
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, March 05, 2025 at 5:00 PM.

The meeting will be held on Wednesday, March 05, 2025 at 5:00 PM.

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

<https://zoom.us/j/92209564484?pwd=npbQjiQaS7YNCxLtL8Rz9ubWCgEt5p.1>

Meeting ID: 922 0956 4484; Passcode: 843654

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).

AGENDA

CALL TO ORDER

ROLL CALL and ESTABLISH QUORUM

PUBLIC COMMENTS

CONSENT AGENDA

1. Approval of Regular Planning and Zoning Commission Meeting Minutes from November 6, 2024.

REGULAR AGENDA

2. Workshop to discuss issues involving Woodcreek Community Survey.
3. Take possible action involving Commission input on Woodcreek Community Survey.

ANNOUNCEMENTS

Please fill out forms so City Staff can update records

ADJOURN

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.

EXECUTIVE SESSION NOTE: The City Council may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion. The City Council may also publicly discuss any item listed on the agenda for Executive Session.

I certify that the above notice was posted on the outdoor notice board of Woodcreek City Hall on the **28th day of February 2025 at 4:00 PM.**

By: _____

Kari Lebkuecher, City Secretary

PLANNING & ZONING COMMISSION MEETING (CITY HALL)
November 6, 2024; 5:00 PM
Woodcreek, Texas

MINUTES

CALL TO ORDER

ESTABLISH QUORUM

PRESENT

Karen Duncan
Chair James Miller
Russell Scott
Co-Chair Carson Bledsoe
Liaison Chrys Grummert

ABSENT

Tamara Robertson

CITY STAFF PRESENT

Jim Burton – City Administrator
Taffy Barker – Office Admin

PUBLIC COMMENTS

No public comments

CONSENT CALENDAR

1. Approval of Regular Planning and Zoning Commission Meeting Minutes from October 2, 2024.

REPORT FROM LIAISON AND OFFICERS

2. Liaison Chrys Grummert spoke on Council Direction to consider seniors in decisions and recommendations to Council. Make sure all City events are inclusive for all age groups.

REGULAR AGENDA

3. Workshop to discuss procedures and possible changes to Planning & Zoning Commission. Workshop began at 5:09 PM and closed at 5:35 PM.
4. Discuss and take possible action on procedures and possible changes to the Planning & Zoning Commission, as discussed in the Workshop.
A motion was made by James Miller to create a report for Council Liaison to be able to report to the council. Motion was seconded by Karen Duncan. James Miller volunteered to create this form.
A vote was held by a show of hands. Motion passed 4-0-0

5. Workshop to discuss possible questions to include in City survey for the Comprehensive Plan possible changes. Workshop began at 5:37 PM and closed at 5:50 PM.

6. Discuss and take possible action on suggested questions for the Comprehensive Plan including the creation of a report to Council, as discussed in the Workshop.
A motion was made by James Miller to send a report to Council stating that P&Z would like to see the survey for the Comprehensive Plan before it goes out to citizens. Motion was seconded by Russell Scott.
A vote was held by a show of hands. Motion passed 4-0-0

ANNOUNCEMENTS

Karen Duncan said she would not be attending the December meeting.

ADJOURN

Chair James Miller Adjourned the Meeting at 6:00 PM

James Miller - Chair

Taffy Barker - Office Admin

Summary of Action (Excerpt from P&Z report to Council)

Action Items

Vision for Woodcreek - Pages 47-68

- Four target areas identified – Natural Systems, physical systems, fiscal systems, and land use

Natural Systems

Goal - Preserve Woodcreek's natural, rural setting

Strategy 1: Protect What Exists

- a) Enforce protective regulations for trees (Created Tree Board, New Tree ordinances and protections in place, Woodcreek earned Tree City USA designation, Park clean up held for 2023 Earth Day)
- b) Community education programs for
 - Rainwater collection
 - Oak wilt
 - Drought tolerant landscaping
 - Reducing chemical use in landscaping
- c) Incentivize rainwater collection
- d) Protect impervious cover limits and create regulations for Middle Trinity and Jacob's Well Recharge Zones
- e) Create Green Building initiatives (Progress pending)
- f) Promote protection of natural habitats and ecosystems
- g) Participate in Annual Arbor Day events and promote tree planting
- h) Invest in public land through tree care, planting, watering and other activities to improve public spaces

Strategy 2: Increase and Improve Parks and Greenspaces

- a) Update Parks Master Plan
- b) Pursue purchase of additional parkland or greenspace (Some progress)
- c) Review and revise platting and subdivision codes to promote more greenspace allocation in design
- d) Pursue grants and other funding to improve park amenities with a playscape as top priority
- e) Consider and plan to achieve goal of community pool
- f) Consider placement of a dog park

Physical Systems

Goal: Improve existing structures with focus on roads and mobility

Strategy 1: Re-negotiate franchise agreements to lower rates and improve customer service

- a) Electricity – survey showed general satisfaction with PEC.
- b) Water and Sewer – survey showed low satisfaction ratings for

Aqua Texas. This public utility should be seen as a high priority for action

- c) Cable/Internet – survey showed general satisfaction with Spectrum with noted outages, rising costs and slowness/connectivity
- d) Telephone – Fewer people are using landlines
- e) Trash/Recycling – survey showed satisfactory rating for Waste Connections

Strategy 2: Repair all roads in the City of Woodcreek and create a long-term maintenance plan

- a) Develop a Master Transportation Plan and Policy
- b) Finish the creation of the Capital Improvements Plan
- c) Pursue grants and alternative funding sources
- d) Address drainage and traffic calming with road improvements

Strategy 3: Create walking trails to address pedestrian safety

- a) Seek alternative funding through grants
- b) Work with the Hays County on existing trails projects
- c) Obtain engineering studies to work on placement of trails in the community
- d) Utilize citizen feedback to create a plan and prioritize routes
- e) Create a timeline for execution of plan, including funding

Fiscal Systems

Goal: Reduce the burden on taxpayers and over reliance on increasing ad valorem taxes to fund city projects

Strategy 1: Maintain suitable reserves and manage the annual budget to reduce excess spending

- a) Decrease annual spending in Maintenance and Operations budget area to provide funds for projects instead of using reserve funds
- b) Do not spend over \$500,000 of the Net Reserves and maintain 2 months of operating expenses from the Committed Funds Balance in the General Fund
- c) Utilize existing reserves, no more than half of the General Fund reserves in any single year, to fund small projects rather seeking more debt.

Strategy 2: Increase income outside of ad valorem taxes

- a) Promote local businesses course owners are adding new resources Grill and holding events
- b) Use Woodcreek as the city designation for online purchases
- c) Consider increasing the Hotel Occupancy Tax from 0 to create special restricted funds to promote community, tourism and city

wide improvements as allowed by governing code

Strategy 3: Seek advantageous development and franchise agreements

- a) Pursue advantageous annexation agreements for any new development in the ETJ
- b) Consider creation of an Economic Development Plan Committee to oversee these actions and create policy to ensure the City can sustain itself

Strategy 4: Pursue alternative and outside funding

- a) Seek grants to fund desired projects
- b) Encourage Parks Board to pursue a citizen based non-profit 501(c)

Land Use

Goal: Maintain Woodcreek's Character and promote sustainable resource management

Strategy 1: Preserve the rural and residential character of the community

- a) Review and update building and development ordinances
- b) Update subdivision and platting requirements – more strict with regard to division steps and include environmental study

Strategy 2: Protect the watershed

- a) Limit impervious coverage
- b) Encourage sustainable building practices
- c) Promote water-wise landscaping
- d) Create protections in the Jacob's Well and Middle Trinity Aquifer recharge zones to limit development and minimize impervious coverage
- e) Utilize steep slopes and water quality management code to regulate development in the ETJ – managing impervious cover and maintaining natural landscapes to minimize erosion and less impact of flooding
- f) Encourage developers to utilize conservation style development in the ETJ and uphold parkland and greenspace regulations
- g) Enforce the Heritage and Protected Tree preservation efforts

Strategy 3: Seek to encourage development that aligns with resident preferences

- a) Look for commercial opportunities that align with residents interest
- b) Do not duplicate resources available in Wimberley
- c) Enforce minimal impact for resources, such as water.

d) Seek business that bring new money into the community rather than re-circulate existing income or one that takes away income.