
MEETING NOTICE

The City Council of the City of Woodcreek, Texas will conduct a meeting at Camp Young Judaea, 121 Camp Young Judaea Rd., Woodcreek, TX. The meeting will be held on November 10, 2021 at 2:00 PM.

All attendees are encouraged to wear face coverings when a minimum of six-foot social distancing cannot be maintained.

Note: Smoking is not allowed anywhere on the property of Camp Young Judaea.

The public may watch this meeting live at the following link:
<https://meetings.ipvideotalk.com/198963496>. The public may listen to this meeting by dialing one of the following numbers: 1(617) 315-8088 or toll free at 1(866) 948-0772. When prompted enter Meeting ID:198963496. Submit written comments by email to woodcreek@woodcreektx.gov by noon on the day prior to the meeting. Please include your full name, home or work address, and agenda item number. Written comments will be part of the official written record only. 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

INVOCATION

PLEDGES

ROLL CALL

PUBLIC COMMENTS

Interested persons are required to sign up with the presiding officer or designee before the meeting begins and shall indicate the topic about which they wish to speak and whether they wish to speak on the item at the beginning of the meeting or during the meeting when the agenda item is being considered by the City Council. Speakers shall refrain from comments regarding the City's staff, elected officials, or council appointed committee membership which are prohibited by law. Delegations of more than five persons shall appoint one person to present their views before the City Council. The City Council may not discuss or comment about an item not included on the agenda, except that the Council may (1) make a statement of fact regarding the item; (2) make a statement concerning the policy regarding the item; or (3) propose that the item be placed on a future agenda. Comments will be limited to three (3) minutes per speaker.

RECOGNITIONS

CONSENT AGENDA

All the following items are considered self-explanatory by the Council and may be acted upon with one motion. There will be no separate discussion of these items unless a Councilmember or Citizen so requests. For a Citizen to request removal of an item from the Consent Agenda, a written request must be completed and submitted to the City Manager.

1. Approval of the City Council Minutes from October 13, 2021

REGULAR AGENDA

2. Discussion on Issuance of Tax Notes and/or General Obligation Bonds
3. Discussion and Take Appropriate Action on a Resolution of the City Council of the City of Woodcreek Supporting a Grant Application of the VFW Post 6441
4. Discussion and Take Appropriate Action on an Ordinance Amending Title VII: - Traffic Code, Chapter 70:- Traffic Schedules Schedule IV:- City Parking (A). of the City of Woodcreek Code of Ordinances as it Relates to Visibility
5. Discussion and Take Appropriate Action on an Ordinance Amending Title XV: - Land Usage, Chapter 156:- Zoning, Subsections 156.009, and 156.059 of the City of Woodcreek Code of Ordinances as it Relates to Parking Spaces
6. Discussion and Take Appropriate Action on an Ordinance Amending the City of Woodcreek Code of Ordinances as it Relates to Fences

ADJOURN

The City Council 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 **5th day of NOVEMBER, 2021 at 4:30 PM.**

By: _____

Brenton B. Lewis, City Manager

**CITY COUNCIL MEETING (CYJ)
October 13, 2021; 2:00 PM
Woodcreek, Texas**

MINUTES

CALL TO ORDER

Mayor Whitehead called the meeting to order at 2:01PM.

INVOCATION

Councilmember Hambrick provided the invocation.

PLEDGES

ROLL CALL

PRESENT

Mayor Gloria Whitehead
Mayor Pro Tem Aurora F. LeBrun
Councilmember Judy Brizendine
Councilmember Bob Hambrick
Councilmember Brent H. Pulley
Councilmember Jeff Rasco

STAFF PRESENT

City Manager Brenton Lewis
City Secretary Linda Land
Administrative Assistant Maureen Mele
City Inspector Joe Tijerina
City Attorney Bud Wymore

PUBLIC COMMENTS

There were no public comments offered.

CONSENT AGENDA

1. **Approval of Financial Statements for September 2021**
2. **Approval of the City Council Minutes from September 22, 2021**

A motion was made by Councilmember Hambrick to approve the consent agenda in its entirety. The motion was seconded by Mayor Pro Tem LeBrun.

After discussion, a roll call vote was held.

Voting Yea: Mayor Pro Tem LeBrun, Councilmember Hambrick, Councilmember Rasco, Councilmember Pulley, Councilmember Brizendine

The motion carried with a 5-0-0 vote.

REGULAR AGENDA

3. **Discussion and Take Appropriate Action on an Application for a Special Event Permit Application from Jeff Rasco for a Public Event on October 23rd, 2021**

Councilmember Rasco made a motion to approve the Special Event Permit. The motion was seconded by Councilmember Pulley.

After discussion, City Attorney Wymore stated that no Councilmember needed to recuse themselves from the vote if no donations are requested or accepted at the event.

Councilmember Brizendine suggested amending the motion to move the event to Augusta Park from 3PM – 6PM.

Councilmember Rasco accepted the amendment to move the event to Augusta Park within the hours of 3PM - 6PM. The amendment was seconded by Councilmember Pulley.

After discussion, a roll call vote was held on the amendment to the motion.

Voting Yea: Mayor Pro Tem LeBrun, Councilmember Hambrick, Councilmember Pulley, Councilmember Brizendine, Councilmember Rasco

The amendment carried with a 5-0-0 vote.

A roll call vote was held on the main motion with amendment.

Voting Yea: Councilmember Rasco, Councilmember Hambrick, Councilmember Brizendine, Mayor Pro Tem LeBrun, Councilmember Pulley

The main motion with amendment carried with a 5-0-0 vote.

4. Discussion and Take Appropriate Action on a Recommendation from the City of Woodcreek Planning and Zoning Commission Regarding the 2040 Comprehensive Plan Survey Results

A presentation and discussion was led by Mayor Pro Tem LeBrun and Caroline Lafayette of K. Friese & Associates regarding the Comprehensive Plan Survey results. Councilmember Pulley left the meeting at 2:33PM, returned at 2:37PM and left again at 2:41PM. Mayor Whitehead recessed the meeting at 2:43PM due to a missing Councilmember. The meeting resumed at 2:48PM with all Councilmembers present. City Manager Lewis provided the following recommendations from the Planning & Zoning Commission:

- Recommend to City Council that we drill down using the census data on top our survey to get a better breakdown of age groups, etc.
- Main Motion - Recommend that City Council accept the results of the survey
- Amend the motion to recommend to City Council to accept the results of the survey subject to the prior motion
- Approved the main motion as amended.

Mayor Pro Tem LeBrun made a motion to approve the recommendation of Planning & Zoning Commission to approve the comprehensive plan survey with the requested conditions from the Planning & Zoning Commission. The motion was seconded by Councilmember Rasco.

After discussion, a roll call vote was held.

Voting Yea: Councilmember Pulley, Mayor Pro Tem LeBrun, Councilmember Hambrick, Councilmember Rasco

Voting Nay: Councilmember Brizendine

The motion carried with a 4-1-0 vote.

5. Discussion and Take Appropriate Action on a Recommendation from the City of Woodcreek Planning and Zoning Commission Regarding the 2040 Comprehensive Plan

Mayor Pro Tem LeBrun presented Next Steps for Comprehensive Plan (attached). City Manager Lewis related the recommendations from the Planning & Zoning Commission to accept this and approve the committee that will develop the 2040 Comprehensive Plan.

A motion was made by Mayor Pro Tem LeBrun to accept the recommendation of the Planning & Zoning Commission to accept the Comprehensive Plan Survey results and Next Steps for the Comprehensive Plan. The motion was seconded by Councilmember Rasco.

After discussion, an amendment to the motion was made by Councilmember Brizendine to add a Planning & Zoning Committee ex officio member to the Comprehensive Plan Advisory Workgroup. The amendment was seconded by Councilmember Hambrick.

A roll call vote was held on the motion with the amendment.

Voting Yea: Councilmember Pulley, Councilmember Rasco, Councilmember Hambrick, Councilmember Brizendine, Mayor Pro Tem LeBrun

The amendment to the motion carried with a 5-0-0 vote.

Councilmember Pulley said he needed to leave the meeting. City Attorney Wymore requested a pause in Item #5 to report on Item #7.

7. Update on Pending Litigation Regarding CAUSE NO. 20-1401 BRENT H. PULLEY V. GLORIA WHITEHEAD, IN HER OFFICIAL CAPACITY AS MAYOR AND PRESIDING OFFICER FOR THE CITY OF WOODCREEK CITY COUNCIL, AND THE CITY OF WOODCREEK, TEXAS

City Attorney Bud Wymore stated that no action is being taken on the lawsuit by either side prior to the Nov. 2, 2021 election and that the trial date was pulled by agreement. Councilmember Pulley agreed with this statement.

Councilmember Pulley exited the meeting at 3:39PM.

Returning to Item #5.

5. Discussion and Take Appropriate Action on a Recommendation from the City of Woodcreek Planning and Zoning Commission Regarding the 2040 Comprehensive Plan

A roll call vote was held on the main motion with the amendment.

Voting Yea: Councilmember Brizendine, Mayor Pro Tem LeBrun, Councilmember Hambrick, Councilmember Rasco

Absent and Not Voting: Councilmember Pulley

The motion with the amendment carried with a 4-0-1 vote.

A motion was made by Councilmember Brizendine to direct staff to secure a bid from K Fries & Associates "drill down" on the Comprehensive Plan Survey data by quadrants and age groups and to find a firm to assist on completion of the 2040 Comprehensive Plan. The motion was seconded by Councilmember Hambrick.

A roll call vote was held.

Voting Yea: Councilmember Hambrick, Councilmember Rasco, Mayor Pro Tem LeBrun, Councilmember Brizendine

Absent and not Voting: Councilmember Pulley

The motion carried with a 4-0-1 vote.

6. Discussion and Take Appropriate Action on the Possible Purchase of A City Vehicle with Possible Financing Options

This agenda item was pulled by Mayor Whitehead.

EXECUTIVE SESSION

An Executive Session began at 3:46PM. The Executive Session ended at 4:15PM and no action was taken.

ADJOURN

Mayor Whitehead adjourned the meeting at 4:16PM.

Gloria Whitehead, Mayor

Linda Land, City Secretary

DRAFT

NEXT STEPS FOR COMPREHENSIVE PLAN

For presentation to Woodcreek City Council¹

October 13, 2021

- Research availability of a qualified Planner and request resumes. The resumes will be shared with the Advisory Workgroup for input - interviews will be conducted by the Council Sponsor, with input from City staff and the Mayor as soon as feasible.
- Reconvene the Comprehensive Plan Advisory Workgroup
 - Review and Update Workgroup's understanding of Plan Development
 - Generally, the Comprehensive Plan will include the following:
 1. Background
 2. Process
 3. Current Conditions (community profile, demographics, current land use and zoning, parks and open spaces, facilities and infrastructure, economic development, mobility)
 4. Summary of Survey Responses
 5. Goals with Strategies and Objectives
 6. Implementation Strategy
 7. Fiscal Impact and Strategies
 - Review the 2030 Plan to assess achievement of Goals and Objectives and whether the Goals and Objectives in the 2030 Plan are relevant to the Comprehensive Plan based on Survey results
 - The results of the assessment may be included in the Current Conditions section.
 - Agree on process to develop an outline, divide responsibilities, and set a meeting calendar.

¹ This document has been shared with the Planning & Zoning Commission of the City of Woodcreek, the City entity responsible for oversight of Comprehensive Plan development. This document, as well as the Plan Survey have been reviewed and approved by the Planning & Zoning Commission on October 12, 2021.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF CITY OF WOODCREEK, TEXAS SUPPORTING THE VFW POST 6441 AND IN THEIR REQUEST FOR A GRANT FROM T-MOBILE

WHEREAS, the City Council of the City of Woodcreek realizes the benefits the VFW Post 6441 provides to the City of Woodcreek and the Wimberley Valley; and

WHEREAS, the City Council of City of Woodcreek realizes the VFW Post 6441 rodeos are essential in maintaining a healthy tourism industry while providing outdoor spectator events to our residents; and,

WHEREAS, the VFW Post 6441 facilities are available for meetings, local events, and festivals; and

WHEREAS, the VFW Post 6441 sponsors the local Boy Scout Troop 127; and

WHEREAS, the City Council of the City of Woodcreek realizes the VFW Post 6441 current facilities are in need of updating to provide a venue for additional events, increase handicap accessibility, and usage of the rodeo grounds.

NOW THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF WOODCREEK HEREBY ADOPTS THE FOLLOWING RESOLUTION OF SUPPORT:

Section 1.

The City Council of the City of Woodcreek does hereby support the VFW Post 6441 in their current and future endeavors in providing a venue for meetings, local events, rodeos, and festivals.

Section 2.

The City Council of the City of Woodcreek does hereby support the VFW Post 6441 in their application for a grant in the amount of \$50,000 to T-Mobile.

Section 3.

This Resolution shall be effective immediately upon its passage.

PASSED AND APPROVED this, the 10th day of November 2021, by a vote of _____ (ayes) to _____ (nays) to _____ (abstentions) to _____ (absent and not voting) of the City Council of Woodcreek, Texas.

City of Woodcreek:

By: _____
Mayor Gloria Whitehead

Attest:

By: _____
Linda Land, City Secretary

SCHEDULE IV. CITY PARKING.

- (A) All owners, tenants or occupants of any residence used for residential purposes shall be required to park their vehicles in garages, carports or driveways. No such vehicle, trailer or recreational vehicle shall be parked on a street or within any property unless same is not visible. Covering said vehicle shall not be construed as being out of sight. Parking of buses, commercial vehicles, trailers, boats, motor homes, RVs, campers, jet skis and the like is prohibited, except on a temporary basis with a permit visible from the street issued by the City of Woodcreek. *Temporary* shall be defined as not to exceed seven days in any 30-day period. Cost of the permit shall be based on the Master Rate Schedule as adopted by resolution of the City of Woodcreek.
- (B) Parking of automobiles, trucks, buses, trailers, mobile homes, recreational or commercial vehicles on publicly-owned right-of-way, park or greenbelt is prohibited except under the following conditions:
- (1) Parallel parking of personal automobiles and trucks will be allowed along the street right-of-way in front of a residential property if the vehicles are pulled off the street pavement (all tires must be off the pavement), no part of the vehicle projects out over the pavement, and the grass has been mowed to a height of less than four inches.
 - (2) Residential property owners may elect to surface the parallel parking space in the right-of-way with a pervious cover, such as gravel or crushed granite upon written approval of proposed surfacing plan by the City.
 - (3) Parking of personal vehicles shall be allowed on publicly-owned rights-of-way, parks and greenbelts with paved or pervious parking spaces provided by the City, subject to the restrictions of any posted signs.
- (C) It shall be unlawful for anyone to store vehicles not in operating condition in open view for more than seven days. Such vehicles must be stored in completely enclosed buildings or removed to an authorized storage area. Since streets are narrow and provide limited parking area, residential off-street parking requirements are essential.
- (D) Erection of signs. The City may erect signage of such design, placement, and location as may be required by law, and any other signage as City staff may determine appropriate or necessary, to notify the public that parking in licensed City right-of-way parking spaces is not allowed between the hours of 2:00 a.m. and 6:00 a.m., is not allowed at all or is otherwise restricted, and that violations may result in the towing of vehicles at owner's expense.
- (E) Two-hour parking signs. In order to promote safer driving in the vicinity of the public parking spaces at Deerfield Drive and Woodcreek Drive, and Champions Circle at Woodcreek Drive, the City shall erect signs reading "2 Hour Parking - Violators will be towed at vehicle owner's expense".
- (F) Penalty. Any person violating any provision of this schedule shall be subject to the penalties and provisions in § 10.99 of this Code of Ordinances.

(Ord. 15-207, 5-13-2015; Ord. 19-257, 3-13-2019)

§ 156.009 DEFINITIONS.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning. Words used in the present tense include the future tense. Words used in the plural number include the singular, and words in the singular include the plural. The word "shall" is always mandatory. The word "herein" means in this chapter. The word "regulations" means the provisions of any applicable ordinance, rule, regulation or policy. The word "person" means any human being or legal entity and includes a corporation, a partnership and an incorporated or unincorporated association. The words "used or occupied", as applied to any land or building, shall be construed to include the words intended, arranged or designed to be used or occupied. Any definition not expressly prescribed herein shall, until such time as defined by ordinance, be construed in accordance with customary usage in municipal planning and engineering practices.

Above-ground pool. A swimming pool more than the depth allowed by the most current copy of the International Residential Code on file in the office of the City Secretary which is designed or constructed in a manner where the major part of the primary water basin extends above the ground level of the land and soil abutting the swimming pool; is portable versus permanent in design, fails to meet the test of being operated in a manner which would not be hazardous or obnoxious to adjacent property owners; would be distinguishable by any reasonably prudent person to be something other than an "in-ground" swimming pool; and is clearly not a hot tub, spa or kiddie pool which are not designed to be swimming pools.

Access. A way of approaching or entering a property.

Accessory structure. In a residential district, a subordinate building detached and used for a purpose customarily incidental to the main structure such as a private garage for automobile storage, golf cart storage, tool house, home workshop, bath house, children's playhouse (larger than 4'x 6'), or storage shed. Accessory structure does not include buildings that are 4' x 6' or less, such as a hobby greenhouse (no business), children's playhouse, dog house or garden shelter, but not involving the conduct of a business or occupancy by any long-term or paying guest.

Accessory use. A use that is customarily a part of the principal use, a use which is clearly incidental, subordinate and secondary to the permitted use, and which does not change the character thereof, including, but not limited to, garages, bathhouses, greenhouses or a storage or tool shed. See *accessory structure*.

Adjacent. Abutting and directly connected to or bordering.

Amortization. A method of eliminating non-conforming uses by requiring the termination of the non-conforming use after a specified period of time.

Annexation. The incorporation of land area into the City with a resulting change in the boundaries of the City.

Applicant. A person applying for zoning approval under this chapter.

Approval. The final approval in a series of required actions. For instance, the *approval* date of a planned unit development zoning application is the date of Council approval of the final site plan.

Billboard. A sign advertising products not made, sold, used or served on the premises displaying such sign, or a sign having a height greater than 12 feet or a width greater than 18 feet, including supports.

Board. The Board of Adjustment of the City of Woodcreek, Texas.

Board of Adjustment. A committee appointed by the Council to consider appeals from certain administrative actions pursuant to Tex. Local Gov't. Code § 211.008 and that is given the authority set forth in this chapter and in Tex. Local Gov't. Code § 211.009.

Buffer. An area within a property or site, generally adjacent to and parallel with the property line, either consisting of existing natural vegetation or created by the use of trees, shrubs, berms and/or fences, and designed to limit views and sound from the site to adjacent properties and vice versa.

Building. Any structure designed or built for the support, enclosure, shelter or protection of persons, animals, chattels or property of any kind. When subdivided in a manner sufficient to prevent the spread of fire, each portion so subdivided may be deemed a separate *Building*.

Building Area. The gross area covered by a structure when placed on the lot.

Building Ordinance. The City's Building Ordinance (§§ 151.01 through 151.13 of this Code of Ordinances) and related ordinances of the City providing standards, requirements and regulations for site development and the construction and erection of buildings and structures within the City, including those published by the International Code Council on file in the Office of the City Secretary.

Building Permit. A permit issued by the City which is required prior to commencing construction or reconstruction of any structure.

Building Plot. The land, lot, lots or tract of land upon which a building or buildings are located, or upon which they are to be constructed, including yards.

Building Setback Line. A line or lines designating the interior limit of the area of a lot within which structures may be erected. The building lines generally provide the boundaries of the buildable area of any given lot and no structure or building may be erected between a building and the corresponding lot line.

Bulb. A light-emitting device or structure containing a light source. This includes but is not limited to a lamp.

Carport. A structure with one or more open sides, covered with a roof. (See *Garage* definition).

Church or Rectory. A place of worship and religious training of recognized religions including on site housing of ministers, rabbis, priests, nuns and similar staff personnel.

City. The City of Woodcreek, Texas.

City Council or Council. The City Council of the City.

City Limits or Within the City. The, or within the, incorporated boundaries of the City.

City Manager/Administrator. The chief administrative officer designated by ordinance, or his or her designated representative.

City Staff. The officers, employees and agents of the City assigned and designated from time to time by the City Manager/Administrator and/or Council, including, but not limited to, the Director of Public Works, to review, comment and/or report on zoning applications.

City Standard Details and Specifications. A library of City-approved drawings and technical data representing typical drainage, transportation, erosion and sedimentation control, and utility appurtenances to be constructed for City acceptance.

Commission. The Planning and Zoning Commission of the City.

Conditional Use. An additional use which may be permitted in a district, subject to meeting certain conditions or procedures established by the City Council. No *Conditional Use* shall be permitted in any location where it will be inconsistent with the existing adjacent and nearby uses.

Contiguous. Property that is immediately adjacent to another property and property whose lines are separated by only a street, alley, easement, right-of-way or buffer.

Corner Lot. A lot located at the intersection of and abutting on two or more streets.

Correlated Color Temperature. The specification of the color appearance of light emitting by a lamp, relating its color to the color of light from a reference blackbody source when heated to a particular temperature, measure in degrees Kelvin (K).

Country Club. An area of 20 acres or more containing a golf course and clubhouse and available by private or semi-private membership, such as a *Club* may contain adjunct facilities such as private club, dining room, swimming pool, tennis courts and similar recreational or service facilities.

County. Hays County, Texas.

County Appraisal District. The Hays County Appraisal District.

Day Camp. A facility arranged and conducted for the organized recreation and instruction of children including outdoor activities on a daytime basis.

Developed Area. The portion of a lot, easement or parcel upon which a building, structure, pavement or other improvements have been placed.

Developer. The legal owner of land to be improved and/or subdivided or his or her authorized representative.

Diffusing Lens. A translucent enclosure which surrounds a light source and through which there can be seen no semblance of an image of the light source. To provide a sufficiently wide distribution of light, a lens meeting this definition shall have a minimum cross-section, as seen from any angle, of not less than 0.125 square inch per lumen of enclosed light source emission.

Director of Public Works. The Director of Public Works or his or her designated representative.

District. A zoned section or sections of the City for which regulations governing the use of buildings and premises, the height of buildings, the size of yards and the intensity of use are uniform.

Double Frontage Lot. See *Reverse Frontage Lot*.

Drive Approach. A paved surface connecting the street to a lot line.

Driveway. A hard, impervious surface such as hot-mix asphalt or concrete surface connecting a drive approach with a parking space, parking lot, loading dock or garage.

Dwelling. Any building or portion thereof built on-site which is designed for or used exclusively for residential purposes.

Dwelling (Single-Family). A detached building having accommodations for occupancy by not more than one family.

Dwelling Unit. A building or portion of a building arranged, occupied or intended to be occupied as residential unit designed to accommodate one household for living, sleeping, eating, cooking and sanitation.

Easement. A grant by the property owner of the use of a strip of land for stated purposes.

Efficacy. As an engineering term, the emission of light by a light source expressed in lumens per watt. In the absence of manufacturers' ratings, or at the discretion of the City, the *efficacy* and light emission of lamps shall be calculated as follows:

- (1) Common tungsten incandescent: 12 lumens per watt;
- (2) Halogen incandescent: 18 lumens per watt;
- (3) Metal halide: 82 lumens per watt;
- (4) High pressure sodium: 82 lumens per watt;
- (5) Fluorescent tubes: 75 lumens per watt; and

(6) LED: 50-150 lumens per watt.

Environment. The aggregate of social and physical conditions that influence the life of the individual and/or community.

Exterior Side Yard. A yard which faces and is parallel to a side street.

Extraterritorial Jurisdiction or ETJ. The geographic area outside the corporate boundaries of the City as established pursuant to Tex. Local Gov't. Code §§ 42.021 and 42.022.

Family. Any number of individuals living together as a single housekeeping unit, in which not more than three individuals are unrelated by blood, marriage, adoption or guardianship, and occupying a dwelling unit.

Fence. A structure serving as an enclosure, a barrier or a boundary, usually made of posts or stakes joined together.

Fencing, Small-Animal. Metal fencing with the open area between the wires measuring no less than six inches. Wire thickness shall not exceed 0.1 inch.

Filing Date. With respect to zoning applications, the date of the first public hearing before the Commission regarding such zoning application.

Fixture. An outdoor lighting assembly containing 1 or more lamps and including any lenses, reflectors, and shields designed to direct the light in a defined manner.

Floor Area. The total square feet of floor space within the outside dimensions of a building, including each floor level, but excluding cellars, carports or garages.

Floor Area Ratio (FAR). The maximum square footage of total floor area permitted for each square foot of land area. The ratio between the total square feet of floor area in all buildings located on a lot and the total square feet of land in the lot or tract on which the buildings are located.

Floodplain. The land lying within a stream channel or adjacent to a stream channel within which flooding frequently occurs, the elevation above sea level of which shall be as established by the City and made of record. It is land which is required to be kept open and non-urbanized in order to maintain upstream *floodplain* characteristics and ensure continued adequate drainage of adjacent land.

Foot Candle. As an engineering term, a unit of light intensity equal to 1 lumen per square foot, which applies to the brightness of light on a surface or at a point in space.

Front Yard. A space extending the full width of the lot between any building set back line and the front lot line, and measured perpendicular to the building at the closest point to the front lot line.

Frontage. The side of a lot, parcel or tract of land abutting a street right-of-way and ordinarily regarded as the frontal orientation of the lot.

Frontage Block. All the property on one side of a street between two intersecting streets (crossing or terminating), measured along the line of the street, or if the street is dead-ended, then all of the property abutting on one side between an intersecting street and the dead-end of the street.

Full Horizontal Cut-Off Fixture. A fixture that confines the light entirely below a horizontal plane running through the lowest of: the lowest point from which light is emitted, or the lowest part of any lens, or the lowest point of any specular reflector.

Garage. A four-sided structure, fully enclosed on three sides, with a door on the fourth side, with a roof and concrete floor, accessible by a hard-surface driveway. See § 156.063 of this chapter for *garage* requirements by zoning district. A two-car garage shall be a minimum square footage of 400 square feet (20' x 20') and a single car garage shall be a minimum square footage of 200 square feet (10' x 20').

Glare. The effect of light shining directly in the eyes such as occurs when there is a line of sight to the light source.

Golf Course (Commercial). A golf course or driving range privately owned, but open to the public for a fee and operated as a commercial venture.

Governing Body. The City Council of the City of Woodcreek.

Greenbelt. Any area that has been platted or otherwise dedicated to the public as a greenbelt or otherwise with the intent to establish and preserve peaceful, attractive, natural or undisturbed areas adjacent to residential districts. Permitted uses include hiking, jogging and non-motorized biking and nature trails, accessory structures and uses incidental to the foregoing uses. A *Greenbelt* is also any land area that is owned by the public or the property owners' association and generally maintained with substantial vegetation in place, with or without enhancement by landscaping and planting and without improvements other than trails and similar low-impact recreational and public uses to enhance the aesthetic quality of the community, screen or partially screen and separate properties, uses or facilities. A *Greenbelt* is a part of the community landscaping and is generally adjacent to and parallel with a property line, right-of-way, creek or other drainage, consisting of existing natural vegetation or created by the use of trees, shrubs and/or berms, and designed to limit views and sound from the site to adjacent properties and vice versa, aid or benefit drainage or water quality and any other compatible public purpose authorized by the City Council.

Height. The vertical distance from the highest point on a structure to the average ground elevation where the foundation meets ground.

Home Occupation. A traditional home office occupation having the owner as the only employee, with no outward appearance of the existing occupation and not being commercial in nature.

Impervious Cover. Roads, parking areas, buildings, swimming pools, rooftop landscapes and other construction limiting the absorption of water by covering the natural land surface; this shall include, but not be limited to, all streets and pavement within the development.

Improvements. Any street, alley, roadway, barricade, sidewalk, bikeway, pedestrian way, water line system, wastewater system, storm drainage network, public park land, landscaping or other facility or portion thereof for which the local government may ultimately assume responsibility for maintenance and operation or which may affect an improvement for which local government responsibility is established.

Initial Lumens. The manufacturer-specified number of lumens of light generated by a lamp at the beginning of its service lifetime, not accounting for losses associated with lamp age.

Interior Lot. A lot other than a corner lot and bounded by a street on only one side.

Lamp. A light-emitting device or a structure containing a light source. This includes but is not limited to a bulb.

Legal Lot. A lot recorded in the official county records pursuant to and in compliance with the subdivision regulations and/or state law in effect at the time of the creation of the lot.

Light Source. Any device or element which emits light.

Light String. The number of bulbs connected with wire in a linear or two-dimensional array, not contained in the structure of a fixture, used either for illumination or decoration, and supported in any manner.

Light Trespass. Any horizontal or vertical illumination on a property from light sources on another property that exceeds 0.1 footcandles on a residential or unzoned district or 0.5 footcandles on a non-residential district. The measurement shall be made four feet above the ground at a point four feet inside the property line.

Lighting Installation. All outdoor lighting fixtures and light sources on a property.

Line of Sight. As it applies to the visibility of a light source, a straight unobstructed line from any point on a property four feet or more above the ground to a light source on another property.

Lot. A separate parcel of land, created by the division or subdivision of a block or other parcel, intended as a unit for transfer of ownership, or for development, or for occupancy and/or use, platted in compliance with state law. See also *Legal Lot*.

Lot Depth. The average horizontal distance between the front and rear lot lines.

Lot Lines. The lines bounding a lot, as defined herein.

Lot Width. The average horizontal distance at the front building setback line of a lot.

Lumen. As an engineering term, a unit of light flux, which applies to the amount of light emitted by a lamp.

Lumens Per Acre. The total number of initial lumens produced by all lamps utilized in outdoor lighting on a property divided by the number of acres, or part of an acre, with outdoor illumination on the property.

Master Plan. The overall development plan for the community which has been officially adopted to provide long-range development policies including all specified individual elements thereof among which are the plans for land intensities; land subdivision; circulation; and community facilities, utilities and services.

Neighborhood. The area of the City characterized by residential land uses which is bounded by physical (such as river, major street, lack of access, buffer) and/or political features (such as voting districts, subdivision boundaries).

Neighborhood Park. A publicly-owned parcel of land, within a subdivision, dedicated solely for recreational uses and maintained by the City or under authority granted by the City.

Non-Conforming Lot. A lot, the area, dimensions or location of which was lawful prior to the adoption, revision or amendment of this chapter, but which fails, by reason of such adoption, revision or amendment, to conform to the present requirements of the zoning district.

Non-Conforming Structure or Building. A structure or building the size dimensions or location of which was lawful prior to the adoption, revision or amendment of the zoning ordinance, but which fails by reason of such adoption, revision or amendment, to conform to the present requirements of the zoning district.

Non-Conforming Use. Any building, structure or land lawfully occupied by a use or lawfully existing at the time of passage of this chapter or amendments thereto, which does not, by reason of design or use, conform after the passage of this chapter or amendments with the regulations of the chapter or amendment.

Occupancy. The use or intended use of land or a building by any person.

Occupant Car Ratio (OCR). The minimum number of parking spaces without parking time limits required for each living unit, establishment or use.

Official County Records. The official records of Hays County, Texas.

Off-Site Improvements. Any required improvement which lies outside of the property being developed.

Off-Street Parking Space. An area of privately-owned land not less than ten (10) feet by twenty (20) feet not on a public street or alley, with an all-weather surface. A public street shall not be classified as such, nor shall head-in parking adjacent to a public street and dependent upon such street for maneuvering space; provided that, not more than 25 percent of any required off-street parking spaces may be compact parking spaces of not less than 128 square feet exclusive of the driveways connecting said space with the street or alley.

One-Hundred (100-) Year Floodplain. See *Regulatory 100-YEAR Floodplain*.

Open Space. An area included in any side, rear or front yard or any unoccupied space on the lot that is open and unobstructed to the sky, except for the ordinary projections of cornices, eaves, porches and plant material.

Open or Outdoor storage. The keeping, in an unroofed area, of any goods, junk, material, merchandise, in the same place for more than 24 hours.

Park or Playground. An open recreation facility or park owned and operated by a public agency such as the City or the school district and available to the general public for neighborhood use, but not involving lighted athletic fields for nighttime play.

Parking Space. An area that is not a street, alley or public right-of-way that is used or designed to be used for motor vehicle parking, that is not less than ten feet by 20 feet, exclusive of the driveways connecting said space with a street or alley. Said *parking space* and connecting driveway shall be durably surfaced and so arranged to permit satisfactory ingress and egress of an automobile. Compact *parking spaces* shall be 128 square feet exclusive of the driveways connecting said space with the street or alley.

Paved Area. An area surfaced with asphalt, concrete or similar pavement, providing an all-weather surface. Gravel is not an acceptable *paved surface*.

Performance Standard. A set of criteria or limits relating to nuisance elements which a particular use or process may not exceed.

Permit Issuing Authority. The City officer, employee or agent designated by lawful authority to issue the applicable permit.

Permitted Use. A use specifically allowed in the applicable zoning districts without the necessity of obtaining a conditional use permit.

Person. Any human being or legal entity and includes a corporation, a partnership and an incorporated or unincorporated association.

Primary Structure. A structure in which the principal use of the lot is conducted. For example, for single-family residential lots, the house is the *primary structure*.

Privacy Fence. An opaque fence or screen no more than six feet in height. A fence shall be considered opaque if it is made of opaque materials and constructed so that gaps in the fence do not exceed one-half inch. Fences using boards placed on alternating sides of fence runners shall be considered opaque if the boards overlap at least one-half inch.

Public. With respect to land and interests in land within the City limits, the City; with respect to land and interests in land within the ETJ limits, the general public; and, with respect to the provision of any services or products by a business establishment, the general public.

Public Grounds or Building. A facility such as office buildings, and maintenance yards and shops required by branches of local, state or federal government for service to an area such as highway department yard or a City, county or school service center.

Public Use. Places of non-commercial public assembly or administrative functions where the primary activity is contained within a building(s), including, but not limited to, churches, schools and government buildings.

Rear Yard. A space extending across the full width of the lot between the principal building and the rear lot line, and measured perpendicular to the building to the closest point of the rear lot line.

Regulatory 100-YEAR Floodplain. The 100-year floodplain, as defined by the Federal Emergency Management Act (FEMA).

Required Yard. The open space between a lot line and the buildable area within which no structure shall be located, except as provided for herein.

Reserve Strip. A narrow strip of property usually separating a parcel of land from a roadway or utility line easement, that is characterized by limited depth which will not support development and which is intended to

prevent access to the roadway or utility easement from adjacent property and which are prohibited by these regulations unless their control is given to the City.

Reverse Frontage Lot. A double frontage lot which is to be developed with the rear yard abutting a major street and with the primary means of ingress and egress provided on a minor street.

Right-of-Way. A strip of land occupied or intended to be occupied by street, crosswalk, railroad, road, electric transmission line or oil or gas pipe line, water main, sanitary or storm sewer main, or for other similar purpose or use. The usage of the term *Right-of-way*, for land platting purposes, shall mean that every *right-of-way* thereafter established and shown on the final plat is to be separate and distinct from the lots or parcels adjoining such right-of-way and not included within the dimensions or areas of such lots or parcels. *Right-of-way* intended for streets, crosswalks, water mains, wastewater lines, storm drains or any other use involving maintenance by a public agency shall be dedicated to the public by the maker of the plat where such right-of-way is established.

Safety Services. A facility to conduct public safety and emergency services, including police and fire protection services and emergency medical and ambulance services.

Same Ownership. Ownership by the same person, corporation, firm, entity, partnership or unincorporated association; or ownership by different corporations, firms, partnerships, entities or unincorporated associations in which a stock holder, partner or associate or a member of his or her family owns an interest in each corporation, firm, partnership, entity or unincorporated association.

School (Public or Denominational). A school under the sponsorship of a public or religious agency having a curriculum generally equivalent to public elementary or secondary schools, but not including trade or commercial schools.

Setback Line or Building Setback Line. A line which marks the setback distance from the property line, and establishes the minimum required front, side or rear yard space of a building plot.

Short Term Rental. A rental of a residential structure or part of a residential structure for fewer than 30 consecutive days.

Shrub. Any self-supporting woody evergreen and/or deciduous species.

Side Yard. A space extending from the front yard to the rear yard between the setback line and the side lot line measured perpendicular from the side lot line to the closest point of the setback line.

Sign. Any device or surface on which letters, illustrations, designs, figures or symbols are painted, printed, stamped, raised, projected, illuminated or in any manner outlined or attached and used for advertising purposes.

Single-Family, Attached. The use of a series of sites for two or more dwelling units, constructed with common or abutting walls and each located on a separate lot within the total development site.

Single-Family, Detached. The use of a lot for only one dwelling unit.

Single-Family Dwelling. A building designed for or occupied exclusively by one household. See *Single-Family, Detached*.

Site Plan. A plan showing the use of the land, to include locations of buildings, drives, sidewalks, parking facilities to be constructed and drainage, erosion control and utilities.

Slope. The vertical change in grade divided by the horizontal distance over which that vertical change occurred. The *slope* is usually given as a percentage.

Specular Reflector. A reflector which has a mirror-like surface that reflects an image (no matter how imperfect or distorted) of a light source.

Square Foot or Square Feet. The square footage computed from the outside dimensions of the dwelling or structure, excluding attached garages, attics, basements, open or screened porches.

Story. The portion of a building, other than a cellar, included between the surface of any floor and the surface of the floor next above it or, if there be no floor above it, then the space between the floor and the ceiling next above it.

Street. Any public or private right-of-way which affords the primary means of vehicular access to abutting property.

Street Line. The line limiting the right-of-way of the street and being identical with the property line of persons owning property fronting on the streets.

Street-Side Yard. An area between any required building setback line and the side property line abutting a public right-of-way, and measured perpendicular to the building to the closest point of the side property line abutting the right-of-way.

Structural Alterations. Any change in the supporting members of a building, such as load bearing walls or partitions, columns, beams or girders or any complete rebuilding of the roof or the exterior walls.

Structural Integrity. The ability of a structure to maintain stability against normal forces experienced by said structure.

Structure. Any building or anything constructed or erected on the ground or which is attached to something located on the ground. *Structures* include buildings, telecommunications towers, sheds, parking lots that are the primary use of a parcel and permanent signs. Sidewalks and paving shall not be considered *structures* unless located within a public utility or drainage easement.

Structure, Principal. The principal structure which fulfills the purpose for which the building plot is intended.

Stucco. Masonry on blocks or lath.

Subdivision. The division or redivision of land into two or more lots, tracts, sites or parcels for the purpose of development, laying out any addition to the City, or for laying out any subdivision or building lots, or any lot, street, alley, access easement, public utility easement, park or other portion intended for use by the public, or for the use of any owner, purchaser, occupant, person or entity.

Swimming Pool (Private). A swimming pool constructed for the exclusive use of the residents of a single-family or other residential dwelling, located and fenced in accordance with City regulations and not operated as a business or maintained in a manner to be hazardous or obnoxious to adjacent property owners. See *Above-Ground Pool*.

Variance. An adjustment in the application of the specific regulations of this chapter to a particular parcel of property which, because of special conditions or circumstances peculiar to the particular parcel, is necessary to prevent the property from being deprived of rights and privileges enjoyed by other parcels in the same vicinity and zoning district.

Watershed. Area from which storm water drains into a given basin, river or creek.

Working Days. Monday through Friday, exclusive of City-recognized holidays.

Yard. An open space at grade between the principal and accessory buildings and the adjoining lot lines, unoccupied and unobstructed by any portion of a structure from the ground upward, except as otherwise provided herein.

Yard Depth. The shortest distance between a lot line and a yard line.

Yard, Front. A yard extending across the front of a lot between the side lot lines, and being the minimum horizontal distance between the street easement line and the main building or any projections thereof other than the projections of the usual steps, balconies or bays, or un-air-conditioned porch. On corner lots, the *front yard* shall be considered as parallel to the street upon which the yard has its least dimension.

Yard Line. A line drawn parallel to a lot line at a distance therefrom equal to the depth of the required yard.

Yard, Rear. A yard extending across the rear of a lot and being the required minimum horizontal distance between the rear lot line and the rear of the main building or any projections thereof other than the projections of steps, balconies or bays, or un-air-conditioned porches, accessory dwellings or detached garages.

Yard, Side. A yard between the main building and the side line of the lot, and extending from the required front yard to the required rear yard, and being the minimum horizontal distance between a side lot line and the side of any building on the lot, or any projections thereof.

Zero-Lot-Line Lot. A single-family lot that has a side wall along or near one of the lot lines so that a usable yard of a minimum of ten feet from the side lot line to the building line is created on the other side of the lot.

Zoning. The division of a municipality into districts in an effort to achieve compatible land use relationships, and the associated establishment of regulations governing the use, placement, spacing and size of land and buildings in order to achieve that compatibility.

Zoning Map. The official map showing the division of the City into districts, which is a part of this chapter.

Zoning (Spot). The zoning or rezoning of a lot or parcel of land to benefit an owner for a use incompatible with surrounding uses.

(Ord. 00-65N, 6-1-2005; Ord. 17-230, 6-14-2017; Ord. 19-255, 3-13-2019)

§ 156.059 PARKING.

- (A) Each dwelling unit shall have a hard surface driveway, providing a minimum of three off-street parking areas, each measuring ten feet by 20 feet.
- (B) It shall be unlawful for anyone to store vehicles not in operating condition in open view for more than seven days. Such vehicles must be stored in completely enclosed buildings or removed to an authorized storage area. Since streets are narrow and provide limited parking area, residential off-street parking requirements are essential. Each dwelling unit shall have a hard surface driveway, providing a minimum of three off-street parking areas, each area measuring ten feet by 20 feet.

(Ord. 00-65N, 6-1-2005; Ord. 19-255, 3-13-2019; Ord. 19-257, 3-13-2019)

Cross reference(s)—Penalty, see § 156.999

156.030 FENCES.

(A) All fences shall be constructed and maintained to ensure structural integrity against natural forces such as wind, rain and temperature variations.

(B) All fences shall be maintained in safe and good workmanship condition.

(C) The finished side of all fences built to comply with these regulations shall face away from the screened object.

(Ord. 00-65N, passed 6-1-2005; Ord. 19-255, passed 3-13-2019) Penalty, see § [156.999](#)

156.057 FENCES.

(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 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.

(B) No object or thing which obstructs sight lines at elevations between two and six feet above the roadways and within the triangular area formed by intersecting street property lines and a line connecting them at points 25 feet from the intersection of the street lines (or extensions thereof) shall be placed, planted or permitted to remain on corner lots. Wood fences are prohibited on lot lines contiguous or abutting a golf course where the wood fence would be visible from the golf course. All fences contiguous or abutting a golf course shall not obstruct sight lines of the golf course and shall be constructed of panels of a metal product manufactured for the purpose of residential fencing and shall be a minimum of four feet and a maximum of six feet in height.

(C) Fencing materials not allowed are chain link, hog wire, barbed wire, vinyl, rebar, rolled wire, cable, mesh netting, rolled picket or similar materials; except that, Small-Animal Fencing, as that term is defined herein, may be used if its principal fencing support structure consists of metal. **SMALL-ANIMAL FENCING** means metal fencing with opening spacing between the wires no more than two inches by three inches that matches the color and architecture of the principal fencing to which it is attached. Approved small-animal fencing may not exceed 50% of the height of the approved or existing principal fencing.

(D) Should a non-conforming fence or non-conforming portion of a fence be damaged by any means to an extent of more than 50% of its replacement cost at the time of destruction, it shall not be reconstructed, except in conformity with this chapter.

(E) A fence permit will be issued by the city upon completion of a Type II Residential Permit Application and submittal of required fees in accordance with the Master Rate Schedule as adopted by resolution of the City of Woodcreek. A copy of an approved Type II Residential Fence Permit must be visibly displayed during active construction and until completion of any fence permitted by the city. This permit will expire 60 days from date of issuance.

(F) *Penalty.* Any person violating any provision of this section shall be subject to the penalties and provisions set forth in § [10.99](#) of this Code of Ordinances.

(Ord. 00-65N, passed 6-1-2005; Ord. 16-218, passed 1-13-2016; Ord. 16-227, passed 9-22-2016; Ord. 19-252, passed 2-13-2019; Ord. 19-255, passed 3-13-2019)

From: [Richard Emerson](#)
To: [Manager](#)
Cc: [City Secretary](#); [Jaime Lanka](#)
Subject: RE: Construction across property lines
Date: Monday, October 25, 2021 5:01:51 PM
Attachments: [image002.jpg](#)
[image003.jpg](#)
[image004.png](#)

Brenton,

Per the 2015 IRC, Section R106.2 Site plan or plot plan.

The construction documents submitted with the application for permit shall be accompanied by a site plan showing the size and location of new construction and existing structures on the site and distances from lot lines. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot.

The building official is authorized to waive or modify the requirement for a site plan where the application for permit is for alteration or repair or where otherwise warranted. (emphasis added)

2015 IBC, Section [A] 107.2.5 Site plan. The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from lot lines, the established street grades and the proposed finished grades and, as applicable, flood hazard areas, floodways, and design flood elevations; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The building official is authorized to waive or modify the requirement for a site plan where the application for permit is for alteration or repair or where otherwise warranted.

“On the site” is interpreted as within a legal boundary survey, and does not include assumed or imaginary lot lines, subdivisions, or the adjoining of adjacent properties. Certain code requirements are dependent on the structure’s location on the lot, the topography of the site, and whether the site has flood hazard areas. Although we perform a *site plan code review**, whenever a site plan indicates construction that either encroaches a setback, easement, or crosses a property line, we will ask the question whether a variance was granted or was the property re-platted to allow a structure to be placed over a property line. It may be difficult to get a clear title if a structure encroaches or the lots are not re-platted adjacent lots.

* We are only checking the proposed structures’ distance in relation to other combustible structures.

Respectfully,

Rich Emerson, CBO

In response to the COVID-19 global pandemic, I will be working remotely part-time. Please reach out to me via email whenever possible. Be safe!

RAS Lic.#245, TREC PI Lic.#3435, TSBPE Lic.#2149

ATS Engineers, Inspectors and Surveyors

TBPE Firm Reg. #2487, TBPLS Firm Reg. #10126000

4910 West Hwy 290

Austin, Texas 78735
817.807.5618 Cellular
512-328-6995, Ext. -106 Office
512.328.6996 fax
www.ats-engineers.com

"We solve complicated problems. We don't complicate solved problems." John Pierce

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From: Manager <manager@woodcreektx.gov>
Sent: Monday, October 25, 2021 4:42 PM
To: Richard Emerson <Richard_Emerson@ats-engineers.com>
Cc: City Secretary <city.secretary@woodcreektx.gov>
Subject: Construction across property lines

Rich,

Is there a specific section in the IRC or other code that restricts the construction across property lines?

Thank you in advance for your assistance.

Brenton

Brenton Lewis
City Manager
City of Woodcreek
41 Champions Circle
Woodcreek, TX 78676-3327
(O) 512.847.9390 Ext. 202 (M) 512.878.9102

Woodcreek TX Logo



Total Control Panel

[Login](#)

To:

Message Score: 20

High (60): Pass