
MEETING NOTICE

The City Council 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, April 10, 2024 at 6:30 PM.

All attendees are encouraged to wear face coverings when a minimum of six-foot social distancing cannot be maintained. Smoking is not allowed anywhere on the property of City Hall.

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

<https://zoom.us/j/93042077015?pwd=VWltS09Va1JZWxzZHY4TVRMOzBvQT09>

Meeting ID: 930 4207 7015; Passcode: 946057

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).

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.

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.

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.

AGENDA

CALL TO ORDER

MOMENT OF SILENCE

PLEDGES

ROLL CALL and ESTABLISH QUORUM

PUBLIC COMMENTS

CONSENT AGENDA

1. Approval of Regular City Council Meeting Minutes From March 27, 2024.

REPORTS FROM OFFICERS OR COUNCIL LIAISONS

2. Report From Mayor

REGULAR AGENDA

3. Public Hearing 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.
4. Discuss and Take Appropriate Action To Nominate Members To The Infrastructure and Mobility Panel. *(Bailey)*
5. Discuss and Take Appropriate Action To Adopt Resolution 2024-04-10-01, A Resolution of the City Council of the City of Woodcreek, Texas, Amending the City's Master Fee Schedule to Include A Fee To Cover the City's Costs For Processing Petitions For The Release From The City's Extra Territorial Jurisdiction (ETJ). *(Rule)*
6. Discuss and Take Appropriate Action To Distribute Wildfire Home Preparation and Evacuation Literature To Residents As Part of the Woodcreek Community Wildfire Protection Plan. *(Richardson)*
7. Discuss and Take Appropriate Action To Create a Xeriscape Front Yard Competition for Citizens of Woodcreek. *(Bailey)*
8. Discuss and Take Possible Action To Approve A Preliminary Replat Application For 76 Brookhollow Drive, Woodcreek Sec. 6-C, Lots 11 & 12. *(Rule)*
9. Executive Session for Consultation With Legal Counsel Pursuant to Chapter 551.071 About Pending Or Contemplated Litigation, Settlement Offers Or Any Matter In Which The Duty Of The Attorney To The City Council Under The Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas Clearly Conflicts With The Texas Open Meetings Act.
 - A) Brookmeadow, Section 6, Lot PT 12

COUNCIL CONSIDERATIONS FOR AGENDA ITEMS AT NEXT REGULAR CITY COUNCIL MEETING

ANNOUNCEMENTS

ADJOURN

POSTING CERTIFICATION

I certify that the above notice was posted on the **5th day of April, 2024 at 3:00PM**

By: 

Suzanne J. MacKenzie, City Secretary

**Mayoral, Staff or City Council Member
 Agenda Item Submission**

DATE:	4/1/2024
TO:	City of Woodcreek City Council Members
FROM:	Kevin Rule, City Manager
TITLE / SUBJECT of REQUESTED AGENDA ITEM: <i>(Re-Typed From Below)</i>	Approval of Regular City Council Meeting Minutes From March 27, 2024.

TITLE / SUBJECT of REQUESTED AGENDA ITEM:

*Select The Beginning of Your Agenda Item From The Drop-Down List
 n/a

BRIEF SUMMARY / BACKGROUND of REQUESTED AGENDA ITEM: (3-4 sentences, max):
 Draft minutes from the previous City Council Meeting.

STATE YOUR INTENDED MOTION:

"I move..... *(Copy Text From First Table Field)*
 To Approve The Regular City Council Meeting Minutes From March 27, 2024.

FISCAL IMPACT:
 N / A

LIST ATTACHMENTS: (In the Order that you want them under your Agenda Item)
 1. Cover
 2. 2024-03-27 RCC Minutes DRAFT

PREPARED BY: Suzanne J. Mac Kenzie, City Secretary

Reviewed by: City Manager, Mayor, Mayor Pro Tem, and City Attorney

CITY COUNCIL MEETING (CITY HALL)
March 27, 2024; 4:00 PM
Woodcreek, Texas

MINUTES

CALL TO ORDER

Mayor Rasco Called the Meeting to Order at 4:03PM.

MOMENT OF SILENCE

PLEDGES

ROLL CALL and ESTABLISH QUORUM

PRESENT

Mayor Jeff Rasco
Mayor Pro Tem Debra Hines
Council Member Linnea Bailey
Council Member Chryst Grummert
Council Member Bob Hambrick
Council Member Krista Richardson

STAFF PRESENT

City Manager, Kevin Rule
City Secretary, Suzanne Mac Kenzie
City Attorney, Charles Zech - A representative of Denton, Navarro, Rocha, Bernal & Zech P.C. -via Zoom

PUBLIC COMMENTS

Public Comments were made by Joe Tormo and Marquerete Tormo

CONSENT AGENDA

1. **Approval of Minutes From Regular City Council Meeting on March 13, 2024.**
2. **Approval of A Special Event Permit At Augusta Park on March 30, 2024, And A Waiving Of The Permit Fee. (Rasco)**
3. **Discuss and Take Possible Action to Approve The Brookhollow Drive Road Closure For The Arbor Day Event on April 27, 2024. (Richardson)**

Motion was made by Council Member Bailey to accept the Consent Agenda. Motion was seconded by Council Member Hambrick.

Mayor Rasco Called for the vote by Show of Hands.

Motion Passed: 5-0-0.

REPORTS FROM OFFICERS AND COUNCIL LIAISONS

4. **Report From City Manager, Kevin Rule**
 - a) Monthly Staff Activity (February)
5. **Report by Ordinance Review Committee Liaison. (Hines)**
 - a) "Year-To-Date Review" of ORC Work, with Status Report on Each Item.
6. **Report from the Ad-Hoc Council Committee on the Program to Address Driveway Approach Repairs Post the 2023 Road Improvements. (Hines)**

REGULAR AGENDA

7. **Presentation by Cindy Longo Cassidy on The Joint Hays County Friends of the Night Sky and Dark Sky Texas, Sky Quality Meter Program. (Rasco)**

This item was discussed after Item #11 in the agenda.

8. **Discuss and Amend Previously Adopted Council's Public Hearing Date of March 27th, Regarding Possible Updates to Chapter 156.057 Fences. (Grummert)**

Motion was made by Council Member Grummert to amend previously adopted Council's Public Hearing date regarding possible updates to §156.057 Fences be moved from March 27, 2024 to April 10, 2024. Motion was seconded by Council Member Richardson.

Mayor Rasco Called for the vote by Show of Hands.

Motion Passed: 5-0-0.

9. **Discuss and Take Appropriate Action on Items Submitted by the Ordinance Review Committee to Council for Consideration Regarding Electronic/Electric Fences and Traffic Code Schedule IV - City Parking of the City of Woodcreek Code of Ordinances. (Hines)**

Motion was made by Mayor Pro Tem Hines that the City of Woodcreek issue an official statement regarding electronic/electric fences and promote the use of signs warning others of their use. Motion was seconded by Council Member Grummert.

Mayor Rasco Called for the vote by Show of Hands.

Motion Passed: 5-0-0.

Motion was made by Mayor Pro Tem Hines to send ORC's recommendations for Schedule IV City Parking to Legal for consideration of their recommendation and the chapter as a whole for suggestions and to be placed into full ordinance format. Motion was seconded by Council Member Grummert.

Mayor Rasco Called for the vote by Show of Hands.

Motion Passed: 5-0-0.

10. **Discuss and Take Appropriate Action To Adopt Ordinance 2024-03-28-01, Amending the City of Woodcreek Code of Ordinances at Title III ("Administration"), Chapter 30 ("Officials, Employees and Organizations"); Providing For The Creation of the Infrastructure and Mobility Panel.** *(Bailey)*

4:41 PM Motion was made by Council Member Grummert to table it until after the Workshop because this document is also in the Workshop and something that is discussed in the whole totality of it. A second for this motion was not offered.

Motion was made by Council Member Bailey to adopt Ordinance 2024-03-27-01 amending the City of Woodcreek Code of Ordinances at Title III ("Administration"), Chapter 30 ("Officials, Employees and Organizations"); providing for the creation of the Infrastructure and Mobility Panel. Motion was seconded by Council Member Hambrick.

Mayor Rasco Called for the vote by Show of Hands.

Motion Passed: 5-0-0.

11. **Discuss and Take Appropriate Action to Make Full-Term Member Nominations to the Infrastructure and Mobility Panel.** *(Bailey)*

Motion was made by Council Member Bailey to make Full-Term Member nominations to the Infrastructure and Mobility Panel. Motion was seconded by Mayor Pro Tem Hines.

Member Nominations are as follows:

Council Member Hambrick nominated Mr. Rogers Holt;
 Council Member Bailey nominated Mr. Jay Gallaway;
 Council Member Grummert passed on his option to make a nomination at this meeting;
 Mayor Pro Tem Hines nominated Mr. Jose Tormo; and
 Council Member Richardson nominated Mr. Craig Biggs.

Mayor Rasco Called for the vote by Show of Hands.

Motion Passed: 5-0-0.

****Recess was Called at 5:15PM.***

****Meeting was Reconvened at 5:18PM.***

12. **Workshop To Discuss All Advisory Body Ordinances, As Updated, Including The Following Commonly, or Officially Known As:** *(Hines)*

- a) H.O.T. Committee
- b) Planning and Zoning Commission
- c) Tree Board
- d) Parks and Recreation Board
- e) Ordinance Review Committee
- f) Infrastructure and Mobility Panel

Workshop Opened at 5:18PM.

Workshop Closed at 5:58PM.

13. **Discuss and Take Appropriate Action on Directing City Attorney Zech to Draft Ordinance Updates for Any Existing Ordinance as Updated Concerning An Council Advisory Body for the City of Woodcreek, Texas.** *(Hines)*

Motion was made by Mayor Pro Tem Hines to direct City Attorney Zech to draft ordinance updates for all existing ordinances regarding Advisory Bodies to Council in formance to mirror the I&M Panel in this packet as much as possible.

Motion was seconded by Council Member Richardson.

Mayor Rasco Called for the vote by Show of Hands.

Motion Passed: 5-0-0.

COUNCIL CONSIDERATIONS FOR NEW AGENDA ITEMS AT NEXT REGULAR COUNCIL MEETING

- A) *Introduced by Council Member Richardson, Seconded by Council Member Grummert:*
 - i. Discuss and Take Possible Action On Distributing Wildfire Evacuation Literature To Residents as Part of The Woodcreek Community Wildfire Protection Plan.
- B) *Introduced by Council Member Bailey, Seconded by Council Member Grummert:*
 - i. Discuss and Take Action On Adding Another Full-Term Member to the Infrastructure and Mobility Panel.
- C) *Introduced by Council Member Hambrick, Seconded by Council Member Bailey:*
 - i. Something regarding a Workshop for the June 2nd Woodcreek Day.
- D) *Introduced by Mayor Pro Tem Hines; No Second Offered:*
 - i. Water Task Force – pending business being wrapped up; and
 - ii. Procedural Documents for the City.

ANNOUNCEMENTS

ADJOURN

Mayor Rasco Adjourned the Meeting at 6:03PM.

Jeff Rasco, Mayor

Suzanne Mac Kenzie, City Secretary

DATE:	4/1/2024
TO:	City of Woodcreek City Council Members
FROM:	Jeff Rasco, Mayor
TITLE / SUBJECT of REQUESTED AGENDA ITEM: <i>(Re-Typed From Below)</i>	Report From Mayor

TITLE / SUBJECT of REQUESTED AGENDA ITEM:

*Select The Beginning of Your Agenda Item From The Drop-Down List
Report From Mayor

BRIEF SUMMARY / BACKGROUND of REQUESTED AGENDA ITEM: (3-4 sentences, max):

1. Meeting with WimberleyArts.org on possible city art installations and formation of a Mayor's Arts Advisory Group
2. Revisions to website in new system progressing on schedule
3. Eclipse report
4. 40th Anniversary June event
5. Woodcreek/Wimberley collaboration

STATE YOUR INTENDED MOTION:

"I move..... *(Copy Text From First Table Field)*
None

FISCAL IMPACT:

Click [HERE](#) To Select A Drop-Down Option

Unknown at this time

LIST ATTACHMENTS: (In the Order that you want them under your Agenda Item)

PREPARED BY: Suzanne J. Mac Kenzie, City Secretary

Reviewed by: City Manager, Mayor, Mayor Pro Tem, and City Attorney

1.

PREPARED BY: Suzanne J. Mac Kenzie, City Secretary

Reviewed by: City Manager, Mayor, Mayor Pro Tem, and City Attorney

DATE:	4/1/2024
TO:	City of Woodcreek City Council Members
FROM:	Kevin Rule, City Manager
TITLE / SUBJECT of REQUESTED AGENDA ITEM: <i>(Re-Typed From Below)</i>	Public Hearing 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.

TITLE / SUBJECT of REQUESTED AGENDA ITEM:

*Select The Beginning of Your Agenda Item From The Drop-Down List

n/a

BRIEF SUMMARY / BACKGROUND of REQUESTED AGENDA ITEM: (3-4 sentences, max):

The Planning and Zoning Commission held their Public Hearing to receive Public Input regarding increasing fence height from 6-feet to 8-feet high on February 7, 2024. City Council is doing its due diligence by holding a Public Hearing on the same, on April 10, 2024.

STATE YOUR INTENDED MOTION:

"I move..... *(Copy Text From First Table Field)*

n/a

FISCAL IMPACT:

N / A

LIST ATTACHMENTS: (In the Order that you want them under your Agenda Item)

1. Cover
2. Rule – Report PZ Fences
3. P.H. C.O.O. 156.009 DEFINITIONS
4. P.H. C.O.O. 156.030 FENCES
5. P.H. – C.O.O. 156.057 FENCES

PREPARED BY: Suzanne J. Mac Kenzie, City Secretary

Reviewed by: City Manager, Mayor, Mayor Pro Tem, and City Attorney

**Mayoral, Staff or City Council Member
Agenda Item Submission**

PREPARED BY: Suzanne J. Mac Kenzie, City Secretary

Reviewed by: City Manager, Mayor, Mayor Pro Tem, and City Attorney

The City of Woodcreek

IN THE MIDST OF THE TEXAS HILL COUNTRY

Item to Forward to City Council: (Select one box)

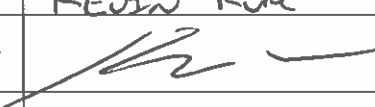
- Report / Recommendation to Council
- Request for Item to be Considered by Council

Advisory Group Sending Report/Recommendation or Request to City Council: (Select one box)

- Comprehensive Plan Advisory Work Group
- Hotel Occupancy Tax (H.O.T.) Committee
- Ordinance Review Committee
- Parks and Recreation Board
- Planning and Zoning Commission
- Platinum Roads Panel
- Tree Board
- Other: _____

Meeting Date Advisory Group Voted to Reach Out to Council: Feb. 7, 2024

Subject of Report/Recommendation OR Request for Item to be Considered:
Increasing Fence Height from Six(6) Feet to Eight(8) Feet in the City of Woodcreek Ordinances

~ FOR CITY HALL STAFF USE ONLY ~	
Date Original Received at City Hall:	2/13/2024
Received by (City Staff Member- PRINT):	KEVIN RUIZ
Date Reviewed/Signed by City Manager:	
Date of Next City Council Meeting:	2/28/2024

SUMMARY / HISTORY

This topic originally arose after a Variance filed for the same was previously reviewed by the City of Woodcreek's Board of Adjustments.

The Planning and Zoning Commission held a Public Hearing to hear the residents' opinions of potentially granting the option to increase the height of their fences from six(6) feet to eight(8) feet. An additional benefit to the residents by increasing fence height is the elimination of paying a \$500 fee to file a Variance to the existing City Code.


RECOMMENDATION:

The Planning and Zoning Commission recommends that existing Paragraph B, be separated into a new Paragraph C, starting at "Wood fences are prohibited...." This will separate references to intersection sight lines from fences built on golf course properties.

The Commission also recommends that the City Council allow fences up to eight(8) feet in Sections A and new paragraph C of 156.057.

Submitted by: Louis Davenport

PRINTED NAME of Chairperson

Submitted by: 

SIGNATURE of Chairperson

Date of Submission: February 13, 2024

City Manager: 
(Signature) _____

§ 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)

§ 156.030 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, 6-1-2005; Ord. 19-255, 3-13-2019)

Cross reference(s)—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 percent 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 percent 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, 6-1-2005; Ord. 16-218, 1-13-2016; Ord. 16-227, 9-22-2016; Ord. 19-252, 2-13-2019; Ord. 19-255, 3-13-2019)

DATE:	4/1/2024
TO:	City of Woodcreek City Council Members
FROM:	Linnea Bailey, Council Member
TITLE / SUBJECT of REQUESTED AGENDA ITEM: <i>(Re-Typed From Below)</i>	Discuss and Take Appropriate Action To Nominate Members To The Infrastructure and Mobility Panel

TITLE / SUBJECT of REQUESTED AGENDA ITEM:

Discuss and Take Appropriate Action
To Nominate Members To The Infrastructure and Mobility Panel

BRIEF SUMMARY / BACKGROUND of REQUESTED AGENDA ITEM: (3-4 sentences, max):

City Staff has received additional application(s) for the Infrastructure and Mobility Panel for City Council consideration.

STATE YOUR INTENDED MOTION:

"I move..... *(Copy Text From First Table Field)*
To Nominate (Insert Name) to the Infrastructure and Mobility Panel

FISCAL IMPACT:

N / A

LIST ATTACHMENTS: (In the Order that you want them under your Agenda Item)

1. Cover
2. Application for Infrastructure and Mobility Panel

PREPARED BY: Suzanne J. Mac Kenzie, City Secretary

Reviewed by: City Manager, Mayor, Mayor Pro Tem, and City Attorney

The City of Woodcreek

IN THE MIDST OF THE TEXAS HILL COUNTRY



Application for Appointment to A Volunteer Citizen Group

Name: Lydia Johns

Property Address: [REDACTED]

Mailing Address: same

Telephone Number(s): Home: [REDACTED] Cell: [REDACTED]

Email Address: [REDACTED]

1. Do you want your phone number(s)/email address released in a Public Information Request? YES NO

Committee(s) of Interest (Select All That Apply)	
<i>NOTE: Groups listed below are Advisory and submit reports and/or recommendations, as needed, to the City Council, per state and federal laws and City Ordinances.</i>	
<input checked="" type="checkbox"/> Infrastructure and Mobility Panel	<input type="checkbox"/> Tree Board
<input type="checkbox"/> Planning and Zoning Commission	<input type="checkbox"/> Ordinance Review Committee
<input type="checkbox"/> Parks and Recreation Board	
City Hall Areas of Interest (Select All That Apply)	
<i>NOTE: Volunteers would work with City Staff to complete projects on an "as needed" basis.</i>	
<input type="checkbox"/> City Staff Mailouts (Indoors)	<input type="checkbox"/> City Information Distribution Projects (Outdoors)
<input type="checkbox"/> City Clean-Up Projects (Outdoors)	<input type="checkbox"/> City's 4th Decennial Celebration (Hybrid)

2. Length of Time as a Texas Resident: 60 yrs Length of Time as a Woodcreek Resident: 12 yrs

3. Have you previously served on any City of Woodcreek Boards, Commissions, Committees or Panels?
YES NO If "YES", please list capacity and term.

Describe any qualifications, credentials or special interests that relate to your possible appointment. In filling this form out, I could not check any of the boxes. I am interested in volunteering to serve on the Infrastructure and Mobility Panel. I have served in several volunteer positions for the city over the years and would love to serve the city in its forward momentum with infrastructure.

I have not conflicts if I am appointed. Sincerely, Lydia Johns (I can't sign this either)

4. Do you, or your employer, have any business or other dealings with the City of Woodcreek which may create a conflict of interest upon your appointment? YES NO
If "YES", please explain. _____

[Handwritten Signature]
Signature

3/31/2024
Date

DATE:	4/1/2024
TO:	City of Woodcreek City Council Members
FROM:	Kevin Rule, City Manager
TITLE / SUBJECT of REQUESTED AGENDA ITEM: <i>(Re-Typed From Below)</i>	Discuss and Take Appropriate Action To Adopt Resolution 2024-04-10-01, A Resolution of the City Council of the City of Woodcreek, Texas, Amending the City's Master Fee Schedule to Include A Fee To Cover the City's Costs For Processing Petitions For The Release From The City's Extra Territorial Jurisdiction (ETJ).

TITLE / SUBJECT of REQUESTED AGENDA ITEM:

Discuss and Take Appropriate Action

To Adopt Resolution 2024-04-10-01, A Resolution of the City Council of the City of Woodcreek, Texas, Amending the City's Master Fee Schedule to Include A Fee To Cover the City's Costs For Processing Petitions For The Release From The City's Extra Territorial Jurisdiction (ETJ).

BRIEF SUMMARY / BACKGROUND of REQUESTED AGENDA ITEM: (3-4 sentences, max):

A fee will cover the cost of Contractor Time associated with each request.

STATE YOUR INTENDED MOTION:

"I move..... *(Copy Text From First Table Field)*

To Adopt Resolution 2024-04-10-01, A Resolution of the City Council of the City of Woodcreek, Texas, Amending the City's Master Fee Schedule to Include A Fee To Cover the City's Costs For Processing Petitions For The Release From The City's Extra Territorial Jurisdiction (ETJ).

FISCAL IMPACT:

N / A

LIST ATTACHMENTS: (In the Order that you want them under your Agenda Item)

1. Cover
2. RULE – Resolution 2024-04-10-01 ETJ Release Petition Fee

PREPARED BY: Suzanne J. Mac Kenzie, City Secretary

Reviewed by: City Manager, Mayor, Mayor Pro Tem, and City Attorney

THE CITY OF WOODCREEK

RESOLUTION NO. 2024-04-10-01

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODCREEK, TEXAS,
AMENDING THE CITY'S MASTER FEE SCHEDULE TO INCLUDE A FEE TO COVER THE
CITY'S COSTS FOR PROCESSING PETITIONS FOR THE RELEASE FROM THE CITY'S
EXTRA TERRITORIAL JURISDICTION (ETJ)

WHEREAS Texas Local Government Code Chapter 42 authorizes a petition to filed with the City for release from the City's Extra Territorial Jurisdiction (ETJ); and

WHEREAS the petition must be signed by (1) more than 50 percent of the registered voters of the area described by the petition as of the date of the preceding uniform election date; or (2) a majority in value of the holders of title of land in the area described by the petition, as indicated by the tax rolls of the applicable central appraisal district; and

WHEREAS the petition must include a map of the land to be released and describe the boundaries of the land to be released by: (1) metes and bounds; or (2) lot and block number, if there is a recorded map or plat; and

WHEREAS the City must engage professional engineering and legal services to assist in the review and processing of the petitions; and

WHEREAS the verification of the petition requires the use City Staff and City recourse; and

WHEREAS the fee adopted pursuant to this resolution is hereby found and determined to be an amount necessary for reimbursing the City is costs in processing a petition.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WOODCREEK, TEXAS, THAT:

MASTER FEE SCHEDULE AMENDED: The City Council hereby amends the City's Master Fee Schedule by adopting a fee for processing petitions for release from the ETJ in the amount of six hundred fifty dollars and zero cents (\$650.00).

PASSED, APPROVED and RESOLVED this 10th day of April, 2024, by a _____ **Ayes** to _____ **Nays** vote at a Regular Meeting of the City Council of the City of Woodcreek, Texas.

40
PLACE 41
CITY SEAL 42
HERE 44
45

WOODCREEK, TEXAS

By: _____
Jeff Rasco, Mayor

46 **ATTEST:**

47

48

49 _____

50 *Suzanne J. Mac Kenzie, City Secretary*

51

52

53 **APPROVED AS TO FORM:**

54

55

56 _____

57 *City Attorney's Office*

DATE:	4/1/2024
TO:	City of Woodcreek City Council Members
FROM:	Krista Richardson, Council Member
TITLE / SUBJECT of REQUESTED AGENDA ITEM: <i>(Re-Typed From Below)</i>	Discuss and Take Appropriate Action To Distribute Wildfire Home Preparation and Evacuation Literature To Residents As Part of the Woodcreek Community Wildfire Protection Plan

TITLE / SUBJECT of REQUESTED AGENDA ITEM:

Discuss and Take Appropriate Action

On Distributing Wildfire Home Preparation and Evacuation Literature To Residents As Part of the Woodcreek Community Wildfire Protection Plan

BRIEF SUMMARY / BACKGROUND of REQUESTED AGENDA ITEM: (3-4 sentences, max):

To discuss with Council the most effective way of distributing wildfire home preparation literature to residents. The most comprehensive pamphlet I have found is 8 pages, which is likely too much to mail out. I would like to discuss mailing out more concise pamphlets with the option of residents picking up from City Hall the more in-depth one, or linking the PDF on the City's website for residents to download.

STATE YOUR INTENDED MOTION:

"I move..... *(Copy Text From First Table Field)*

To Distribute Wildfire Home Preparation and Evacuation Literature To Residents As Part of the Woodcreek Community Wildfire Protection Plan

FISCAL IMPACT:

The Estimated Dollar Amount is:

\$700

PREPARED BY: Suzanne J. Mac Kenzie, City Secretary

Reviewed by: City Manager, Mayor, Mayor Pro Tem, and City Attorney

LIST ATTACHMENTS: (In the Order that you want them under your Agenda Item)

1. Texas A&M Forest Service Ready Set Go Wildfire Action Plan
2. Humboldt Prep For Wildfire
3. Firewise How To Prepare Your Home
4. Defensible Space Brochure

PREPARED BY: Suzanne J. Mac Kenzie, City Secretary

Reviewed by: City Manager, Mayor, Mayor Pro Tem, and City Attorney

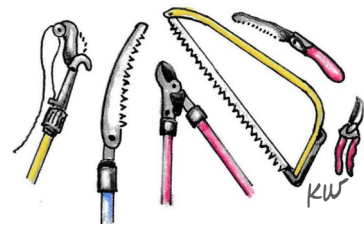
TIPS AND RESOURCES

Plan for evacuation:

Develop a plan with your family and neighbors for you and your pets. Prepare go-bags.

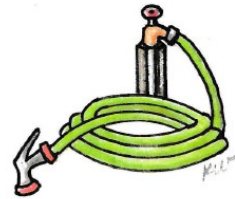
Fire tools:

Keep a stash of tools to help respond quickly to a wildfire and to help create and maintain your defensible space.



Water sources:

Have water available and easy to find for fire personnel. Place a blue reflector near your tank and on the road to help in location.

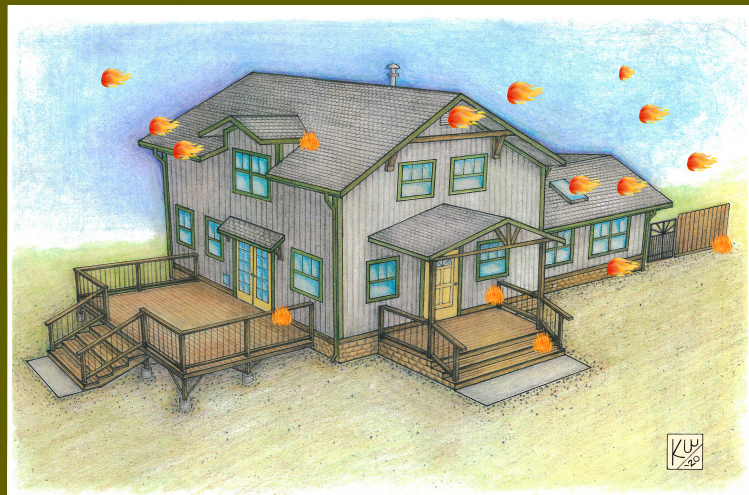


For more information visit:

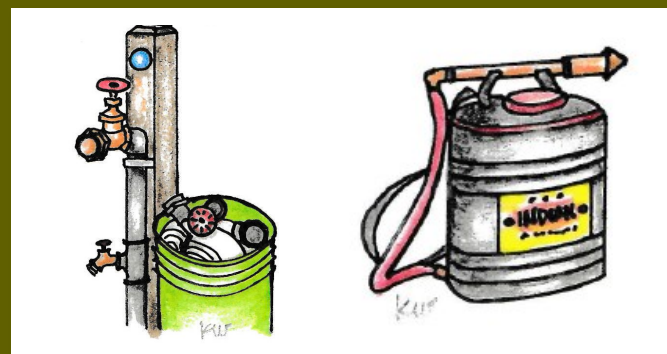
- Ucanr.edu/sites/fire/Prepare/Building/
- Humboldtgov.org/firesafecouncil
- Humboldtgov.org/FireSafetyResources
- Readyforwildfire.org



PREPARING YOUR HOME FOR WILDFIRE



KEY TIPS FOR THE RURAL LANDSCAPE



DEFENSIBLE SPACE

WHAT DO YOU REALLY NEED?

Zone 0
0-5'

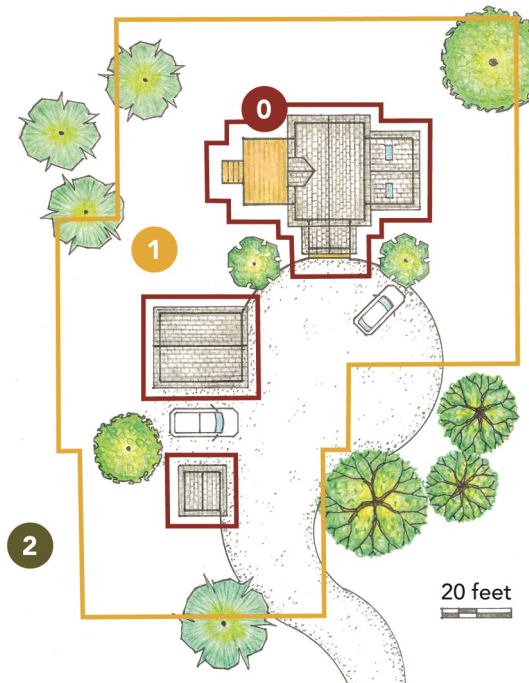
Remove combustibles (woody plants, mulch, and stored items) surrounding any structure and under and around attached decks. Cut grass or install hardscaping.

Zone 1
5-30'

Eliminate the connectivity between islands of vegetation by increasing the spacing between trees, removing lower branches of trees and shrubs, and creating areas of irrigated and mowed grass or hardscape between lush vegetation islands. Plants should be properly irrigated and maintained to remove dead/dry material.

Zone 2
30-100'

Reduce the density of the trees, shrubs, plants, and grasses to slow fire spread and reduce flame heights. Keep shrubs and trees well-spaced and pruned to eliminate fuel ladders, where fire can climb from the ground to the tops of the vegetation.



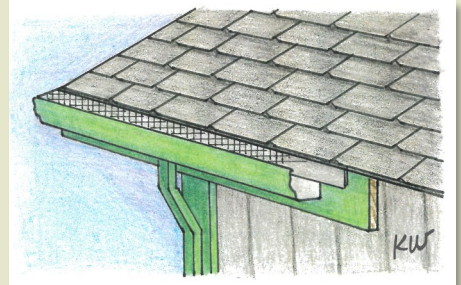
KNOW YOUR ZONES

HOME PROTECTION GUIDANCE

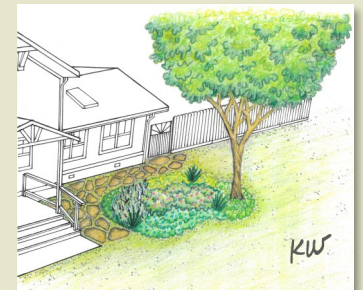
You can significantly improve the chances that your home will survive a future wildfire through material choices, design and installation options, and regular maintenance.

Fire-resistant construction relies on awareness of small details that can make your home vulnerable to embers, in addition to building with appropriate materials, and regular home and property maintenance. Key ideas include:

Keep gutters clean: Embers ignite debris in gutters that can result in flames bypassing the roofing. A piece of flashing called a metal drip edge, can block flame penetration at roof edge. A noncombustible gutter guard can be helpful.



Implement 0-5: The proper placement and maintenance of plants around the home is essential. Any plant will burn under the right conditions. Keep vegetation away from the first 5 feet of the home.



Be aware of slopes: Fire easily moves up slope. Reduce vegetation down slope of the home. Site new construction away from the slope.



SPONSORS AND THANKS

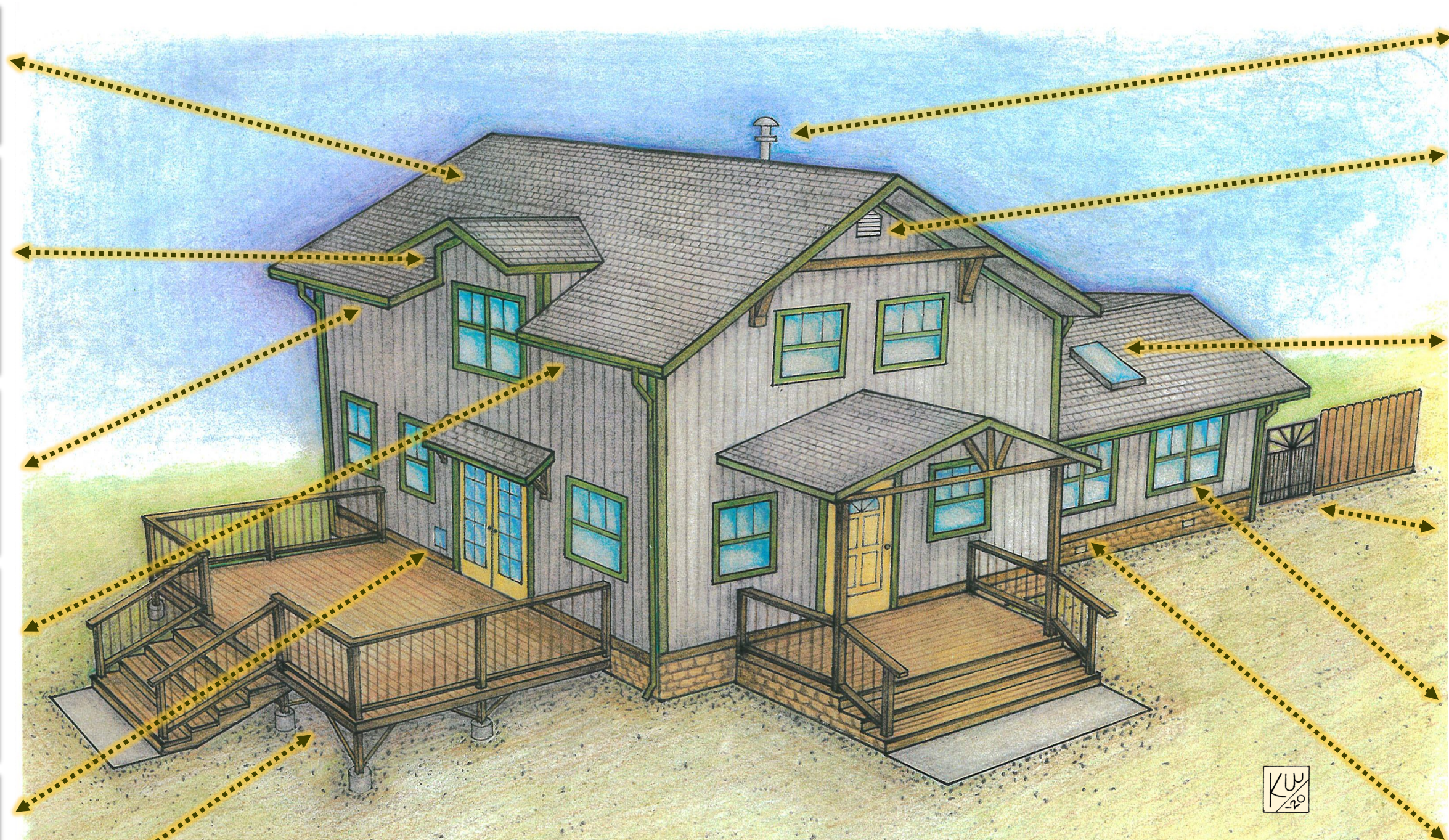
Funding for this project provided by the California Department of Forestry and Fire Protection as a part of the California Climate Investments program.

Thanks to Kathy Weber for the illustrations.



PREPARING YOUR HOME FOR WILDFIRE

Key Elements of Wildfire Resistance



Roof: Is the roof Class A fire-rated? If not, upgrade. Inspect for wear and tear. Clean off debris.

Roof-to-wall intersections: Keep these locations free of debris. Flash and upgrade combustible siding in these locations to enhance fire resistance.

Roof edges: Are gutters free of leaves? Install noncombustible gutter guards. Confirm that the roof edge has a metal drip flashing.

Eaves: Is there open-eave framing? Consider converting to a boxed-in design. Are there vents in the eaves? Upgrade to 1/8" metal mesh screening.

Pet doors: Close all openings when wildfire is near to prevent ember entry.

Decks: Remove all combustibles around and under decks. Regularly clean debris between deck boards.

Chimney: Install spark arrestors (metal 1/2").

Vents: Roof, wall, and foundation vents should be covered with 1/8" metal mesh. Or upgrade to "ember and flame" resistant vents.

Skylights: Remove accumulated debris. Upgrade to flat, tempered glass design. Close opening skylights when wildfire is near.

Fences: To prevent fire from burning to the house, replace the 5 feet of wood fencing that connects to the house with a noncombustible option or metal gate.

Windows: Replace single-pane windows. Where buildings are within 30 feet, upgrade these windows to tempered glass.

Siding: To keep flames from touching the house, maintain a 5-foot noncombustible zone and incorporate 6 inches of vertical noncombustible clearance from the ground to the siding.

WHAT YOU NEED TO KNOW & WHERE TO START

Every homeowner needs to prepare for wind-blown ember, direct flame contact, and radiant heat exposures for all buildings. If a woodshed, shop, or garage is <30 feet from the home, radiant heat exposures are likely.

Embers cause the majority of wildfire home ignitions. Embers can directly ignite the home. They can also ignite vegetation or materials on or near your home resulting in flames touching your house or breaking window glass through a high or radiant heat exposure.

Prioritize the roof, vents, and creating a five-foot perimeter of defensible space. Hardening a home to wildfire exposure does not have to be costly, but it does require an understanding of the fire exposures that may impact your home.



IS YOUR HOME PROTECTED FROM WILDFIRE?

USE FIRE SMART LANDSCAPING

Fire smart landscaping uses fire-resistant plants that can help reduce the spread of fire to your home. Oftentimes, these types of plants are drought tolerant, too. Check your local nursery or landscape contractor for advice on fire-resistant plants that are suited for your area.



Creating defensible space is one of the most important steps you can take to help protect your home from wildfire.

Learn more at [FirefightersOnYourSide.org](https://www.FirefightersOnYourSide.org)

**BE READY!
PREPARE NOW FOR
WILDFIRES OR
OTHER DISASTERS.**



INFO AND TIPS:
[FirefightersOnYourSide.org](https://www.FirefightersOnYourSide.org)

Brought to you by the California Fire Foundation in partnership with Edison International.



Item 6.

TAKE CONTROL OF YOUR WILDFIRE RISK

DEFENSIBLE SPACE

Getting ready for a wildfire begins with you. **Defensible Space** is the buffer between your home and the vegetation (trees, grass, shrubs, and wildland) that surround it. Creating Defensible Space improves your home's chance of surviving a wildfire and gives firefighters a safe area to work in to defend your home.



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ZONE 0 — EMBER RESISTANT ZONE

Zone 0 extends 5 feet from buildings, structures, decks, etc.

The goal is to make this a noncombustible area.

- Create a noncombustible border 5 feet around your home using hardscapes like gravel, pavers, and noncombustible mulch materials.
- Remove all dead and dying vegetation: weeds, grass, leaves, shrubs, etc. Be sure to check your roofs, gutters, decks/porches, stairways, etc.
- Keep tree branches 10 feet away from any chimney or stovepipe.
- Limit combustible items (outdoor furniture, planters, etc.) on decks.

ZONE 1 — LEAN, CLEAN AND GREEN ZONE

Zone 1 extends 30 feet from buildings, structures, decks, etc. or to your property line, whichever is closer.

The goal is to reduce flammable materials near your home.

- Remove all dead plants, grass and weeds.
- Remove dead or dry leave and pine needles from your yard, roof and gutters.
- Remove branches that hang over your roof and trim trees regularly to keep branches at least 10 feet from other trees.
- Relocate wood piles to Zone 2.
- Remove or prune flammable plants and shrubs near windows.

ZONE 2 — REDUCE FUEL ZONE

Zone 2 extends from 30 feet to 100 feet out from buildings, structures, decks, etc. or to your property line, whichever is closer.

The goal is to reduce heat and movement of flames.

- Cut or mow annual grass down to a maximum height of 4 inches.
- Remove all tree branches at least 6 feet from the ground.
- Create horizontal and vertical space between grass, shrubs and trees.
- Remove fallen leaves, needles, twigs, cones, and small branches.
- Create a minimum of 10 feet of bare soil clearance around exposed wood piles.

CREATING DEFENSIBLE SPACE

Item 6.

ZONE 0

0-5 Ft.
Ember Resistant Zone

ZONE 1

5-30 Ft.
Lean, Clean and Green Zone

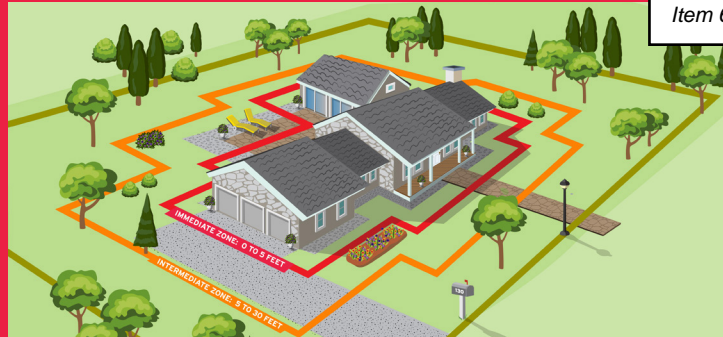
ZONE 2

30-100 Ft.
Reduce Fuel Zone



HOW TO PREPARE YOUR HOME FOR WILDFIRES

WILDFIRE RISK REDUCTION STEPS THAT CAN MAKE YOUR HOME SAFER DURING A WILDFIRE



VEGETATION MANAGEMENT

1. HOME IGNITION ZONES

To increase your home's chance of surviving a wildfire, choose fire-resistant building materials and limit the amount of flammable vegetation in the three home ignition zones. The zones include the **Immediate Zone**: (0 to 5 feet around the house), the **Intermediate Zone** (5 to 30 feet), and the **Extended Zone** (30 to 100 feet).

2. LANDSCAPING AND MAINTENANCE

To reduce ember ignitions and fire spread, trim branches that overhang the home, porch, and deck and prune branches of large trees up to 6 to 10 feet (depending on their height) from the ground. Remove plants containing resins, oils, and waxes. Use crushed stone or gravel instead of flammable mulches in the **Immediate Zone** (0 to 5 feet around the house). Keep your landscape in good condition.

FIRE RESISTIVE CONSTRUCTION

3. ROOFING AND VENTS

Class A fire-rated roofing products, such as composite shingles, metal, concrete, and clay tiles, offer the best protection. Inspect shingles or roof tiles and replace or repair those that are loose or missing to prevent ember penetration. Box in eaves, but provide ventilation to prevent condensation and mildew. Roof and attic vents should be screened to prevent ember entry.

4. DECKS AND PORCHES

Never store flammable materials underneath decks or porches. Remove dead vegetation and debris from under decks and porches and between deck board joints.

5. SIDING AND WINDOWS

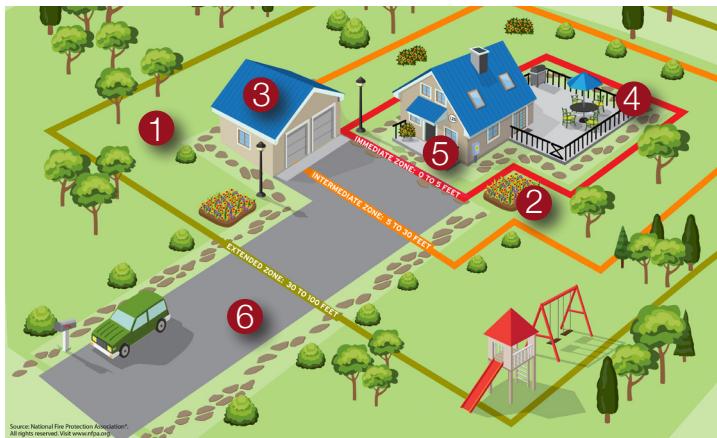
Embers can collect in small nooks and crannies and ignite combustible materials; radiant heat from flames can crack windows. Use fire-resistant siding such as brick, fiber-cement, plaster, or stucco, and use dual-pane tempered glass windows.

BE PREPARED

6. EMERGENCY RESPONDER ACCESS

Ensure your home and neighborhood have legible and clearly marked street names and numbers. Driveways should be at least 12 feet wide with a vertical clearance of 15 feet for emergency vehicle access.

- Develop, discuss, and practice an emergency action plan with everyone in your home. Include details for handling pets, large animals, and livestock.
- Know two ways out of your neighborhood and have a predesignated meeting place.
- Always evacuate if you feel it's unsafe to stay—don't wait to receive an emergency notification if you feel threatened from the fire.
- Conduct an annual insurance policy checkup to adjust for local building costs, codes, and new renovations.
- Create or update a home inventory to help settle claims faster.



**TALK TO YOUR LOCAL FORESTRY AGENCY
OR FIRE DEPARTMENT TO LEARN MORE
ABOUT THE SPECIFIC WILDFIRE RISK
WHERE YOU LIVE.**



FIREWISE USA®
RESIDENTS REDUCING WILDFIRE RISKS

VISIT [FIREWISE.ORG](https://www.firewise.org) FOR MORE DETAILS

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RESIDENTIAL SAFETY CHECKLIST

Tips To Improve Family and Property Survival During A Wildfire

DEFENSIBLE SPACE

- | | YES | NO |
|--|--------------------------|--------------------------|
| 1. Is dead vegetation cleared to the recommended defensible space area? (Consider adding distance due to slope of property.) | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Is there separation between shrubs? | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Are ladder fuels removed? | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Is there a clean and green area extending at least 30 feet from the house? | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Is there a non-combustible area within five feet of the house? | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Is there separation between trees and crowns? | <input type="checkbox"/> | <input type="checkbox"/> |

EMERGENCY ACCESS

- | | YES | NO |
|---|--------------------------|--------------------------|
| 1. Is the home address visible from the street? | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Is the home address made of fire-resistant materials? | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Are street signs present at every intersection leading to the house? | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Are street signs made of fire-resistant materials? | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Is flammable vegetation within 10 feet of the driveway cleared and are overhanging obstructions removed? | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. If a long driveway is present, does it have a suitable turnaround area? | <input type="checkbox"/> | <input type="checkbox"/> |

HOME

- | | YES | NO |
|--|--------------------------|--------------------------|
| 1. Does your home have a metal, composition, or tile (or other non-combustible) roof with capped ends and covered fascia? | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Are the rain gutters and roof free of leaves, needles and branches? | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Are all vent openings screened with 1/8 inch (or smaller) mesh metal screen? | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Are approved spark arrestors on chimneys? | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Does the house have non-combustible siding material? | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Are the eaves "boxed in" and the decks enclosed? | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. Are the windows made of at least double-paned or tempered glass? | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. Are the decks, porches and other similar areas made of non-combustible material and free of easily combustible material (e.g. plastic furniture)? | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. Is all firewood at least 30 feet from the house? | <input type="checkbox"/> | <input type="checkbox"/> |

For More Information

Texas A&M Forest Service
texasfirewise.org

Texas AgriLife Extension Service
agrilifeextension.tamu.edu

Ready, Set, Go!
wildlandfireRSG.org

Texas Farm Bureau
txfb.org



READY, SET, GO!

YOUR PERSONAL WILDFIRE ACTION PLAN



READY, SET, GO!

Wildfire Action Plan

Saving Lives and Property through Advance Planning



The fire season is now a year-round reality in many areas, requiring firefighters and residents to be on heightened alert for the threat of wildfire throughout the year.

Each year, wildfires consume hundreds of homes in the Wildland Urban Interface (WUI). Studies show that as many as 80 percent of the homes lost to wildfires could have been saved if their owners had only followed a few simple fire-safe practices. In addition, wildfire-related deaths occur because people wait too late to leave their home.

Your fire department takes every precaution to help protect you and your property from wildfire. However, the reality is that in a major wildfire, there will simply not be enough fire engines or firefighters to defend every home.

Successfully preparing for a wildfire requires **you** to take personal responsibility for protecting yourself, your family and your property. In this publication, we hope to give you the tips and tools you need to prepare and be successful.

Fire is, and always has been, a natural occurrence in the wildland. Our brush-covered hills, canyons and forests burned periodically long before we built homes there. Wildfires, fueled by a build-up of dry vegetation and driven by seasonal hot, dry winds, are extremely dangerous and impossible to control. However, many residents have built their homes and landscaped without fully understanding the impact a fire could have on them, and few have adequately prepared their families for a quick evacuation.

It's not a question of **if** but **when** the next major wildfire will occur. That's why the most important person in protecting your life and property is not the firefighter, but you. Through advance planning and preparation, we can all be ready for wildfire. We hope you find the tips in the next pages helpful in creating heightened awareness and a more fire-safe environment for you and your family.

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This institution is an equal opportunity provider. The work upon which this publication is based was funded in whole or in part through a grant awarded by the Southern Region, State and Private Forestry, U.S. Forest Service.

Important Contact Information

Preparing for the devastation of wildfire on your ranch can protect your family, property and livelihood. If the time comes for you to leave your headquarters or homestead behind, you will want to know that you have done everything possible ahead of time to prevent costly losses.

The local and state contacts below can assist your efforts.



Important Contacts:

Fire Department: _____

Sheriff's Department: _____

Texas AgriLife Extension Service County Extension Agent: _____

Texas A&M Forest Service Regional Fire Coordinator: _____

Texas A&M Forest Service Wildland Urban Interface Specialist: _____

Local USDA Service Center: _____

Farm Service Agency: _____

Natural Resources Conservation Service: _____

Notes: _____



TEXAS A&M FOREST SERVICE



International Association of Fire Chiefs
4025 Fair Ridge Dr.
Fairfax, VA 22033
(703) 273-0911
www.iafc.org/ReadySetGo

GO EARLY!

Evacuate your family, pets, livestock and cherished possessions to a safe area and monitor for updates.

If you choose to stay with your property, make sure your family is considered first. Decide who stays and who evacuates (consider very young children, elderly or ill family members).

Nothing you own is worth your family members' lives.

STAY AND DEFEND

Call your local fire department.

Have spare gate keys and combination lists ready for responders.

If you have prior contracts for equipment use, be ready to coordinate with fire operations personnel.



FIRE TIPS FOR TEXAS RANCHERS

Offer knowledge of your area to fire crews. Your knowledge of access roads, location of structures, location of water sources, fence lines and geography of the land can prove helpful to fire crews who may not be familiar with the area.

Communicate with fire operations. Ask questions, offer assistance, give permission. Chances are if a fire is on your ranch, fire crews will need to be in contact with you. Be patient and understand that there are many moving parts to a fire operation. Sometimes decisions require communication between several stakeholders and may take longer than you are accustomed to.

Don't panic or jump to conclusions. Firefighters and ranchers in Texas have the same goals when a wildfire occurs - to protect lives, property and livelihoods. Grazing areas and stored hay can be a costly loss for ranchers. By offering your knowledge and communicating with fire operations, fire crews can run an operation effectively and efficiently while protecting what is important to you.

Living in the Wildland Urban Interface and the Ember Zone

Ready, Set, Go! begins with a house that firefighters can defend.



A home within one mile of a natural area is in the Ember Zone. Wind-driven embers can attack your home. You and your home must be prepared well before a fire occurs. Ember fires can destroy homes or neighborhoods far from the actual flame front of the wildfire.

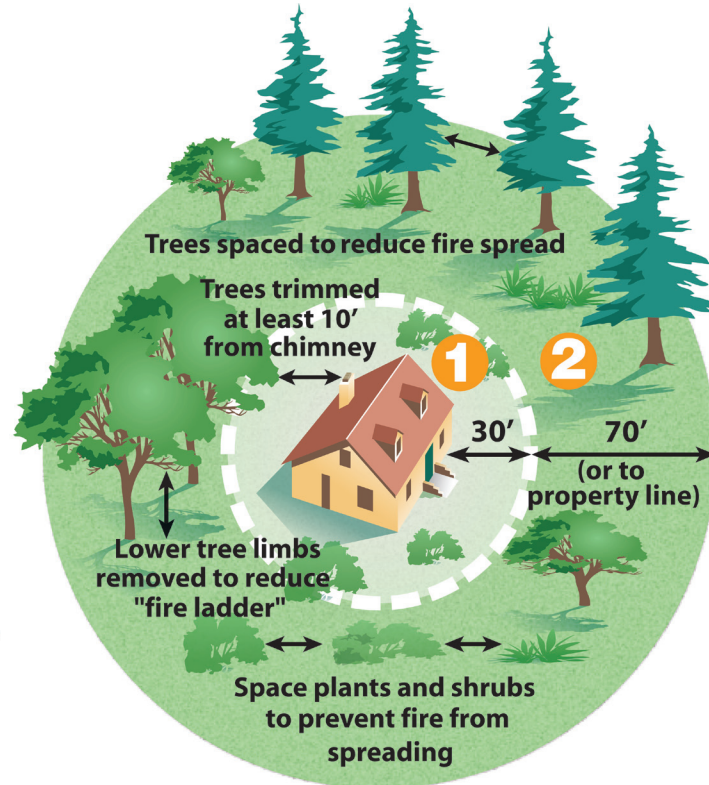
Defensible space works!

If you live next to a natural area, the Wildland Urban Interface, you must provide firefighters with the defensible space they need to protect your home. The buffer zone you create by removing weeds, brush and other vegetation helps to keep the fire away from your home and reduces the risks from flying embers.



What is Defensible Space?

Defensible space is the required space between a structure and the wildland area that, under normal conditions, creates a sufficient buffer to slow or halt the spread of wildfire to a structure. It protects the home from igniting due to direct flame or radiant heat. Defensible space is essential for structure survivability during wildfire conditions.



1 ZONE ONE

Zone One extends 30 feet out from buildings, structures, decks, etc.

- Remove all dead or dying vegetation.
- Trim tree canopies regularly to keep their branches a minimum of 10 feet from structures and other trees.
- Remove leaf litter (dry leaves/pine needles) from yard, roof and rain gutters.
- Relocate woodpiles or other combustible materials into Zone Two.
- Remove combustible material and vegetation from around and under decks.
- Remove or prune vegetation near windows.
- Remove “ladder fuels” (low-level vegetation that allows the fire to spread from the ground to the tree canopy). Create a separation between low-level vegetation and tree branches. This can be done by reducing the height of low-level vegetation and/or trimming low tree branches.

2 ZONE TWO

Zone Two extends 30 to 100 feet out from buildings, structures and decks.

You can minimize the chance of fire jumping from plant to plant by removing dead material and removing and/or thinning vegetation. The minimum spacing between vegetation is three times the dimension of the plant.

- Remove “ladder fuels.”
- Cut or mow annual grass down to a maximum height of 4 inches.
- Trim tree canopies regularly to keep their branches a minimum of 10 feet from other trees.

GET SET | *As the Fire Approaches*

YOUR PROPERTY

- Open/unlock gates so livestock can escape flames.
- Hook up your stock trailer and load your animals.
- Close all gates behind horses if they cannot be loaded; they WILL run back into a burning building.
- Move equipment into a safe zone that is clear of combustible fuels.
- Close all doors and windows and turn on exterior/interior lights in barns and other structures.
- Shut off gas supply and propane tanks.



YOUR FAMILY

- Be ready to go at a moment's notice.
- Alert family and ranch hands.
- Dress in appropriate clothing (i.e. cotton, work boots, goggles, dry bandana, gloves, Nomex).
- Ensure you and your family have separate emergency kits in case you get separated.
- Monitor the radio or Internet for fire updates or call your wildland urban interface specialist.
- Stay hydrated.



Communicate with fire personnel before fire season begins.

- Contact your Texas A&M Forest Service regional fire coordinator or local fire department to coordinate firefighting on your property.
- Keep copies of gate keys and a written list of combinations in a known location.
- If you would like to offer your equipment (water tank, tractor), for firefighting, make arrangements and contracts prior to use for proper tracking and reimbursement.

READY, SET, GO!

Create Your Own Wildfire Action Plan

Ranchers and Rural Residents

PREPARE YOUR ANIMALS

- Create a livestock evacuation plan.
- Ensure proper registering and branding of livestock.
- Establish contingency plan for feeding livestock if graze land is destroyed by fire.



GET READY |

PREPARE YOUR FAMILY

- Create a **Family Disaster Plan** that includes meeting locations and communication plans and rehearse it regularly. Include in your plan the evacuation of large animals such as horses.
- Know your evacuation routes (have more than one exit from your headquarters and primary residence).
- Pre-program your GPS device with multiple escape routes, as visibility may be low.
- Assemble an emergency supply kit as recommended by the American Red Cross.
- Appoint an out-of-area friend or relative as a point of contact so you can communicate with family members who have relocated.
- Keep an emergency supply kit in all ranch and personal vehicles.

PREPARE YOUR PROPERTY

- Establish and maintain firebreaks around pastures and structures.
- Create defensible space around all structures.
- Reinforce fences with metal posts if applicable.
- Create a safe zone clear of all vegetation for equipment.
- Clear vegetation around fuel tanks and other highly combustible equipment.



READY, SET, GO!

Create Your Own Wildfire Action Plan

GET READY |

Prepare Your Family

- Create a **Family Disaster Plan** that includes meeting locations and communication plans and rehearse it regularly. Include in your plan the evacuation of large animals such as horses.
- Have fire extinguishers on hand and train your family how to use them.
- Ensure that your family knows where your gas, electric and water main shut-off controls are and how to use them.
- Plan several different evacuation routes.
- Pre-program your GPS device with multiple escape routes, as visibility may be low.
- Designate an emergency meeting location outside the fire hazard area.
- Assemble an emergency supply kit as recommended by the American Red Cross.
- Appoint an out-of-area friend or relative as a point of contact so you can communicate with family members who have relocated.
- Maintain a list of emergency contact numbers posted near your phone and in your emergency supply kit.
- Keep an extra emergency supply kit in your car in case you can't get to your home because of fire.
- Have a portable radio or scanner so you can stay updated on the fire.



GET SET

As the Fire Approaches

- Evacuate as soon as you are set!
- Alert family and neighbors.
- Dress in appropriate clothing (i.e., clothing made from natural fibers, such as cotton, and work boots). Have goggles and a dry bandana or particle mask handy.
- Ensure that you have your emergency supply kit on hand that includes all necessary items, such as a battery powered radio, spare batteries, emergency contact numbers, and ample drinking water.
- Stay tuned to your TV or local radio stations for updates, or check the fire department Web site.
- Remain close to your house, drink plenty of water and keep an eye on your family and pets until you are ready to leave.

INSIDE CHECKLIST

- Shut all windows and doors, leaving them unlocked.
- Remove flammable window shades and curtains and close metal shutters.
- Remove lightweight curtains.
- Move flammable furniture to the center of the room, away from windows and doors.
- Shut off gas at the meter. Turn off pilot lights.
- Leave your lights on so firefighters can see your house under smoky conditions.
- Shut off the air conditioning.



OUTSIDE CHECKLIST

- Gather up flammable items from the exterior of the house and bring them inside (e.g., patio furniture, children's toys, door mats, etc.) or place them in your pool.
- Turn off propane tanks.
- Don't leave sprinklers on or water running - they can waste critical water pressure.
- Leave exterior lights on.
- Back your car into the driveway. Shut doors and roll up windows.
- Have a ladder available.
- Patrol your property and extinguish all small fires until you leave.
- Seal attic and ground vents with pre-cut plywood or commercial seals if time permits.

IF YOU ARE TRAPPED: SURVIVAL TIPS

- Shelter away from outside walls.
- Bring garden hoses inside house so embers don't destroy them.
- Patrol inside your home for spot fires and extinguish them.
- Wear long sleeves and long pants made of natural fibers such as cotton.
- Stay hydrated.
- Ensure you can exit the home if it catches fire (remember if it's hot inside the house, it is four to five times hotter outside).
- Fill sinks and tubs for an emergency water supply.
- Place wet towels under doors to keep smoke and embers out.
- After the fire has passed, check your roof and extinguish any fires, sparks or embers.
- Check inside the attic for hidden embers.
- Patrol your property and extinguish small fires.
- If there are fires that you can not extinguish with a small amount of water or in a short period of time, call 9-1-1.

My Personal Wildfire Action Plan



Write up your Wildfire Action Plan and post it in a location where every member of your family can see it. Rehearse it with your family.

During High Fire Danger days in your area, monitor your local media for information on wildfires and be ready to implement your plan. Hot, dry and windy conditions create the perfect environment for a wildfire.

Important Phone Numbers:

Out-of-State Contact: _____ Phone: _____

Work: _____

School: _____

Other: _____

Evacuation Route: _____

Where to go: _____

Location of Emergency Supply Kit: _____

Notes: _____



International Association of Fire Chiefs
4025 Fair Ridge Dr.
Fairfax, VA 22033
(703) 273-0911
www.iafc.org/ReadySetGo

What is a Hardened Home?

Construction materials and the quality of the defensible space surrounding it are what gives a home the best chance to survive a wildfire. Embers from a wildfire will find the weak link in your home's fire protection scheme and gain the upper hand because of a small, overlooked or seemingly inconsequential factor. However, there are measures you can take to safeguard your home from wildfire. While you may not be able to accomplish all the measures listed below, each will increase your home's, and possibly your family's, safety and survival during a wildfire.



ROOFS

Roofs are the most vulnerable surface where embers land because they can lodge and start a fire. Roof valleys, open ends of barrel tiles and rain gutters are all points of entry.

EAVES

Embers can gather under open eaves and ignite exposed wood or other combustible material.

VENTS

Embers can enter the attic or other concealed spaces and ignite combustible materials. Vents in eaves and cornices are particularly vulnerable, as are any unscreened vents.

WALLS

Combustible siding or other combustible or overlapping materials provide surfaces or crevices for embers to nestle and ignite.

WINDOWS and DOORS

Embers can enter gaps in doors, including garage doors. Plants or combustible storage near windows can be ignited from embers and generate heat that can break windows and/or melt combustible frames.

BALCONIES and DECKS

Embers can collect in or on combustible surfaces or the undersides of decks and balconies, ignite the material and enter the home through walls or windows.

To harden your home even further, consider protecting your homes with a residential fire sprinkler system. In addition to extinguishing a fire started by an ember that enters your home, it also protects you and your family year-round from any fire that may start in your home.

Go! | Early!

By leaving early, you give your family the best chance of surviving a wildfire. You also help firefighters by keeping roads clear of congestion, enabling them to move more freely and do their job. Item 6.

WHEN TO LEAVE

Leave early enough to avoid being caught in fire, smoke or road congestion. Don't wait to be told by authorities to leave. In an intense wildfire, they may not have time to knock on every door. If you are advised to leave, don't hesitate!

WHERE TO GO

Leave to a predetermined location (it should be a low-risk area, such as a well-prepared neighbor or relative's house, a Red Cross shelter or evacuation center, motel, etc.)

HOW TO GET THERE

Have several travel routes in case one route is blocked by the fire or by emergency vehicles and equipment. Choose an escape route away from the fire.



WHAT TO TAKE

Take your emergency supply kit containing your family and pet's necessary items.

EMERGENCY SUPPLIES

The American Red Cross recommends every family have an emergency supply kit assembled long before a wildfire or other emergency occurs. Use the checklist below to help assemble yours. For more information on emergency supplies, visit the American Red Cross at www.redcross.org.

- Three-day supply of water (one gallon per person per day).
- Non-perishable food for all family members and pets (three-day supply) and a can opener.
- First aid kit and a dust mask or bandana.
- Flashlight, battery-powered radio, and extra batteries.
- An extra set of car keys, credit cards, cash or traveler's checks.
- Sanitation supplies.
- Extra eyeglasses or contact lenses.
- Important family documents and contact numbers.
- Map marked with evacuation routes.
- Prescriptions or special medications.
- Family photos and other irreplaceable items.
- Easily carried valuables.
- Personal computers (information on hard drives and disks).
- Chargers for cell phones, laptops, etc.

Note: Keep a pair of old shoes and a flashlight handy in case of a sudden evacuation at night.

Tour a Wildfire Ready Home

Home Site and Yard: Ensure you have at least a 100-foot radius of defensible space (cleared vegetation) around your home. Note that even more clearance may be needed for homes in severe hazard areas. This means looking past what you own to determine the impact a common slope or neighbors' yard will have on your property during a wildfire. Cut dry weeds and grass before noon when temperatures are cooler to reduce the chance of sparking a fire. Landscape with fire-resistant plants that have a high moisture content and are low-growing. Keep woodpiles, propane tanks and combustible materials away from your home and other structures such as garages, barns and sheds. Ensure that trees are far away from power lines.

Inside: Keep working fire extinguishers on hand. Install smoke alarms on each level of your home and near bedrooms. Test them monthly and change the batteries twice a year.

Address: Make sure your address is clearly visible from the road.

Garage: Have a fire extinguisher and tools such as a shovel, rake, bucket and hoe available for fire emergencies. Install a solid door with self-closing hinges between living areas and the garage. Install weather stripping around and under door to prevent ember intrusion. Store all combustibles and flammable liquids away from ignition sources.

Driveways and Access Roads: Driveways should be designed to allow fire and emergency vehicles and equipment to reach your house. Access roads should have a minimum 10-foot clearance on either side of the traveled section of the roadway and should allow for two-way traffic. Ensure that all gates open inward and are wide enough to accommodate emergency equipment. Trim trees and shrubs overhanging the road to a minimum of 13 1/2 feet to allow emergency vehicles to pass.

Non-Combustible Fencing: Make sure to use non-combustible fencing to protect your home during a wildfire.

Roof: Your roof is the most vulnerable part of your home because it can easily catch fire from wind-blown embers. Homes with wood-shake or shingle roofs are at high risk of being destroyed during a wildfire. Build your roof or re-roof with fire-resistant materials such as composition, metal or tile. Block any spaces between roof decking and covering to prevent ember intrusion. Clear pine needles, leaves and other debris from your roof and gutters. Cut any tree branches within ten feet of your roof.

Non-Combustible Boxed In Eaves: Box in eaves with non-combustible materials to prevent accumulation of embers.

Raingutters: Screen or enclose rain gutters to prevent accumulation of plant debris.

Vents: Vents on homes are particularly vulnerable to flying embers. All vent openings should be covered with 1/8-inch or smaller metal mesh. Do not use fiberglass or plastic mesh because they can melt and burn. Attic vents in eaves or cornices should be baffled or otherwise protected to prevent ember intrusion (mesh is not enough).

Water Supply: Have multiple garden hoses that are long enough to reach any area of your home and other structures on your property. If you have a pool or well, consider a pump.

Windows: Heat from a wildfire can cause windows to break even before the home ignites. This allows burning embers to enter and start internal fires. Single-paned and large windows are particularly vulnerable. Install dual-paned windows with the exterior pane of tempered glass to reduce the chance of breakage in a fire. Limit the size and number of windows in your home that face large areas of vegetation.

Walls: Wood products, such as boards, panels or shingles, are common siding materials. However, they are combustible and not good choices for fire-prone areas. Build or remodel with fire-resistant building materials, such as brick, cement, masonry or stucco. Be sure to extend materials from foundation to roof.

Chimney: Cover your chimney and stovepipe outlets with a non-flammable screen of 1/4-inch wire mesh or smaller to prevent embers from escaping and igniting a fire. Make sure that your chimney is at least 10 feet away from any tree branches.

Deck/Patio Cover: Use heavy timber or non-flammable construction material for decks. Enclose the underside of balconies and decks with fire-resistant materials to prevent embers from blowing underneath. Keep your deck clear of combustible items, such as baskets, dried flower arrangements and other debris. The decking surface must be ignition resistant if it's within 10 feet of the home.



DATE:	4/1/2024
TO:	City of Woodcreek City Council Members
FROM:	Linnea Bailey, Council Member
TITLE / SUBJECT of REQUESTED AGENDA ITEM: <i>(Re-Typed From Below)</i>	Discuss and Take Appropriate Action To Create a Xeriscape Front Yard Competition for Citizens of Woodcreek.

TITLE / SUBJECT of REQUESTED AGENDA ITEM:

Discuss and Take Appropriate Action

To Create a Xeriscape Front Yard Competition for Citizens of Woodcreek.

BRIEF SUMMARY / BACKGROUND of REQUESTED AGENDA ITEM: (3-4 sentences, max):

In order to preserve water resources, citizens of Woodcreek are encouraged to landscape their front yards in ways that are aesthetic but use limited water resources. Competition will encourage citizens to create a resourceful drought tolerant landscape. This would also allow sharing innovative ideas with other residents and encourage application of drought tolerant techniques to their own yards.

STATE YOUR INTENDED MOTION:

"I move..... *(Copy Text From First Table Field)*

I move that Council plan, develop and implement a Xeriscape Front Yard Competition for the citizens of Woodcreek.

FISCAL IMPACT:

The Estimated Dollar Amount is:

\$100 - 1st place,
\$50 -2nd place, \$25 - 3rd place,
TOTAL \$175

LIST ATTACHMENTS: (In the Order that you want them under your Agenda Item)

1. Cover

PREPARED BY: Suzanne J. Mac Kenzie, City Secretary

Reviewed by: City Manager, Mayor, Mayor Pro Tem, and City Attorney

DATE:	4/1/2024
TO:	City of Woodcreek City Council Members
FROM:	Kevin Rule, City Manager
TITLE / SUBJECT of REQUESTED AGENDA ITEM: <i>(Re-Typed From Below)</i>	Discuss and Take Appropriate Action To Approve A Preliminary Replat Application For 76 Brookhollow Drive, Woodcreek Sec. 6-C, Lots 11 & 12.

TITLE / SUBJECT of REQUESTED AGENDA ITEM:

Discuss and Take Appropriate Action

To Approve A Preliminary Replat Application For 76 Brookhollow Drive, Woodcreek Sec. 6-C, Lots 11 & 12.

BRIEF SUMMARY / BACKGROUND of REQUESTED AGENDA ITEM: (3-4 sentences, max):

STATE YOUR INTENDED MOTION:

"I move..... *(Copy Text From First Table Field)*

To Approve A Preliminary Replat Application For 76 Brookhollow Drive, Woodcreek Sec. 6-C, Lots 11 & 12.

FISCAL IMPACT:

N / A

LIST ATTACHMENTS: (In the Order that you want them under your Agenda Item)

1. Cover
2. Response
3. Replat Survey

PREPARED BY: Suzanne J. Mac Kenzie, City Secretary

Reviewed by: City Manager, Mayor, Mayor Pro Tem, and City Attorney

The City of
Woodcreek
IN THE MIDST OF THE TEXAS HILL COUNTRY

March 28, 2024



RE: 76 Brook Hollow Preliminary Replat Application

Dear Mr. Thompson:

We have the following comments for the application noted above. Some comments may reference the City of Woodcreek Ordinances or Local Government Code and can be found at <https://library.municode.com/tx/woodcreek> and <https://statutes.capitol.texas.gov/Docs/LG/htm/LG.212.htm> respectively.

We have received the submittal and have deemed the application administratively complete.

Please address the following comments and resubmit applicable documents for continued review.

1. The deed provided only specifies Lot 12, please provide deed for Lot 11. Additionally, please provide a written consent of the lender noted in the deeds for these lots (or a release thereof).
2. Please check the title of the plat and the preamble language in the owner signature block and correct as necessary. Currently this document is titled "Replat of Lots 11 and 12, corrected plat of Woodcreek, section 6-C...". However, the lot number is proposed to be 11A in the graphic and I would assume the title and preamble would include language similar to "...replat of Lot 11 and 12, establishing Lot 11A... Sect. 155.26(D)(1)
3. Please show adjacent property owner information for lots 10 and 13. Sect. 155.26(D)(2)
4. Please show all easements for this lot. Sect. 155.26(D)(3)
5. Please show topographic contours and identify datum on the original and new configuration. Sect. 155.26(D)(4)
6. Please include a meets and bounds description of the proposed subdivision. Sect. 155.26(D)(8)
7. Please include state planes coordinates on two property corners, or primary control points and ties to those points. Sect. 155.26(D)(9)
8. Please show applicable building setback lines on the plat. Sect. 155.26(D)(11)

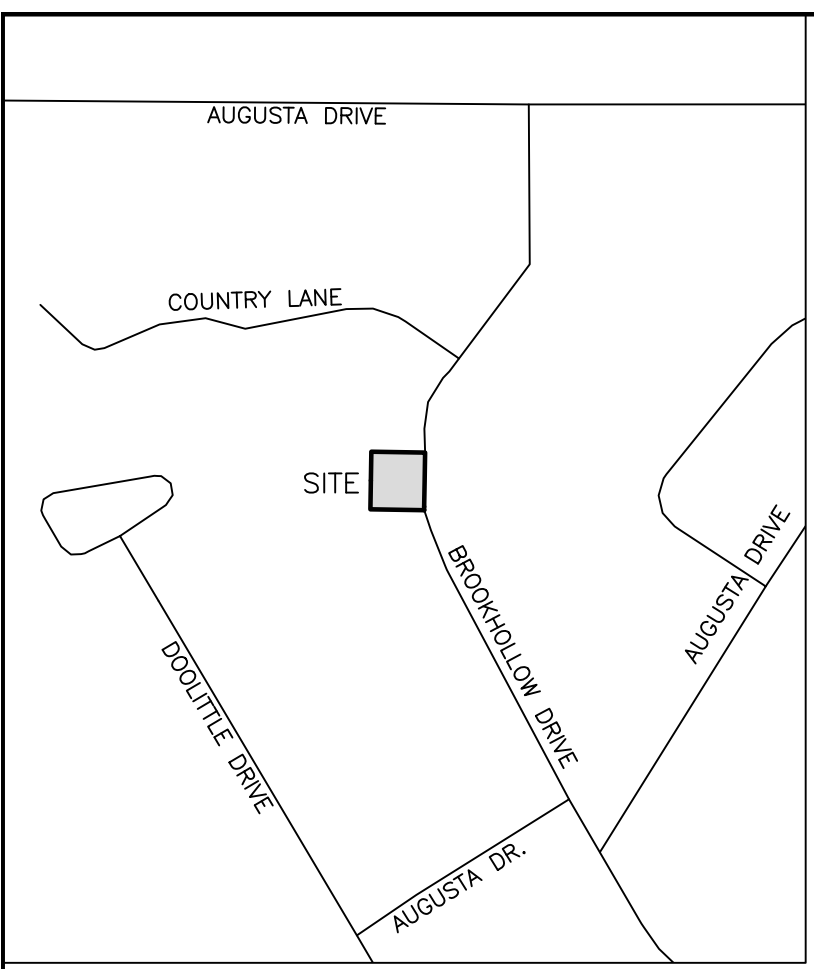
Please contact the City Engineer, Gary Freeland [REDACTED] regarding any questions for this application.

Regards

Kevin Rule, City Manager
City of Woodcreek, Texas

Date: _____

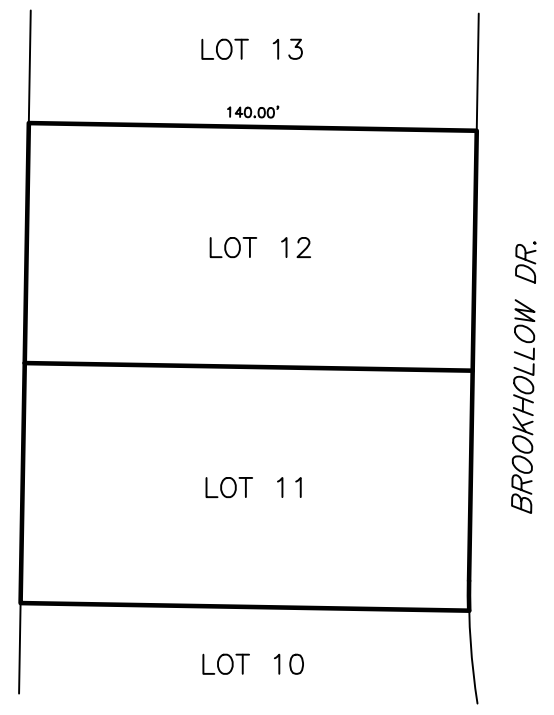
CC: Gary Freeland, City Engineer (via e-mail)



VICINITY MAP - 1"=500'

- LEGEND**
- HCIN HAYS COUNTY INSTRUMENT NUMBER
 - HAYS COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS
 - 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "BYRN SURVEY"
 - 1/2" IRON ROD FOUND OR DIAMETER NOTED
 - 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "TRITECH"
 - 60D NAIL FOUND
 - BREAK IN SCALE

HCIN 22043106
WIMBERLEY QUICKSAND PARTNERS, LTD. TO
JAGJR, LLC
9/6/2022 (22.669 AC.)



ORIGINAL CONFIGURATION
LOTS 11 AND 12, CORRECTED PLAT OF WOODCREEK,
SECTION 6-C, AS RECORDED IN VOLUME 1, PAGE 301
OF THE HAYS COUNTY PLAT RECORDS

ORIGINAL SCALE
1" = 60'



STATE OF TEXAS*
COUNTY OF HAYS*

KNOW ALL MEN BY THESE PRESENTS, THAT WE, JAY L. GALLAWAY AND NANCY S. GALLAWAY, OWNERS OF LOTS 11 AND 12, WOODCREEK SECTION 6-C, AS CONVEYED TO US BY DEED DATED SEPTEMBER 24, 2014, RECORDED IN VOL. 5042 PAGE 865 AND ANOTHER DATED APRIL 30, 2018, RECORDED IN HAYS COUNTY INSTRUMENT NUMBER 18015122 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS, DO HEREBY REPEAT THIS PROPERTY TO BE KNOWN AS REPEAT OF LOTS 11 AND 12, WOODCREEK, SECTION 6-C, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

JAY L. GALLAWAY
76 BROOKHOLLOW DR.
WIMBERLEY, TX., 78676

NANCY S. GALLAWAY
76 BROOKHOLLOW DR.
WIMBERLEY, TX., 78676

STATE OF TEXAS*
COUNTY OF HAYS*

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAY L. GALLAWAY AND NANCY S. GALLAWAY, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, A.D., 2024.

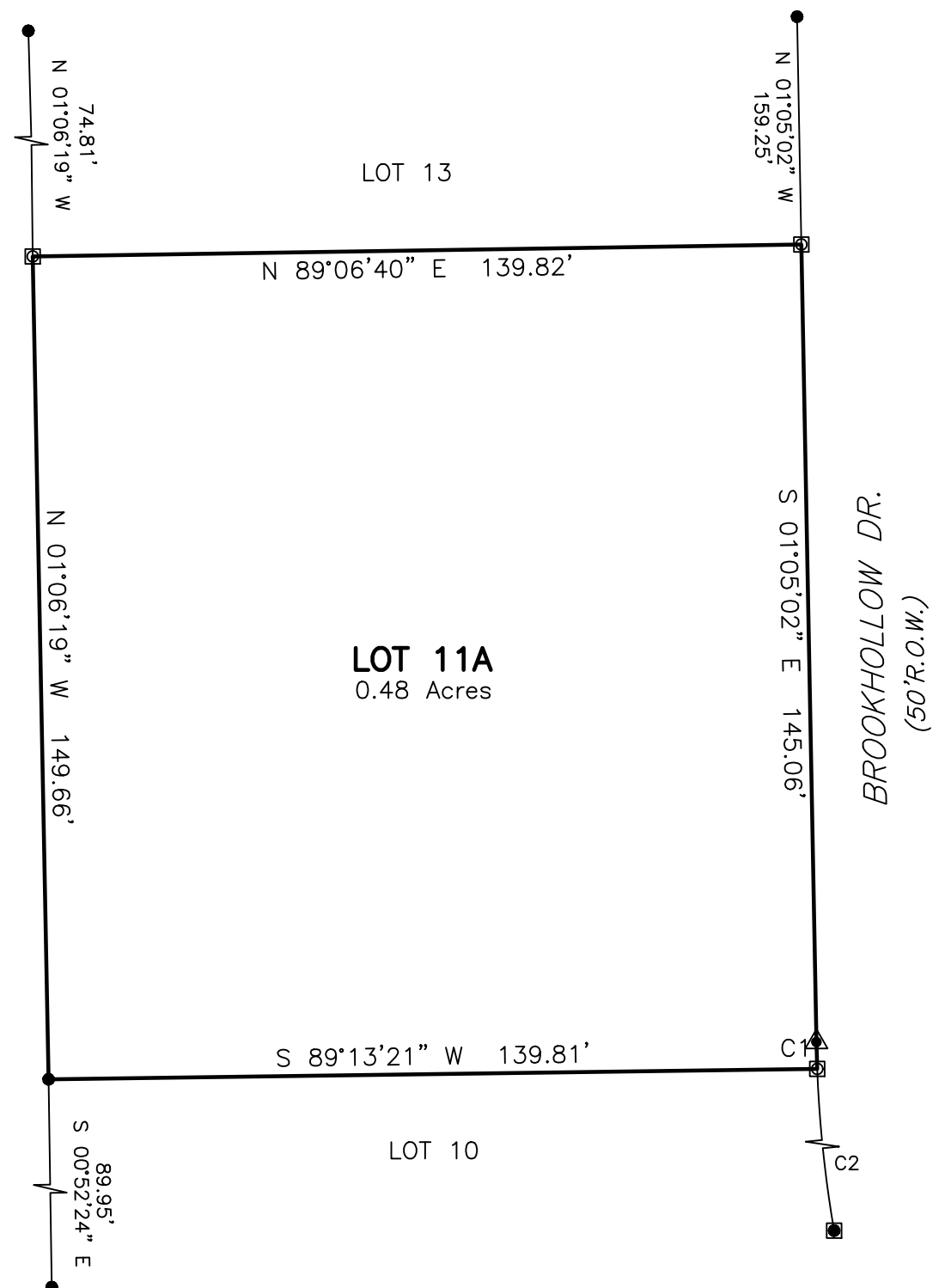
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS *
COUNTY OF HAYS *

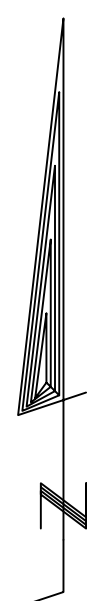
I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 2024, AT ____ O'CLOCK ____M., AND DULY RECORDED ON THE ____ DAY OF _____, 2024 AT ____ O'CLOCK ____M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN DOCUMENT NUMBER _____.

ELAINE H. CARDENAS, COUNTY CLERK
HAYS COUNTY, TEXAS

HCIN 22043106
WIMBERLEY QUICKSAND PARTNERS, LTD. TO
JAGJR, LLC
9/6/2022 (22.669 AC.)



ORIGINAL SCALE
1" = 30'



THIS REPEAT OF LOTS 11 AND 12, WOODCREEK, SECTION 6-C, HAS BEEN SUBMITTED TO THE CITY OF WOODCREEK, TEXAS AND IS HEREBY APPROVED.

APPROVED THIS THE ____ DAY OF _____, 2024.

I, _____, CITY ENGINEER OF THE CITY OF WOODCREEK, TEXAS DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS TO WHICH APPROVAL IS REQUIRED.

CITY ENGINEER
CITY OF WOODCREEK, TEXAS

I, KEVIN RULE, CITY MANAGER OF THE CITY OF WOODCREEK, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS TO WHICH APPROVAL IS REQUIRED.

KEVIN RULE, CITY MANAGER
CITY OF WOODCREEK, TEXAS

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT TO THE BEST OF MY SKILL AND KNOWLEDGE THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR
KYLE SMITH, R.P.L.S. NO. 5307

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	225.00'	114°33'	4.88'	S 01°35'00" E	4.88'
C2	225.00'	27°46'14"	109.06'	S 16°05'24" E	107.99'

LOT SIZE CATEGORIES

- TOTAL AREA = 0.48 ACRES
- TOTAL NUMBER OF LOTS = 1
- AVERAGE LOT SIZE = 0.48 ACRES
- NUMBER OF LOTS OVER 10 ACRES = 0
- NUMBER OF LOTS 5 - 10 ACRES = 0
- NUMBER OF LOTS 2 - 5 ACRES = 0
- NUMBER OF LOTS 1 - 2 ACRES = 0
- NUMBER OF LOTS LESS THAN 1 ACRE = 1

- UTILITIES:
- ELECTRIC- PEDERNALES ELECTRIC COOPERATIVE
 - WATER- AQUATEXAS
 - SEWER- AQUATEXAS

SURVEYORS NOTES

1. BEARINGS, DISTANCES AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.
2. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENT, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.
3. ACCORDING TO SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48209C0238F, DATED 9/2/2005, THIS TRACT LIES WITHIN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
4. THE BEARING BASIS FOR THIS SURVEY PLAT WAS DETERMINED FROM GPS OBSERVATIONS AND REFERS TO GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.
5. ACCORDING TO SCALING FROM TCEQ MAPS, THIS SUBDIVISION LIES WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
6. THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE WIMBERLEY INDEPENDENT SCHOOL DISTRICT.
7. THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CITY OF WOODCREEK, TEXAS.
8. THIS SUBDIVISION LIES WITHIN HAYS COUNTY EMERGENCY SERVICES DISTRICTS 4 AND 7.
9. THIS SUBDIVISION MAY BE SUBJECT TO RESTRICTIONS RECORDED IN VOLUME 259, PAGE 718 OF THE HAYS COUNTY DEED RECORDS, ALTHOUGH IT APPEARS THAT RESTRICTIONS FOR WOODCREEK, SECTION 6-C WERE REPEALED IN VOLUME 1811, PAGE 117 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS.

CLIENT: GALLAWAY, JAY
DATE: 12/28/2023
OFFICE: K. SMITH
CREW: K. SMITH, BANKS
FB/PG: 794/44
PLAT NO. 28243-23-c

REPEAT OF LOTS 11 AND 12, CORRECTED PLAT OF WOODCREEK, SECTION 6-C, CITY OF WOODCREEK, HAYS COUNTY, TEXAS