

The City of *Woodcreek*

IN THE MIDST OF THE TEXAS HILL COUNTRY

SPECIAL PLANNING & ZONING COMMISSION MEETING & PUBLIC HEARING

April 8th, 2026; 5:00 PM

WOODCREEK CITY HALL - 41 CHAMPIONS CIRCLE

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. 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.

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 The Planning And Zoning Commission Meeting Minutes From March 18th, 2026.**

Documents:

REPORT FROM COUNCIL LIAISON

REGULAR AGENDA

- 1. Public Hearing Concerning A Planned Unit Development For Villa Meadows Lot #5, Lot #6, Lot #8, Lot #9, Lot #11, And Lot #12.**
- 2. Discussion And Possible Action From Public Hearing Concerning Planned Unit Development For Villa Meadows Lot #5, Lot #6, Lot #8, Lot #9, Lot #11, And Lot #12 And Send Final Report To Council.**
- 3. Public Hearing Concerning Parking Space Minimum Requirements For New Construction In The City Of Woodcreek To Reduce Requirements From Three (3) Finished Off Street Spaces To Two (2) Finished Off Street Spaces.**
- 4. Discussion And Possible Action Concerning Parking Space Minimum Requirements For New Construction In The City Of Woodcreek To Reduce Requirements From Three (3) Finished Off Street Spaces To Two (2) Finished Off Street Spaces And Send Final Report To Council For Review.**

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 26th day of March, 2026.

By: _____
Kari Lebkeucher, City Secretary

REGULAR PLANNING & ZONING COMMISSION MEETING

March 18, 2026 ; 5:02 PM

Woodcreek, Texas

MINUTES

CALL TO ORDER

ROLL CALL and ESTABLISH QUORUM

Present:

Chair Russell Scott

Member Carolyn Nesbitt

Member Pat Rawlings

Absent:

Vice-Chair Carson Bledsoe

PUBLIC COMMENTS

No public comments were made.

CONSENT AGENDA

- 1. Approve Regular Planning and Zoning Commission Meeting minutes from February 4, 2026.**

A motion was made by Member Pat Rawlings to approve the Regular Planning and Zoning Commission Meeting minutes from February 4, 2026. Seconded by Member Carolyn Nesbitt.

Motion passed by show of hands 3-0-0

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.**

A motion was made by Member Pat Rawlings to adopt the ordinance as written and amend from Exhibit "A" Section 3 A. Building Setbacks item 2 side setback from 0 feet to a 3ft side setback. Seconded by Member Carolyn Nesbitt.

Motion passed by show of hands 3-0-0

Chair Russell Scott makes an amendment to approve the motion as stated in the previous motion with the additional changes of simple verbiage in the City of

Woodcreek Ordinance; Section 1 adding before the first word of zoning district map adding to state “Villa Meadows” zoning district map.

And in Section 3 as read strike “as such herein” to “herein as Villa Meadows PUD”. Seconded by Member Pat Rawlings.

Amendment passed by show of hands 3-0-0

The main motion as amended states to adopt the ordinance as written and amend from Exhibit “A” Section 3 A. Building Setbacks item 2 side setback from 0 feet to a 3ft side setback. With the additional changes of simple verbiage in the City of Woodcreek Ordinance; Section 1 adding before the first word of the zoning district map adding to state “Villa Meadows” zoning district map.

And in Section 3 as read strike “as such herein” to “herein as Villa Meadows PUD”.

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 Council for the same.

A motion was made by Member Pat Rawlings to set a joint public hearing for April 8th, 2026 with the text as altered from PDD to PUD. Seconded by Member Carolyn Nesbitt.

Motion passed by show of hands 3-0-0

CONSIDERATIONS FOR AGENDA ITEMS FOR NEXT REGULAR MEETING

ANNOUNCEMENTS

Public Hearing is April 8, 2026.

WaterWise Event at the VFW.

Music in the Park Event is April 3, 2026.

Community Egg Hunt is April 4,2026.

ADJOURN

A motion was made by Member Pat Rawlings to adjourn the meeting. Seconded by Member Carolyn Nesbitt.

The meeting adjourned at 5:35 PM.

BY: _____

Kari Lebkuecher, City Secretary