

**Comprehensive Plan Advisory Workgroup Meeting  
June 14, 2022; 9:00 AM  
Woodcreek, Texas**

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**MINUTES**

**CALL TO ORDER**

Co-Chair Aurora LeBrun called the meeting to order at 9:02AM.

**ROLL CALL**

**PRESENT**

Co-Chair Aurora F. LeBrun  
Co-Chair Debra Hines  
Member Lydia Johns (Arrived at 9:04AM)  
Member Bill Tarwater

**ABSENT**

Vice-Chairperson Diane Stewart  
Member Danny Ross – Camp Young Judaea Member  
Member Greg Posey – Hill Country Spirits  
Member Jason Donaldson – Quicksand Golf Course  
Member Jerry Moore  
Member Justin Camp  
Member Pat Rawlings – Parks and Recreation Board Representative

**GUEST SPEAKERS**

Brandon Melland, K.Friese Representative  
Selina Angel, K.Friese Representative

**STAFF PRESENT**

Suzanne Mac Kenzie, City Secretary  
Maureen Mele, Administrative Assistant

**PUBLIC COMMENTS**

No Public Comments were offered at this meeting.

## **CONSENT AGENDA**

### **Approval of the Comprehensive Plan Advisory Workgroup Meeting Minutes from May 17, 2022 and May 31, 2022.**

A motion was made by Member Lydia Johns to approve the Comprehensive Plan Advisory Workgroup Meeting Minutes from May 17, 2022 and May 31, 2022.

Member Bill Tarwater seconded the motion.

A roll call vote was held.

Voting Yea: Co-Chair LeBrun, Co-Chair Hines, Member Johns, Member Tarwater

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

## **REGULAR AGENDA**

### **3. Review, Discuss and Take Appropriate Action on Current Land Use Draft**

Co-Chair Hines began discussion and stated that this item during discussion of the Land Use Draft would be blended, in part with Item #4 on the agenda.

Discussion of content and formatting of Page 8 in the packet.

### **4. Review and Discuss Land Use Maps Provided by K. Friese**

Maps provided by K.Friese and discussed by Workgroup were as follows:

1. Commercial Development Map, within Woodcreek City Limits and its ETJ.
2. Institutional Development Map, within Woodcreek City Limits and its ETJ.
3. Green Spaces Map(Natural Areas and Recreation), within Woodcreek City Limits and its ETJ.
4. Residential Development Map, within Woodcreek City Limits and its ETJ.
5. Undeveloped Areas Map, within Woodcreek City Limits and its ETJ.

Brandon Melland, K.Friese representative, explained how the Comprehensive Plan, Current Land Use Map and Future Land Use Map work together with zoning as a guide for growth within Woodcreek City Limits and its ETJ.

In reviewing the Residential Map, it was mentioned by Co-Chair Hines that the City of Woodcreek currently has building requirements built into the City Ordinances but has not established minimum lot sizes. As Woodcreek is approached by developers, established minimum lot sizes will assist with regulatory power.

Also presented in the K.Friese documents was a breakdown, drawn from the various maps of different development types, as development parcel totals and a pie chart.

Discussion of revisions of the K.Friese maps that will be presented at the June 29, 2022 Land Use Workshop.

5. **Discuss and Take Appropriate Action on Proposed Additional Survey Questions from K. Frieze (After Review of Questions from the 2021 Comprehensive Plan Survey)**

Discussion and agreement that an additional survey will not be mailed out to the community as some of the questions may be answered at the Land Use Workshop.

6. **Discuss Future Land Use Essentials from the Comprehensive Plan Survey Results and Take Appropriate Action**

Member Johns left the meeting at 10:15AM.

Discussion goal of this item was to include previous survey results into the planning of the Land Use Workshop.

Brandon briefly described the interactive design of the Land Use Workshop.

7. **Discuss Regulations in the ETJ and Regulatory Possibilities**

Presentation and discussion of ETJ document, with comments from Brandon, regarding what is applicable and permissible to enforce in Woodcreek's ETJ.

**ADJOURN**

Comprehensive Plan Advisory Workgroup Meeting was adjourned by Co-Chair LeBrun at 10:54AM, with the next meeting scheduled for June 28, 2022.

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**Aurora F. LeBrun, Co-Chair**

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**Suzanne Mac Kenzie, City Secretary**