

**COMPREHENSIVE PLAN ADVISORY WORKGROUP**  
**September 06, 2022; 9:00 AM**  
**Woodcreek, Texas**

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**MINUTES**

**CALL TO ORDER**

Co-Chair Hines called the meeting to order at 9:04AM.

**ROLL CALL**

**PRESENT**

Co-Chair Debra Hines  
Member Greg Posey – Hill Country Spirits  
Member Justin Camp  
Member Lydia Johns

**ABSENT**

Co-Chair Aurora F. LeBrun  
Member Bill Tarwater  
Member Danny Ross – Camp Young Judaea Member  
Member Jason Donaldson – Quicksand Golf Course  
Member Jerry Moore

**GUEST SPEAKER**

Brandon Melland (Remote)

**STAFF PRESENT**

Suzanne Mac Kenzie, City Secretary

**PUBLIC COMMENTS**

No Public Comments were offered at this time.

**REGULAR AGENDA**

**1. Discuss and Provide Input on Future Land Use Map to K Friese**

The matrix provided by K.Friese and presented by Brandon Melland captured the feedback from the Land Use Workshop regarding the types of uses that the community wants to see in Woodcreek and it's ETJ.

The matrix draws links and establishes relationships for Woodcreek's future land use regarding land use classifications, existing zoning districts, activities permitted within those zoning districts, the types of streets in the community and the types of activities that are permitted on those streets. This matrix will help with zoning or zoning changes in the City. (Refers to the Transportation Map at the Land Use Workshop)

## REGULAR AGENDA

### 1. Discuss and Provide Input on Future Land Use Map to K Friese (cont'd.)

From this matrix, K.Friese will create a Future Land Use Map that will break down the City of Woodcreek and it's ETJ into five land use classification areas, which will be used as a regulatory guide for growth:

- a. Natural - No activity
- b. Rural - Rural and Agricultural Activities
- c. Neighborhood - General Single Family and limited Multi-Family Units
- d. Community Areas - Community Areas used by Woodcreek and it's ETJ
- e. Regional Areas - Regional Areas used by Woodcreek and it's ETJ, and possibly people traveling through the area.

Each potential activity that is listed under each land use classification in the matrix will be broken into "Primary Street Frontages": Rural, Neighborhood, Community, Regional.

The process of this matrix, by linking activity usage types to primary street frontages, makes it possible to see if an activity is appropriate for a street; overall combining land use with urban design.

This breakdown will help with:

- a. economic development, by placing potentially revenue generating properties primary streets; and
- b. land uses with environment.

After discussion, Brandon agreed to make the following changes in the matrix and in the Future Land Use Map:

- a. Define of each type of street in the matrix;
- b. Create labels with examples of the streets; and
- c. Simplify the land use terminology.

In the Land Use section of the Comprehensive Plan, this matrix will be the first page behind the Land Use Map. This matrix should also become the first page in the Zoning Ordinances and will serve as a guide for future zoning changes.

### 2. Discuss and Take Appropriate Action on the Second Review of the Final Draft of the Comprehensive Plan

Discussion between the members regarding text formatting and the color of items in the document; captioning of photos; placement of "Draft" watermark on the document when it goes to the Planning and Zoning Committee.

Member Camp has updated the graphs on pages 10-12.

The Platinum Roads Panel is working on a Master Transportation Plan that is compatible with the Comprehensive Plan document.

3. **Discuss and Take Action on Setting a Final Meeting Date and Time for the Comprehensive Plan Advisory Workgroup**

A motion was made by Member Camp to hold the next Comprehensive Plan Advisory Workgroup Meeting on September 26, 2022 at 9AM. The motion was seconded by Member Johns.

A roll call vote was held.

Voting Yea: Member Posey, Member Johns, Member Camp, Co-Chair Hines

The motion carried with a 4-0-0 vote.

A motion was made by Member Camp to send the Comprehensive Plan to the Planning and Zoning Committee with the final edits. The motion was seconded by Member Johns.

A roll call vote was held.

Voting Yea: Member Posey, Member Johns, Member Camp, Co-Chair Hines

The motion carried with a 4-0-0 vote.

**ADJOURN**

The Comprehensive Plan Advisory Workgroup meeting was adjourned by Co-Chair Hines at 10:40AM.

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**Debra Hines, Co-Chair**

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**Suzanne Mac Kenzie, City Secretary**