

**PLANNING AND ZONING COMMISSION MEETING (CITY HALL)**  
**March 01, 2023; 5:00 PM**  
**Woodcreek, Texas**

---

**MINUTES**

**CALL TO ORDER**

Chair Davenport called the meeting to order at 5:03P.

**ROLL CALL and ESTABLISH QUORUM**

**PRESENT**

Chairperson, Andy Davenport  
Vice-Chair, Lydia Johns  
Commissioner Tomas Palm  
Commissioner Chris Sonnier  
Alt. Commissioner Carson Bledsoe  
Alt. Commissioner Josh Erwin  
Council Liaison, Chrys Grummert

**ABSENT**

Commissioner Tamara Robertson

**STAFF PRESENT**

City Manager, Kevin Rule  
City Secretary, Suzanne Mac Kenzie

**PUBLIC COMMENTS**

Public Comments were offered by:

Jack Boze; Sheri Lin Lamoureux; Mike & Kristen Weaver; Chad Swedberg

**REPORTS FROM OFFICERS AND COUNCIL LIAISON**

Report by Planning & Zoning Liaison – None offered.

Report from City Manager – None offered.

**SPECIAL ORDERS** – None.

**UNFINISHED BUSINESS AND GENERAL ORDERS** – None.

## REGULAR CALENDAR

1. **Public Hearing to Consider Recommending to City Council The Adoption of An Ordinance Amending Various Sections of Chapter 155, "Subdivisions", of The Code of Ordinances, City of Woodcreek, Texas, The Same Being Known As The Subdivision Ordinance, For The Purpose of Implementing An Amendment Increasing Minimum Lot Size Requirements For Wastewater and Water Connections For New Subdivision Applications.**

Public Hearing opened at 5:05P.

Public Hearing closed at 5:16P.

2. **Discuss and Take Possible Action on The Recommendation to City Council The Adoption of An Ordinance Amending Various Sections of Chapter 155, "Subdivisions", of The Code of Ordinances, City of Woodcreek, Texas, The Same Being Known As The Subdivision Ordinance, For The Purpose of Implementing An Amendment Increasing Minimum Lot Size Requirements For Wastewater and Water Connections For New Subdivision Applications.**

Motion was made by Vice-Chair Johns to send the recommendation, as written, to Council.  
Motion was seconded by Commissioner Palm.

A roll call vote was held.

Voting Yea: Vice-Chair Johns, Commissioner Palm, Commissioner Sonnier,  
Chair Davenport

Motion Passed: 4-0-0.

3. **Public Hearing to Consider Recommending to City Council The Adoption of An Ordinance Amending Chapter 156, "Zoning", of the Code of Ordinances, City of Woodcreek, Texas, The Same Being Known As The Zoning Ordinance, Specifically Section 156.026, to Be Titled "Short-Term Rentals" (STR) For the Purpose of Implementing Regulations For Zoning Districts in Which STRs Will Be Prohibited: SF-1, SF-2, SF-3, SF-5, SF-6, TH/C, DU-1, 4PLX and RR; With Regulations Concerning Inspections, Fees and Permits Required For Authorized STR Use in Districts SF-4, MF-1 and MF-2.**

Public Hearing opened at 5:19P.

Public Hearing closed at 5:38P.

4. **Discuss and Take Possible Action On Recommending to City Council The Adoption of An Ordinance Amending Chapter 156, "Zoning", of the Code of Ordinances, City of Woodcreek, Texas, The Same Being Known As The Zoning Ordinance, Specifically Section 156.026, to Be Titled "Short-Term Rentals" (STR) For the Purpose of Implementing Regulations For Zoning Districts in Which STRs Will Be Prohibited: SF-1, SF-2, SF-3, SF-5, SF-6, TH/C, DU-1, 4PLX and RR; With Regulations Concerning Inspections, Fees and Permits Required For Authorized STR Use in Districts SF-4, MF-1 and MF-2.**

Motion was made by Commissioner Palm to send to Council, with amended recommendations, that Council without delay reinstate a Municipal Court so we can have property enforcement of this Ordinance. Motion was seconded by Vice-Chair Johns.

A roll call vote was held.

Voting Yea: Chair Davenport, Vice-Chair Johns, Commissioner Palm

Voting Nay: Commissioner Sonnier

Motion Failed: 3-1-0.

**ANNOUNCEMENTS** - None

## **ADJOURN**

Chair Davenport adjourned the meeting at 5:57P.

---

**Andy Davenport, Chairperson**

---

**Suzanne Mac Kenzie, City Secretary**