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## MEETING NOTICE

The Planning and Zoning Commission of the City of Woodcreek, Texas will conduct a meeting at Woodcreek City Hall, 41 Champions Circle, Woodcreek, Texas. The meeting will be held on Wednesday, December 06, 2023 at 5:00 PM.

The public may watch this meeting live at the following link:

<https://zoom.us/j/97171468592?pwd=b2UvUGlPcXp4aVcxMGcwRXZoVkrRkQT09>

Meeting ID: 971 7146 8592; Passcode: 057215

A recording of the meeting will be made and will be available to the public in accordance with the Texas Public Information Act upon written request. This notice, as amended, is posted pursuant to the Texas Open Meetings Act (Vernon's Texas Codes Ann. Gov. Code Chapter 551).

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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.

It is anticipated that members of other City Boards, Commissions, Panels and/or Committees may attend the meeting in numbers that may constitute a quorum of the other City Boards, Commissions, Panels and/or Committees. Notice is hereby given that this meeting, to the extent required by law, is also noticed as a meeting of the other City Boards, Commissions, Panels and/or Committees of the City, whose members may be in attendance. The members of the City Boards, Commissions, Panels and/or Committees may participate in discussions on the items listed on this agenda, which occur at this meeting, but no action will be taken by those in attendance unless such action item is specifically listed on an agenda during a regular or special meeting for the respective Board, Commission, Panel and/or Committee subject to the Texas Open Meetings Act.

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The City Council may retire to Executive Session any time during this meeting, under Texas Government Code, Subchapter D. 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.

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Any citizen shall have a reasonable opportunity to be heard at any and all meetings of the Governing Body in regard to: (1) any and all matters to be considered at any such meeting, or (2) any matter a citizen may wish to bring to the Governing Body's attention. No member of the Governing Body may discuss or comment on any citizen public comment, except to make: (1) a statement of specific, factual information given in response to the inquiry, or (2) a recitation of existing policy in response to the inquiry. Any deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting per Texas Local Government code Sec. 551.042

Citizen comments will be allowed at the beginning of every meeting, or alternatively, before an item on the agenda upon which the citizen wishes to speak is to be considered. All citizens will be allowed to comment for **three (3) minutes** per person and shall be allowed more time at the Mayor or Chair's discretion. In addition, citizens may pool their allotted speaking time. To pool time, a speaker must present the names individuals present in the audience who wish to yield their three(3) minutes. Citizens may present materials regarding any agenda item to the City Secretary at or before a meeting, citizens attending any meeting are requested to complete a form providing their name, address, and agenda item/concern, but are not required to do so before speaking and presenting it to the City Secretary prior to the beginning of such meeting. Comments may only be disallowed and/or limited as per Government Code § 551.007(e).

Submit written comments by email to woodcreek@woodcreektx.gov by **NOON**, the day prior to the meeting. Please include your full name, home or work address, and the agenda item number. Written comments will be part of the official written record only.

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# AGENDA

## CALL TO ORDER

## ROLL CALL and ESTABLISH QUORUM

## PUBLIC COMMENTS

## CONSENT AGENDA

- [1.](#) Approval of Regular Meeting Minutes From July 5, 2023.
- [2.](#) Approval of Regular Meeting Minutes From August 2, 2023.
- [3.](#) Approval of Regular Meeting Minutes From September 20, 2023.
- [4.](#) Approval of Regular Meeting Minutes From November 1, 2023.

## REGULAR AGENDA

- [5.](#) Discuss Rainwater Collection; Including Permitting Process, Offset to Impervious Cover, Benefits, Use, Etc. (*Davenport*)
- [6.](#) Discuss and Take Possible Action Regarding A Recommendation to City Council Regarding Possible Updates to Chapter 156.057 Fences, Including But Not Limited To, The Consideration of Increasing Side and Back Fence Height Limits to Eight(8) Feet.

## ANNOUNCEMENTS

## ADJOURN

## POSTING CERTIFICATION

I certify that the above notice was posted on the **27th day of November 2023 at 3:00 PM.**

By: 

**Suzanne J. MacKenzie, City Secretary**

**PLANNING AND ZONING COMMISSION MEETING (CITY HALL)**  
**July 05, 2023; 5:00 PM**  
**Woodcreek, Texas**

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**MINUTES**

**CALL TO ORDER**

Chair Davenport Called the Meeting to Order at 5:08PM.

**ROLL CALL and ESTABLISH QUORUM**

**PRESENT**

Chairperson Andy Davenport  
Vice-Chairperson Lydia Johns  
Council Liaison Chrys Grummert

**ABSENT**

Commissioner Tomas Palm  
Commissioner Tamara Robertson  
Commissioner Chris Sonnier  
Alt. Commissioner Carson Bledsoe  
Alt. Commissioner Josh Erwin

**STAFF PRESENT**

City Manager, Kevin Rule  
City Secretary, Suzanne Mac Kenzie

**PUBLIC COMMENTS**

No Public Comments were accepted, as the Commission did not have a Quorum in attendance at the meeting.

**CONSENT AGENDA**

1. **Approval of Regular Meeting Minutes from June 7, 2023.**

No discussion was held and no action was taken on this item, as the Commission did not have a Quorum in attendance at the meeting.

**REGULAR AGENDA**

1. **Discuss and Take Appropriate Action to Forward Budget Impacting Items and Events to City Council for Consideration and Possible Inclusion in the 2023-2024 Fiscal Year Budget Discussions.**

No discussion was held and no action was taken on this item, as the Commission did not have a Quorum in attendance at the meeting.

2. **Discuss and Take Appropriate Action on Creating a Citizen Survey Regarding Above Ground Pools To Be Mailed to Woodcreek Residents.**

No discussion was held and no action was taken on this item, as the Commission did not have a Quorum in attendance at the meeting.

**ANNOUNCEMENTS** - None

**ADJOURN**

Chair Davenport Adjourned the Meeting at 5:12PM.

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**Andy Davenport, Chairperson**

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**Suzanne MacKenzie, City Secretary**

DRAFT

**PLANNING AND ZONING COMMISSION MEETING (CITY HALL)**  
**August 02, 2023; 5:00 PM**  
**Woodcreek, Texas**

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**MINUTES**

**CALL TO ORDER**

Chair Davenport Called the Meeting to Order at 5:00PM.

**ROLL CALL and ESTABLISH QUORUM**

**PRESENT**

Chairperson Andy Davenport  
Vice-Chairperson Lydia Johns  
Commissioner Tamara Robertson  
Commissioner Chris Sonnier  
Alt. Commissioner Carson Bledsoe (*Arrived at 5:05PM*)  
Council Liaison Chrys Grummert

**ABSENT**

Commissioner Tomas Palm  
Alt. Commissioner Josh Erwin

**STAFF PRESENT**

City Manager, Kevin Rule  
City Secretary, Suzanne Mac Kenzie

**PUBLIC COMMENTS**

Public Comments were offered.

**CONSENT AGENDA**

**1. Approval of Regular Meeting Minutes from June 7, 2023.**

Motion was made by Commissioner Sonnier to approve the regular meeting minutes from June 7, 2023. Motion was seconded by Commissioner Robertson.

A roll call vote was held.

**Voting Yea:**

Chair Davenport, Vice-Chair Johns, Commissioner Robertson, Commissioner Sonnier,  
Commissioner Bledsoe

**Motion Passed:** 5-0-0.

## REPORTS FROM OFFICERS AND COUNCIL LIAISONS

*Report by Planning and Zoning Liaison.*

Council is working on a Citizen Survey to be sent to a third party.

*Report by City Manager.*

No Report was given.

## REGULAR AGENDA

Chair Davenport moved Item #3 up in the agenda for the first item to be discussed.

3. **Discuss and Take Appropriate Action on Creating a Citizen Survey Regarding Above Ground Pools To Be Mailed to Woodcreek Residents.**

Motion was made by Vice-Chair Johns that we send the recommendation to Council to postpone any action on Above Ground Pool Ordinance changes until such time as we reach Level 1 Water Restrictions. Motion was seconded by Tamara Robertson.

A roll call vote was held.

Voting Yea:

Vice-Chair Johns, Commissioner Robertson, Commissioner Sonnier, Commissioner Bledsoe, Chair Davenport

Motion Passed: 5-0-0.

2. **Discuss and Take Appropriate Action to Forward Budget Impacting Items and Events to City Council for Consideration and Possible Inclusion in the 2023-2024 Fiscal Year Budget Discussions.**

No action was taken on this item.

3. **Discuss and Take Appropriate Action on Creating a Citizen Survey Regarding Above Ground Pools To Be Mailed to Woodcreek Residents.**

*Item was moved up in the agenda for earlier discussion.*

4. **Bi-Annual Review of the City's Comprehensive Plan and Be Prepared to Make Recommendations to the City Council, as deemed necessary.**

Motion was made by Vice-Chair Johns that P&Z hold a Work Session on February 21, 2024, to perform a bi-annual review of the City Comprehensive Plan and be prepared to make recommendations to City Council, as deemed necessary. Motion was seconded by Commissioner Bledsoe.

A roll call vote was held.

Voting Yea:

Commissioner Robertson, Commissioner Sonnier, Commissioner Bledsoe, Chair Davenport, Vice-Chair Johns

Motion Passed: 5-0-0.

**ANNOUNCEMENTS – None**

**ADJOURN**

Chair Davenport Adjourned the Meeting at 6:52PM.

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**Andy Davenport, Chairperson**

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**Suzanne Mac Kenzie, City Secretary**

DRAFT

**PLANNING AND ZONING COMMISSION MEETING (CITY HALL)**  
**September 20, 2023; 5:00 PM**  
**Woodcreek, Texas**

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**MINUTES**

**CALL TO ORDER**

Vice-Chair Lydia Johns Called the Meeting to Order at 5:00PM.

**ROLL CALL and ESTABLISH QUORUM**

**PRESENT**

Chairperson Andy Davenport (*Arrived at 5:05PM*)  
Vice-Chairperson Lydia Johns  
Commissioner Tomas Palm  
Commissioner Tamara Robertson  
Council Liaison Chrys Grummert

**ABSENT**

Commissioner Chris Sonnier  
Alt. Commissioner Carson Bledsoe  
Alt. Commissioner Josh Erwin

**STAFF PRESENT**

City Manager, Kevin Rule  
City Secretary, Suzanne Mac Kenzie

**PUBLIC COMMENTS**

Two Public Comments were offered during the applicable agenda items.

**REGULAR AGENDA**

1. **Discuss Rainwater Collection; Including Permitting Process, Offset to Impervious Cover, Benefits, Use, Etc.**

Public Comment was received by Debra Hines.

Commission discussed obtaining community input.

No action was taken on this item.

2. **Moratorium On STR Applications.**

Public Comment was offered by Bob Hambrick.

No action was taken on this item.



**ANNOUNCEMENTS - None**

**ADJOURN**

Chair Davenport Adjourned the Meeting at 5:41PM.

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**Andy Davenport, Chairperson**

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**Suzanne MacKenzie, City Secretary**

DRAFT

**PLANNING AND ZONING COMMISSION MEETING (CITY HALL)**  
**November 01, 2023; 5:00 PM**  
**Woodcreek, Texas**

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**MINUTES**

**CALL TO ORDER**

Chair Davenport Called the Meeting to Order at 5:03PM

**ROLL CALL and ESTABLISH QUORUM**

**PRESENT**

Chairperson Andy Davenport  
Commissioner Chris Sonnier  
Council Liaison Chrys Grummert

**ABSENT**

Vice-Chairperson Lydia Johns  
Commissioner Tomas Palm  
Commissioner Tamara Robertson  
Alt. Commissioner Carson Bledsoe  
Alt. Commissioner Josh Erwin

**CITY STAFF PRESENT**

City Manager Kevin Rule  
City Secretary Suzanne Mac Kenzie

**PUBLIC COMMENTS**

No Public Comments were accepted, as the Commission did not have a Quorum in attendance at the meeting.

**CONSENT AGENDA**

- 1. Approval of Regular Meeting Minutes From July 5, 2023.**  
No discussion was held and no action was taken on this item, as the Commission did not have a Quorum in attendance at the meeting.
- 2. Approval of Regular Meeting Minutes From August 2, 2023.**  
No discussion was held and no action was taken on this item, as the Commission did not have a Quorum in attendance at the meeting.
- 3. Approval of Regular Meeting Minutes From September 20, 2023.**  
No discussion was held and no action was taken on this item, as the Commission did not have a Quorum in attendance at the meeting.

**REGULAR AGENDA**

1. **Discuss Rainwater Collection; Including Permitting Process, Offset to Impervious Cover, Benefits, Use, Etc. (Davenport)**

No discussion was held and no action was taken on this item, as the Commission did not have a Quorum in attendance at the meeting.

2. **Discuss and Take Possible Action Regarding A Recommendation to City Council Regarding Possible Updates to Chapter 156.057 Fences, Including But Not Limited To, The Consideration of Increasing Side and Back Fence Height Limits to Eight(8) Feet.**

No discussion was held and no action was taken on this item, as the Commission did not have a Quorum in attendance at the meeting.

**ANNOUNCEMENTS** - None

**ADJOURN**

Chair Davenport Adjourned the Meeting at 5:05PM.

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**Andy Davenport, Chairperson**

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**Suzanne J. MacKenzie, City Secretary**

### § 50.37 IMPERVIOUS COVER.

- (A) *Maximum limitations.* A 30 percent maximum limitation on impervious cover is hereby established for any new development or redevelopment added together with the existing development for the site.
- (B) *Impervious cover limit calculations.* Impervious cover limits in this section are expressed as a percentage of the gross site area of the subject tract. For purposes of calculation of impervious cover limits, the gross site area includes water quality buffer zone (WQBZ) areas and critical environmental feature (CEF) setback areas.
- (C) *Human-made improvements.* Impervious cover shall include all human-made improvements which prevent the infiltration of water into the natural soil or prevent the migration of the infiltration as base flow. The following shall be considered as impervious cover:
- (1) Roads, pavements and driveways;
  - (2) Parking areas;
  - (3) Buildings;
  - (4) Pedestrian walkways and sidewalks;
  - (5) Concrete, asphalt, masonry, surfaced areas and paving stone surfaced areas;
  - (6) One hundred percent of the horizontal water surface area of a swimming pool, spa, hot tub, or aquatic facility as listed in the 2015 ISPC International Swimming Pool and Spa Code;
  - (7) Densely compacted natural soils or fills which result in a coefficient of permeability less than  $1 \times 10^{-6}$  cm/sec;
  - (8) All existing human-made impervious surfaces prior to development;
  - (9) Water quality and storm water detention basins lined with impermeable materials;
  - (10) Storm water drainage conveyance structures lined with impermeable materials; and
  - (11) Fifty percent of the horizontal surface area of an uncovered deck that has drainage spaces between the deck boards that is located over a pervious surface.
- (D) *Exceptions to impervious cover calculations.*
- (1) Existing roads adjacent to the development and not constructed as part of the development at an earlier phase;
  - (2) Naturally occurring impervious features, such as rock out crops;
  - (3) Landscaped areas and areas remaining in their natural state;
  - (4) Water quality controls and storm water detention basins not lined with impermeable materials; and
  - (5) Storm water drainage conveyance structures not lined with impermeable materials.
  - (6) Interlocking or "permeable pavers" based on percent of permeability;
  - (7) Functioning rainwater harvesting systems.
- (E) *Reduction incentives.*
- (1) *Rainwater harvesting.* Rainwater harvesting consists of a series of components designed to capture, store and reuse rainwater. A rainwater harvesting system consists of six basic components including:
    - (a) Catchment area/roof, which is the surface on which the rain falls;
    - (b) Gutters and downspouts, which transport the water from the catchment area to storage;

- (c) Leaf screens and roof washers, which are used to filter out debris;
  - (d) Cisterns or storage tanks where collected rainfall is stored;
  - (e) Conveyance, which is the method of delivering the water either by gravity or pump; and
  - (f) Water treatment, which includes filters and equipment that are used to settle, filter, and disinfect the water if it is to be used for drinking water.
- (2) A **rainwater** harvesting system approved under this article shall comply with the following minimum requirements:
- (a) The entire system, including **rainwater** collection, conveyance and storage, shall be isolated from the site storm water system.
  - (b) The collected **rainwater** shall be used for on-site irrigation or other purposes as approved by the City.
  - (c) The system shall comply with the pollution control performance standards of § 50.35.
  - (d) The on-site irrigation system shall be designed in accordance with standard irrigation practices considering such factors as soil type, slope, and vegetative uptake rates.
- (3) **Rainwater** collection and containment structures functioning as a **rainwater** harvesting system are not considered impervious cover. Such structures and/or improvements can be used to obtain credit towards any impervious cover requirement set forth in this article. Structures and/or improvements (e.g., building roofs, patios, awnings, etc.) from which stormwater is harvested are considered impervious cover.
- (4) In order to qualify to receive credit for a **rainwater** harvesting system, the system must be designed to exceed normal draw (i.e., no credit will be given if the tank routinely stays full). Credit is just for the tank cover. In order to qualify, the applicant must demonstrate where water is going, (e.g., how it will be drawn down, use as non-potable source rainwater, or irrigation).
- (5) Credits can zero-out impervious cover for purposes of calculating runoff treatment for the captured area. Applicants may also get up to ten percentage points credit toward additional cover. The calculation procedures are found in the *Cypress Creek Technical Resource Guide*.
- (F) *Restrictions on siting of impervious cover.*
- (1) Impervious cover shall not be constructed downstream of water quality controls except for specific instances reviewed and approved by the City Engineer.
  - (2) Impervious cover shall not be constructed within WQBZs except as allowed by this chapter.
  - (3) Impervious cover shall not be constructed within critical environmental feature setback areas.
  - (4) Impervious cover shall not be constructed within the areas designated for on-site irrigation of treated wastewater effluent disposal and/or captured stormwater.

(Ord. 10-139, 2-10-2010; Ord. 14-194, 6-11-2014; Ord. 20-278 , 2-12-2020; Ord. No. 21-289 , § 2, 1-13-2021; Ord. No. 22-301 , 2-9-2022)

Cross reference(s)—Penalty, see § 50.99

Proposal: §156.057 (A) No wall, fence, planter or hedge in excess of two feet high shall be erected or maintained nearer to the front lot line than the front building setback line, nor on corner lots nearer to the street side lot line than the building setback line parallel to the side street. No rear fence, wall or hedge and no side fence, wall or hedge located between the side building line and the interior lot line (or located on the interior lot line) shall be more than six eight feet high. For multifamily districts (MF-1 and MF-2) adjacent and contiguous to single-family districts (SF-1 through SF-6), perimeter fences along shared district boundaries may not exceed eight feet height from grade.