

# The City of *Woodcreek*

IN THE MIDST OF THE TEXAS HILL COUNTRY

## REGULAR PLANNING & ZONING COMMISSION MEETING

March 18, 2026; 5:00 PM

WOODCREEK CITY HALL - 41 CHAMPIONS CIRCLE

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### **MEETING NOTICE**

The public is invited and welcome to attend all meetings of the City of Woodcreek Planning and Zoning Commission. If you would like to stream this P&Z Commission meeting live, please request the link by 12:00pm the day before the scheduled meeting by emailing [woodcreek@woodcreektx.gov](mailto:woodcreek@woodcreektx.gov). A video recording of the meeting will be made available to the public on the city's website: <https://www.woodcreektx.gov>, usually within 48 hours.

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### **MEETING AGENDA**

#### **CALL TO ORDER**

#### **ROLL CALL And ESTABLISH QUORUM**

#### **PUBLIC COMMENTS**

This provides an opportunity for the citizens to comment on agenda and non-agenda items in advance of the regular business of the Commission. Those wishing to speak must sign-in before the meeting begins and observe a three-minute time limit when addressing the Commission. Speakers will have one opportunity to speak during the time period. Comments from speakers should not be directed towards any specific member of the Commission or City staff. Comments should not be accusatory, derogatory or threatening in nature.

Submit written comments by [email to The City of Woodcreek](mailto:woodcreek@woodcreektx.gov) by 12:00 noon, the day prior to the meeting. Please include your full name, home or work address, and the agenda item number.

#### **CONSENT AGENDA**

- 1. Approve Regular Planning And Zoning Commission Meeting Minutes From February 4, 2026.**

Documents:

## REPORT FROM COUNCIL LIAISON

### REGULAR AGENDA

1. **Discussion And Possible Action On Consideration And Recommendations On A Proposed Planned Development District (PDD) For Villa Meadow Lot #5, Lot #6, Lot #8, Lot #9, Lot #11 And Lot # 12 And Send To Council For Review.**
2. **Discussion And Possible Administrative Action To Set A Future Public Hearing Date On A Proposed Planned Development District (PDD) For Villa Meadow Lot #5, Lot #6, Lot #8, Lot #9, Lot #11 And Lot #12 With Consideration And Recommendations Sent To City Council For Same.**
  - Proposed Motion: Call a joint public hearing for April 8th, 2026 for consideration and recommendation to Council on the Villa Meadow PDD application for Lot #5, Lot # 6, Lot #8, Lot #9, Lot #11 and Lot #12.

Documents:

[Villa Meadow enabling PDD Ordinance\\_Exhibit A and B.pdf](#)  
[Villa Meadow enabling PDD Ordinance.pdf](#)

## CONSIDERATIONS FOR AGENDA ITEMS FOR NEXT REGULAR MEETING

### ANNOUNCEMENTS

#### ADJOURN

The City of Woodcreek is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary's Office at [512-847-9390](tel: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](tel:1-800-735-2988).

#### POSTING CERTIFICATION

IT IS HEREBY CERTIFIED that the foregoing agenda has been posted on the outdoor Notice Board of Woodcreek City Hall at 4:00 PM on the 11th day of March, 2026.

By: \_\_\_\_\_  
Kari Lebkeucher, City Secretary

# REGULAR PLANNING & ZONING COMMISSION MEETING

February 4th, 2026; 5:00 PM

Woodcreek, Texas

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## MINUTES

### CALL TO ORDER

### ROLL CALL and ESTABLISH QUORUM

Member Russell Scott

Member Pat Rawlings

Member Carson Bledsoe

Member Carolyn Nesbitt arrived at 5:08 PM

### PUBLIC COMMENTS

### CONSENT AGENDA

**1. Approve meeting minutes from October 1st, 2025 Planning and Zoning Commission Meeting.**

A motion was made by Member Carson Bledsoe to approve the meeting minutes from the October 1st, 2025 Planning and Zoning Commission meeting.

Seconded by Member Russell Scott.

Motion passed by show of hands 3-0-0

### REPORT FROM COUNCIL LIAISON

A report was given from Mayor Debra Hines.

Member Carolyn Nesbitt arrived.

### REGULAR AGENDA

**1. Discussion and possible action to elect officers of the Planning and Zoning Commission for 2026 (Hines, acting chair):**

- Chair
- Vice-Chair

A motion was made by Member Pat Rawlings to nominate Member Russell Scott to be Chair of the Planning and Zoning Commission. Seconded by Member Carolyn Nesbitt.

Motion passed by show of hands 4-0-0

A motion was made by Member Russell Scott to nominate Member Carson Bledsoe to be Vice Chair of the Planning and Zoning Commission. Seconded by Member Pat Rawlings.

Motion passed by show of hands 4-0-0

**2. Discussion and possible action to elect the City Secretary, Kari Lebkuecher, to be the Planning and Zoning Commission Secretary.**

A motion was made by Member Pat Rawlings to elect the City Secretary, Kari Lebkuecher, to be the Planning and Zoning Commission Secretary. Seconded by Member Carson Bledsoe.

Motion passed by show of hands 4-0-0

**3. Discussion and possible action to select a date and time for meetings.**

A motion was made by Chair Russell Scott to select the date and time for Planning and Zoning Commission meetings as the third Wednesday of the month at 5:00 PM. Seconded by Member Pat Rawlings.

Motion passed by show of hands 4-0-0

**CONSIDERATIONS OF AGENDA ITEMS FOR FUTURE BUSINESS**

Public Hearing for Parking

**ANNOUNCEMENTS**

- 1. Save the date- March 13th, 2026: Required Training 9:00 AM to Noon at City Hall with lunch provided.**

**ADJOURN**

A motion was made by Member Pat Rawlings to adjourn the meeting. Seconded by Vice Chair Carson Bledsoe.

The meeting adjourned at 5:30 PM.

**BY:** \_\_\_\_\_  
*Kari Lebkuecher, City Secretary*

**EXHIBIT "A"**  
**PLANNED UNIT DEVELOPMENT DISTRICT**

**Section 1. Purpose and Intent**

- A. The purpose of this Planned Unit Development (PUD) District is to establish modified development standards that reflect the original deed- restricted conditions for the subdivision, while allowing flexibility for construction of small single- family homes.
- B. This PUD recognizes that the requested development patterns are consistent with the historical configuration of the neighborhood and remain compatible with surrounding residential uses.

**Section 2. Base Zoning and Permitted Uses**

- A. The base zoning district for all properties within this PUD shall be SF-2, Single Family Residence. Except as expressly modified by this PUD, all development standards and permitted uses of the SF-2 zoning district shall apply.
- B. The uses permitted within this Planned Unit Development District shall be the same as those allowed in the base zoning district.

**Section 3. Development Standards**

- A. Building Setbacks
  - 1. Minimum front setback: 10 feet
  - 2. Minimum side setback: 0 feet
  - 3. Minimum rear setback: 0 feet
  - 4. These setbacks apply to all structures unless otherwise required by building or fire code for life- safety separation.
- B. Garage Requirement
  - 1. All residences must include a garage with a minimum interior dimension of 20 feet by 20 feet, consistent with current zoning requirements.
- C. Impervious Coverage
  - 1. Maximum impervious coverage per lot: 40%
- D. Existing Conditions
  - 1. Any previously approved variance, including the allowance for a 1,068- square- foot single- story home on Lot 5, is recognized as a conforming condition.
  - 2. Existing structures and approved improvements may remain, be repaired, or be replaced in accordance with this PUD and applicable building, fire, and life- safety codes.

# EXHIBIT "B"

## PROPERTY MAP

...e of possible new flood plain maps put  
fect and enforced by the County of Hays.



BY THESE PRESENTS:

VILLAS OF BROOKMEADOW

STATE OF TEXAS  
COUNTY OF COMAL  
I HEREBY CERTIFY TO  
ACTUAL SURVEY OF T

n Harris, owners of Lot 19, Brookmeadow,  
as conveyed to us by deed dated August  
2017 D-... 250,843 of the Official Public

**CITY OF WOODCREEK**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODCREEK, TEXAS, ESTABLISHING THE VILLA MEADOWS PLANNED UNIT DEVELOPMENT (PUD) DISTRICT; ASSIGNING PUD ZONING TO CERTAIN PROPERTIES TOTALING APPROXIMATELY 0.537 ACRES LOCATED WITHIN THE VILLAS OF BROOKMEADOW SUBDIVISION ALONG BROOKMEADOW DRIVE; ADOPTING DEVELOPMENT STANDARDS FOR THE PUD; AUTHORIZING THE CITY SECRETARY TO AMEND THE ZONING MAP OF THE CITY OF WOODCREEK SO AS TO REFLECT THIS CHANGE; REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE; PROVIDING FOR SEVERABILITY; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE WAS PASSED WAS OPEN TO THE PUBLIC AS REQUIRED BY LAW.**

**WHEREAS**, the City of Woodcreek (“City”) is a Texas General Law Municipality operating under the laws of the State of Texas; and

**WHEREAS**, the City is empowered by Chapter 211 of the Texas Local Government Code to adopt a zoning ordinance establishing zoning districts and permissible land uses within the incorporated limits of the City; and

**WHEREAS**, on [insert date], notice of the public hearings before the Planning & Zoning Commission and City Council were published in the newspaper; and

**WHEREAS**, on [insert date], the Planning & Zoning Commission conducted a public hearing, and after consideration made a recommendation of approval of this amendment; and

**WHEREAS**, on [insert date], the City Council conducted a public hearing, and after consideration and recommendation by the Planning & Zoning Commission determined that the ordinance amendment be approved as provided herein.

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

**Section 1.** The zoning district map of the City of Woodcreek is hereby amended to assign zoning of Planned Unit Development (“PUD”) District to approximately 0.537 acres of land, as shown on the property location map labeled Exhibit B incorporated into this Ordinance.

**Section 2.** The attached Exhibit A constitutes the development standards (the “Development Standards”) for the PUD created by this Ordinance. Development of and uses within the PUD shall conform to the limitations and conditions set forth in this Ordinance and the Development Standards. Except as otherwise specifically modified by this Ordinance, all other

rules, regulations, and ordinances of the City in effect at the time of permit application apply to development within the PUD.

**Section 3.** The City Secretary or authorized official is hereby authorized and directed to designate the tract of land zoned herein as such on the zoning district map of the City of Woodcreek and by proper endorsement indicate the authority for said notation.

**Section 4.** That this Ordinance shall be cumulative of all provisions of ordinances of the City except where the provisions of the Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

**Section 5.** If any provision of this Ordinance is illegal, invalid, or unenforceable under present or future laws, the remainder of this Ordinance will not be affected and, in lieu of each illegal, invalid, or unenforceable provision, a provision as similar in terms to the illegal, invalid, or unenforceable provision as is possible and is legal, valid, and enforceable will be added to this Ordinance.

**Section 6.** It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Texas Open Meetings Act, Chapter 551, Texas Government Code, as amended.

**Section 7.** This Ordinance shall be in full force and effect after its final passage and approval by the City Council.

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by the City Council of Woodcreek, Texas.

**APPROVED:**

\_\_\_\_\_  
Debra Hines, Mayor

ATTEST:

\_\_\_\_\_  
Kari Lebkuecher, City Secretary