2.3: Place limits on gross vehicle weight rating for the low-water crossing

Objective 1.3: Incentivize investments by potential water service customers and or service providers to enhance long-term operations and maintenance.

Strategy 1.3.1: Encourage rainwater collection and water saving landscape techniques throughout the city to reduce water consumption. Council support by modifying existing ordinances and offering a reference of acceptable architectural solutions.

Strategy 1.3.2: Evaluate short- and long-term benefits of municipal ownership of water and sewer systems.

Objective 1.4: Review access to new dry utility (cable, telephone, etc.) providers to create competition among providers by January 2030.

Strategy 1.4.1: Contact potential providers for cable, internet, and telephone services to discuss extension of services. Evaluate new technologies that may benefit the city such as broadcast WIFI

Objective 1.5: Maintain high level of public safety services by conducting annual review of quality of service and potential improvements.

Strategy 1.5.1: Review relationships with Wimberley Fire Rescue, Hays County Precinct 3 Constable's Office, and Hays County EMT/Ambulance services.

Objective 1.6: Monitor flood mitigation issues with biennial report.

Strategy 1.6.1: Seek state and federal funding to address flood prone areas, such as Bull Creek, Hog Creek, and Cypress Point Pond.

Strategy 1.6.2: Increase partnership Cypress Creek Watershed Association

Goal 2: Provide improved recreational opportunities by enhancing existing amenities and actively searching for new prospects to expand or add new park areas, trails, and other recreational facilities. Collaborate with Parks Board and assist in developing the parks plan.

Objective 2.1: Increase public park space by 50% by 2028

Strategy 2.1.1: By 2020: Designate Par View triangle as a sustainable city green space, subject to landscaping and maintenance with a water meter.

Strategy 2.1.2: By 2021: Enhance Triangle Park with park benches, a drinking fountain, and decorative elements. Modifications could range from sculptures, graphic elements, interpretive signage for native plants and could even incorporate a small gazebo. Explore parking space for users of Triangle park that doesn't encroach on the central portion of the space (bicycles and golf carts).

Strategy 2.1.3: By 2021: Enhance Veterans' Memorial Park and the Woodcreek entrance spaces on the north and south sides of Woodcreek Dr. Incorporate the existing signage and modify the landscaping for ease of maintenance while maintaining an inviting appearance. On the south side add picnic tables and landscaping.

Strategy 2.1.4: By 2021: Enhance Augusta Park with nature play equipment and an appropriately sized playscape adjacent to the bocce ball court. Enhance the nature trail and native plant signage around the existing rain garden.

Strategy 2.1.5: By 2023: Develop the Brookhollow city property adjacent to Hog Creek with an all-inclusive playscape. This will provide a centrally located park to most of Woodcreek. Add appropriate signage for protection of Cypress Creek watershed and safety of citizens.

Strategy 2.1.6: By 2023: Begin development of a trail system that could incorporate the Hog Creek waterway, Veterans' Park, the area around the water tower that would connect with the Winter's Mill Trail at RR 12. Work with the Quicksand Golf Course and Camp Young Judaea on their property adjacent to the creek.

Strategy 2.1.7: By 2025: Develop a Central Park. This park will require joint cooperation with property owners, Quicksand Golf Course, and Hays County to reclaim Hog Creek's natural wetland environment from the current retention pond and dam at Cypress Point, as it feeds into Cypress Creek at Cypress Falls. The dam will be removed and the bridge and roadway upgraded, so that the waterway can be restored within engineering limitations for public safety, watershed protection, and property rights. The northern half of the resulting park will be developed for ball fields, playground, trails, and other people uses, while the southern half is

reserved for wetland habitat, restoring a natural environment and enhancing Cypress Creek's beauty, biology, and hydrology.

Strategy 2.1.8: By 2030: Develop Woodcreek Park in the northeast quadrant of the Woodcreek ETJ site acquired by Wimberley ISD. This would require a long-term agreement, secured by a City bond election, to create a multi-purpose municipal center that would include parks and recreational facilities shared with WISD.

Strategy 2.1.9: 2019 through 2030: Acquire land for public parks as soon as practicable. Potential sites include, but are not limited to, Wildwood Circle, LaRocca Lane, Brookmeadow Drive and Cypress Point. Recommend that the council enact guidelines or ordinance to require trails and parks in future residential and commercial developments.

Strategy 2.1.10: By 2030: Develop a Nature Research Center adjacent to Cypress Creek in partnership with Texas State University or similar institution that focuses on the preservation of Cypress Creek and the Wimberley Valley.

Strategy 2.1.11: Consider partnership with Camp Young Judaea for community use.

Objective 2.2: Explore programs with Texas State or similar organizations for the study of ex-urban life, culture, and the sustainability of the environment. Look at opportunities to encourage and celebrate volunteerism.

Objective 2.3: Monitor environmental concerns with bi-annual report.

Strategy 2.3.1: Create a Woodcreek Environmental Committee comprised of citizens by May 2019.

Strategy 2.3.2: Identify and protect natural springs and other natural water sources within City and ETJ. Meet with interested groups (Master Naturalists, etc) and identify these.

Strategy 2.3.3: Create a natural buffer zone between Woodcreek and "non-conforming" development by annexing surrounding hills and vacant land along Winters Mill Parkway and Ranch Road 12.

Goal 3: Ensure proper fiscal discipline and develop strategies to generate revenue to fund necessary capital projects.

Objective 3.1: Explore financial prospects with quarterly report.

Strategy 3.1.1: Council to appoint a City Treasurer for fiscal oversight.

Strategy 3.1.2: Research potential funding from grants, donations, estate bequests or private foundations.

Objective 3.2: Enhance operating capital to fund needed capital improvement projects.

Strategy 3.2.1: Expand tax base through annexation of existing ETJ.

Strategy 3.2.2: Educate the citizens on the needs of the City and the correlation between the cost of capital improvements and funding sources.

Goal 4: Review land use policies to ensure the success of Woodcreek by attracting potential residents and providing for future needs.

Objective 4.1: Develop a strategy for annexation of areas within the existing Woodcreek ETJ.

Strategy 4.1.1: Expand City Limits to include the current ETJ.

Strategy 4.1.2: Formulate strategies to encourage ETJ adoption.

Objective 4.2: Encourage development of housing for senior living.

Strategy 4.2.1: Attract developer to construct senior-appropriate housing, such as patio homes, independent living, and/or assisted living.

Objective 4.3: Improve and expand housing stock by encouraging new types of housing in appropriate locations by 2030.

Strategy 4.3.1: Allow high quality, environmentally sustainable single-family residential housing, enforced via masonry ordinance, with permeable cover limit and runoff impact assessment.

Goal 5: Ensure the city's municipal government serves the needs of a growing city.

Objective 5.1: Monitor the growth rate of the City and prepare accordingly for any necessary legislative action.

Objective 5.2: Increase city outreach.

Strategy 5.2.1: Hold town hall events every quarter and ensure city council members attend.

Strategy 5.2.2: Sponsor other events (Christmas, Halloween, 4th of July, Farmers Market, "Woodcreek Day" at Camp Young Judaea, Coffee with the Mayor)

Strategy 5.2.3: Conduct straw polls and other informal surveys at events.

Strategy 5.2.4: Support the development of annual community events.

Goal 6: Create a specific and compelling brand for Woodcreek and promote the community to potential residents.

Objective 6.1: Create a new city motto and logo by 2022.

Strategy 6.1.1: Explore resources to create a motto and logo with public input.

Strategy 6.1.2: Promote the community by enhancing communication among all available stakeholders.