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## MEETING NOTICE

*Each attendee will be subject to a temperature screening and anyone with an elevated temperature will not be admitted. In addition, wearing of a mask will be required (your own or city provided) and attendees should remain 6 feet apart.*

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## AGENDA

*This notice, as amended, is posted pursuant to the Texas Open Meetings Act (Vernon's Texas Codes Ann. Gov. Code Chapter 551). The Woodcreek Planning and Zoning Commission will hold a special meeting on June 10, 2020 at 11:00 AM. at Camp Young Judaea, 121 Camp Young Judaea Dr., Woodcreek, TX at which time the following items will be considered:*

### CALL TO ORDER

### PLEDGES

### ROLL CALL

### APPROVAL OF MINUTES

1. Approval of minutes from P & Z meeting from Feb. 5th, 2020 and Mar. 3rd, 2020.

### PUBLIC COMMENTS

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

### DISCUSSION ITEMS

2. Presentation by Mr. Banks Chisum for "Deerfield Cottages" which is a proposed development of four individual 4-plexes on a total of four lots on Deerfield Dr.
3. Discussion of "Deerfield Cottages" presentation and proposal.

### EXECUTIVE SESSION

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

*The Planning & Zoning Commission may retire to executive session any time between the meeting's opening and adjournment for the purpose of consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code; discussion of personnel matters pursuant to*

Chapter 551.074 of the Texas Government Code; deliberation regarding real property pursuant to Chapter 551.072 of the Texas Government Code; deliberation regarding economic development negotiations pursuant to Chapter 551.087 of the Texas Government Code; and/or deliberation regarding the deployment, or specific occasions for implementation of security personnel or devices pursuant to Chapter 551.076 of the Texas Government Code. Action, if any, will be taken in open session.

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

**Attendance By Other Elected or Appointed Officials:**

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

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

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

I certify that the above notice was posted on the **5th day of June, 2020 at 3:00 PM**

By:   
Brenton B. Lewis, City Manager

**City of Woodcreek Planning and Zoning Commission Meeting  
February 5, 2020; 5:00 p.m.  
MINUTES**

**1. Call to Order**

Chairperson Kotarba called the meeting to order at 5:00 p.m.

**2. Pledges**

**3. Roll Call**

**Present:** Chairperson Joe Kotarba, Vice Chairperson Larry Alford, Commissioner Jeff Rasco, Alternate Commissioner Bob Hambrick, City Manager Brenton Lewis, City Secretary Linda Land

**Absent:** Commissioner Jack Boze, Commissioner Kathy Maldonado

Alternate Commissioner Hambrick was appointed to sit as a Commissioner for the meeting.

**4. Approval of Minutes of January 7, 2020**

Vice Chairperson Alford motioned to approve the draft minutes of January 7, 2020 as presented. The motion was seconded by Alternate Commissioner Bob Hambrick and passed with a vote of 4-0-0.

**5. Public Comments**

Ray Don Tilley – Item 6 – suggested changes to 50.05 B2, 50.05 B3 and 50.05 C

- Item 8 – supported affordable housing, but expressed concerns about amount of impervious cover

David Baker – Item 6 – requested a delay in approving changes

- Item 8 – expressed concerns about density, water use, run-off and traffic

**6. Public Hearing on Proposed Changes to Chapter 50: Water Quality of the Woodcreek Code of Ordinances**

**Opened: 5:10 p.m.**

None spoke.

**Closed: 5:11 p.m.**

**7. Discussion and Make Recommendation to Woodcreek City Council on Proposed Changes to Chapter 50: Water Quality of the Woodcreek Code of Ordinances**

City Manager Lewis reported on coordination with the Cypress Creek Watershed Protection Plan, Wimberley and Hays County for the last year and a half. After discussion, Vice Chairperson Alford motioned to remove 50.05 C from the proposed changes. The motion was seconded by Commissioner Rasco and passed with a vote of 4-0-0. Vice Chairperson Alford motioned to recommend to City Council to adopt the ordinance as presented without 50.05 C. The motion was seconded by Commissioner Rasco and passed with a vote of 4-0-0.

City Attorney Bud Wymore arrived and joined the meeting.

**8. Discussion on a potential development called Cottage Court in the Extra-Territorial Jurisdiction on a parcel of land in Woodcreek, Section 22 on Jacobs Well Road and Pleasant Valley Road**

Dot and T.J. Cole explained their ideas for a potential development called Cottage Court. After the presentation, Commissioners discussed the ideas.

**9. Discussion and Possible Action on the Direction of Woodcreek City Council on the Review and Update of the 2030 Comprehensive Plan for the City of Woodcreek**

Commissioners began reviewing the 2030 Comprehensive Plan and will focus on Goal 1 next month.

**10. Adjourn**

There being no further business, the meeting was adjourned at 5:59 p.m.

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**Joe Kotarba, Chairperson**

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**Linda Land, City Secretary**

**City of Woodcreek Planning and Zoning Commission Meeting**  
**March 4, 2020; 5:00 p.m.**  
**MINUTES**

**1. Call to Order**

Chairperson Kotarba called the meeting to order at 5:00 p.m.

**2. Pledges**

**3. Roll Call**

**Present:** Chairperson Joe Kotarba, Commissioner Jack Boze, Commissioner Jeff Rasco, Commissioner Kathy Maldonado, Alternate Commissioner Bob Hambrick, City Manager Brenton Lewis, City Secretary Linda Land

**Absent:** Vice Chairperson Larry Alford

**4. Approval of Minutes of February 5, 2020**

Commissioner Boze motioned to approve the draft minutes of February 5, 2020 as presented. The motion was seconded by Commissioner Rasco and passed with a vote of 4-0-0.

Alternate Commissioner Hambrick was recognized as sitting as a Commissioner for the meeting.

**5. Public Comments**

Ray Don Tilley spoke in support of a detailed comprehensive plan and a community survey.

**6. Discussion and Possible Action on the Direction of Woodcreek City Council on the Review and Update of Goal 1 of the 2030 Comprehensive Plan.**

City Manager Lewis explained the duties described in the Code of Ordinances for the Planning and Zoning Commission. Approaches for addressing the comprehensive plan were discussed by the commission.

**7. Discussion on Survey Topics for a Potential Survey Update for the 2030 Comprehensive Plan**

City Manager Lewis explained how a potential survey could be conducted. Commissioners discussed survey topics.

**8. Adjourn**

There being no further business, the meeting was adjourned at 6:28 p.m.

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**Joe Kotarba, Chairperson**

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**Linda Land, City Secretary**

# DEERFIELD COTTAGES

SCHEMATIC DESIGN  
JUNE 2020



**JB CHISUM INC.**  
A STRONG FOUNDATION

Banks Chisum

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(512) 847-7600



DEERFIELD COTTAGES

SCHEMATIC DESIGN  
JUNE 2020

LOCATION MAP



**IMPERVIOUS COVERAGE CALCULATIONS**

**LOTS 6 & 7**

LOT: 0.316 ACRES / 13,730.23 S.F.  
GROSS BUILDING: 3,996.89 S.F. / 29.11%

BUILDING + PATIOS:  
3,996.89 S.F. + 389.56 S.F. = 4,386.45 S.F. / 31.95%

BUILDING + PATIOS + CURB (PERVIOUS WALKS & PERVIOUS PARKING):  
3,996.89 S.F. + 389.56 S.F. + 144 S.F. = 4,530.45 S.F. / 32.99%

BUILDING + PATIOS + CURB + IMPERVIOUS PARKING (PERVIOUS WALKS ONLY):  
3,996.89 S.F. + 389.56 S.F. + 144 S.F. + 1,104.02 S.F. = 5,634.47 S.F. / 41.04%

**LOT 8**

LOT: 0.36 ACRES / 15,674.91 S.F.  
GROSS BUILDING: 3,996.89 S.F. / 25.50%

BUILDING + PATIOS:  
3,996.89 S.F. + 389.56 S.F. = 4,386.45 S.F. / 27.98%

BUILDING + PATIOS + CURB (PERVIOUS WALKS & PERVIOUS PARKING):  
3,996.89 S.F. + 389.56 S.F. + 144 S.F. = 4,530.45 S.F. / 28.90%

BUILDING + PATIOS + CURB + IMPERVIOUS PARKING (PERVIOUS WALKS ONLY):  
3,996.89 S.F. + 389.56 S.F. + 144 S.F. + 1,104.02 S.F. = 5,647.47 S.F. / 36.03%

**LOT 11**

LOT: 0.348 ACRES / 15,172.30 S.F.  
GROSS BUILDING: 3,996.89 S.F. / 26.34%

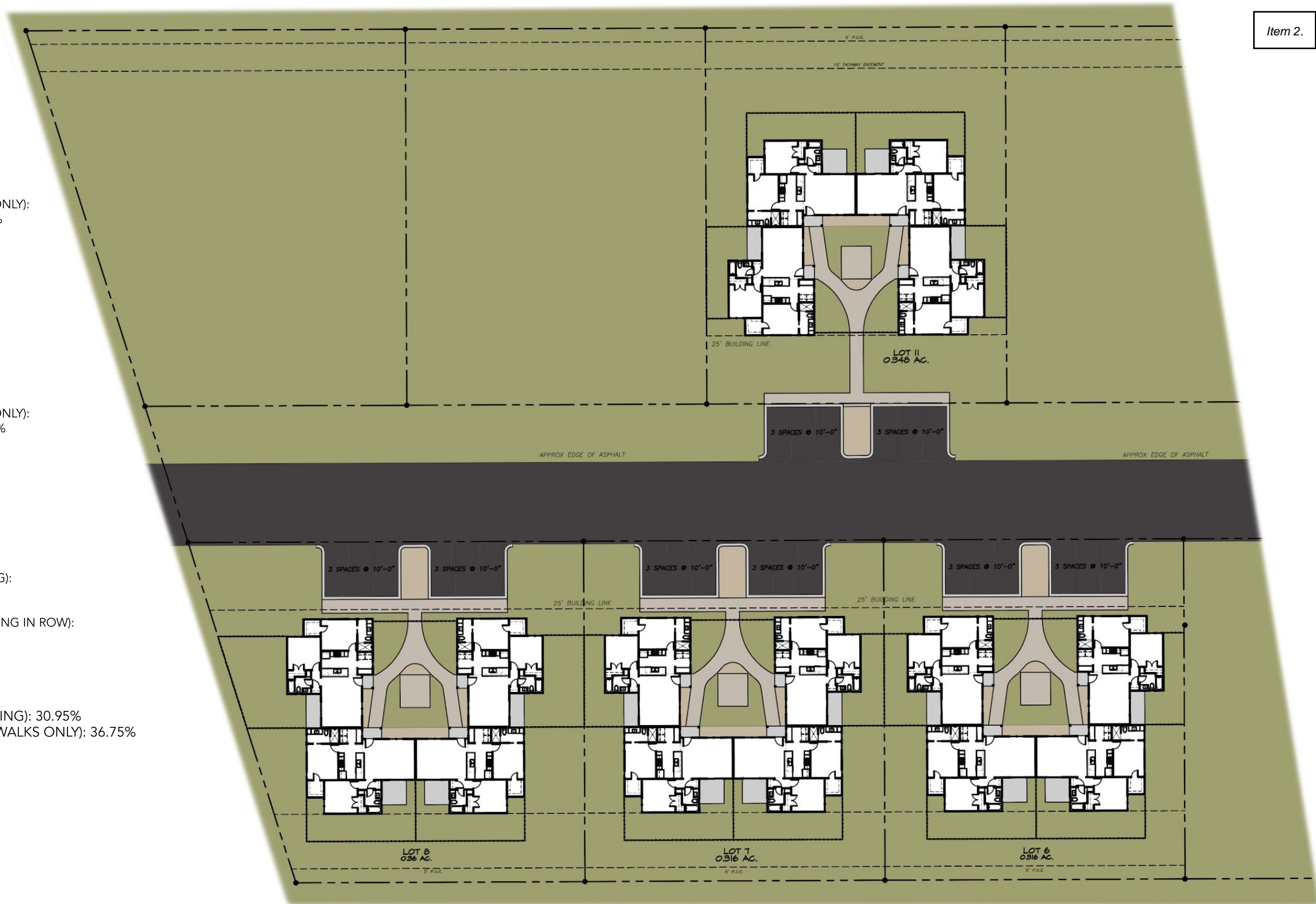
BUILDING + PATIOS:  
3,996.89 S.F. + 389.56 S.F. = 4,386.45 S.F. / 28.91%

BUILDING + PATIOS (CURB IN ROW, PERVIOUS WALKS, PERVIOUS PARKING):  
3,996.89 S.F. + 389.56 S.F. = 4,386.45 S.F. / 28.91%

BUILDING + PATIOS (CURB IN ROW, PERVIOUS WALKS, IMPERVIOUS PARKING IN ROW):  
3,996.89 S.F. + 389.56 S.F. = 4,386.45 S.F. / 28.91%

**LOT AVERAGES**

BUILDING + PATIOS + CURB (PERVIOUS WALKS & PERVIOUS PARKING): 30.95%  
BUILDING + PATIOS + CURB + IMPERVIOUS PARKING (PERVIOUS WALKS ONLY): 36.75%



Item 2.

N  
SITE PLAN  
1" = 40'-0"

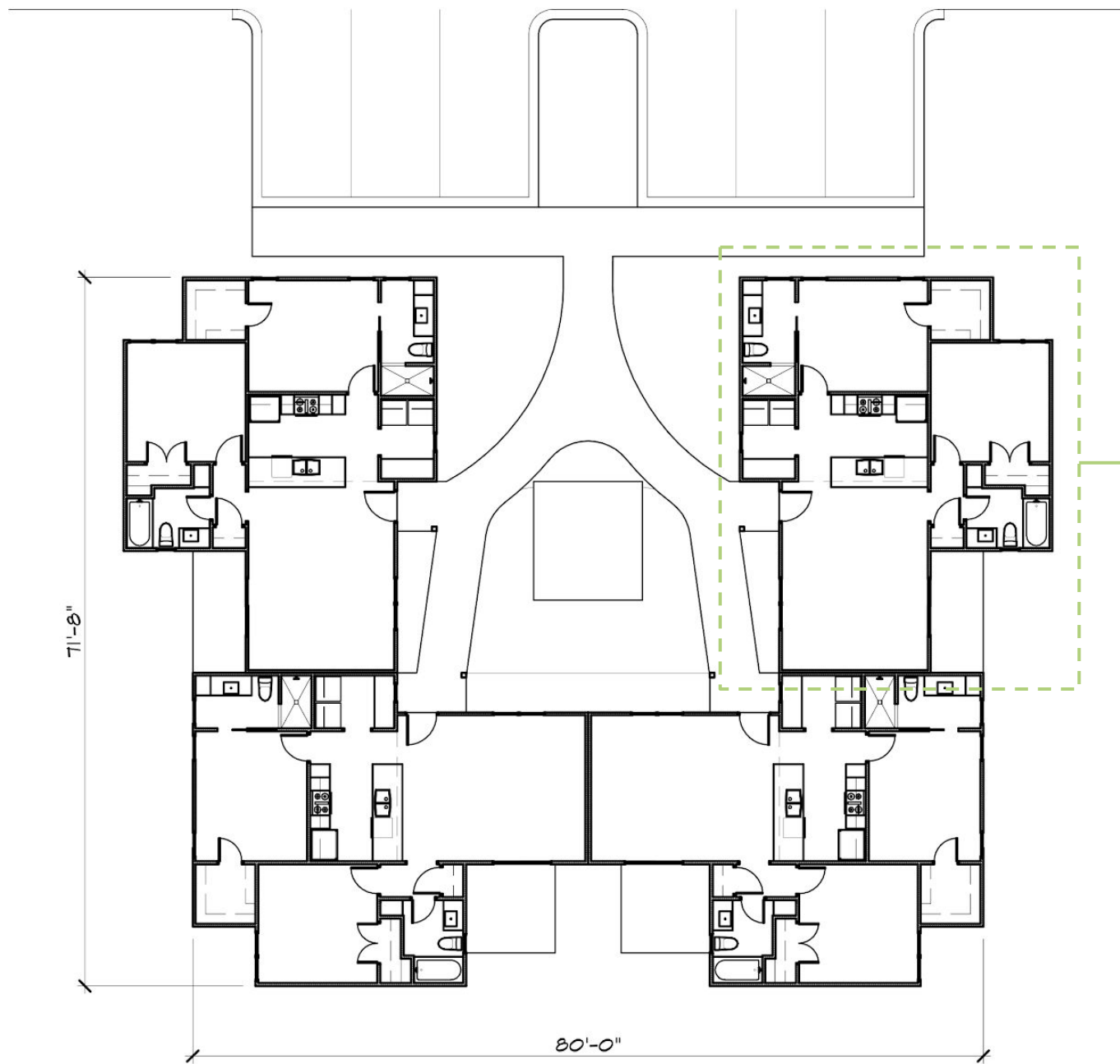
DEERFIELD COTTAGES

SCHEMATIC DESIGN  
JUNE 2020

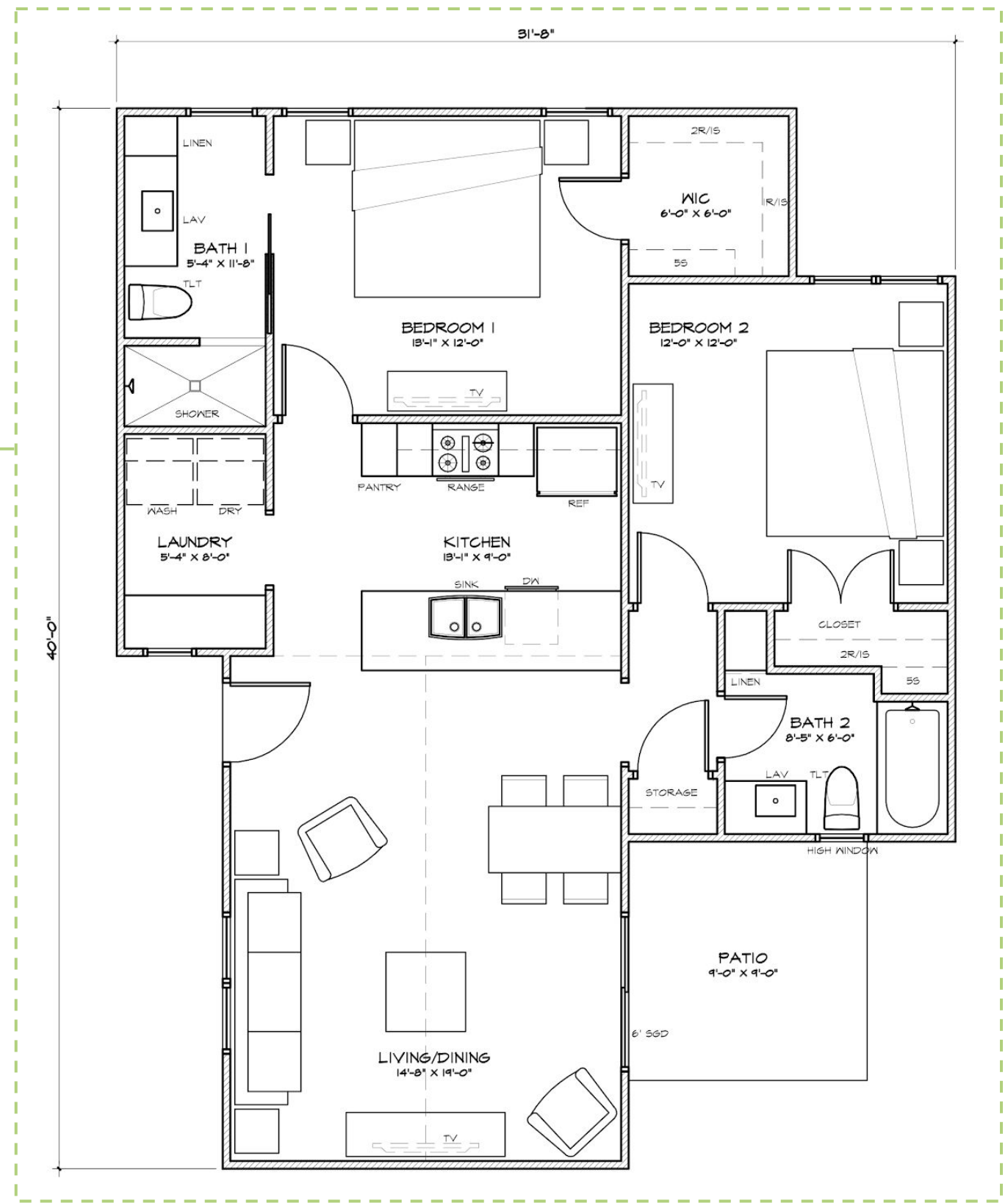
SITE PLAN







BUILDING PLAN  
 1/16" = 1'-0"



UNIT PLAN - 999 SQUARE FEET  
 3/16" = 1'-0"



FRONT



RIGHT SIDE



REAR



LEFT SIDE

DEERFIELD COTTAGES

SCHEMATIC DESIGN

JUNE 2020

ELEVATIONS





DEERFIELD COTTAGES

SCHEMATIC DESIGN  
JUNE 2020

OVERALL SITE FROM NORTHWEST





DEERFIELD COTTAGES  
SCHEMATIC DESIGN  
JUNE 2020

TYPICAL BUILDING





DEERFIELD COTTAGES

SCHEMATIC DESIGN  
JUNE 2020

COURTYARD - ENTRY





DEERFIELD COTTAGES  
SCHEMATIC DESIGN  
JUNE 2020

COURTYARD - SHADE STRUCTURE





DEERFIELD COTTAGES  
SCHEMATIC DESIGN  
JUNE 2020

COURTYARD - SHARED AREA

