

City of Woodcreek City Council Meeting
July 8, 2009; 6:30 p.m.

NOTICE/AGENDA

This notice is posted pursuant to the Texas Open Meetings Act (Vernon's Texas Codes Ann. Gov. Code Chapter 551). The Woodcreek City Council will hold a Council Meeting on July 8, 2009, at 6:30 p.m. at Woodcreek City Hall, 41 Champions Circle, Woodcreek, Texas at which time the following items will be considered:

1. Call to Order

2. Invocation

3. Pledge

4. Roll Call

5. Public Comments: Comments will be limited to three minutes per speaker.

6. Report Items

- A. Joab Moritz, representing Pedernales Electric Co-op, providing an Update Report from PEC. (Mayor Eskelund)
- B. Report on Public Works Matters and 2009 Road Construction. (Public Works Director Frank Wood)
- C. Status Report on Woodcreek Drive Entrance Traffic Signalization and Beautification. (Mayor Eskelund)
- D. Status Report on Engagement Letter for Conducting the FY 2008/2009 Audit by Singleton, Moore & Company LLP (City Administrator Sybesma)
- E. Treasurer's Report: June, 2009. (City Administrator Sybesma)

7. Discussion and Action Items

- A. Discussion of organizational responsibilities for each City Councilmember. (Mayor Eskelund)
- B. Discussion and consider authorizing approving Engagement Letter for conducting the 2008-2009 City of Woodcreek Municipal Audit by Singleton, Moore & Company LLP. (City Administrator Sybesma)
- C. Discussion and consider appointing members to the Citizen's Committee to review the 2020 Vision-Master Plan for the City of Woodcreek. (Mayor Eskelund)
- D. Discussion and consider annexing an 0.89 acre tract of land (from the Ransom Weed Survey No. 63, A-480) that is Right of Way of Ranch Road 12 and contiguous to the City of Woodcreek. (City Administrator Sybesma)
- E. Discussion and consider accepting the resignation of Sally DeMasters from the Planning and Zoning Commission and declaring a vacancy on the Commission. (City Administrator Sybesma)

8. Public Hearing 7:00 p.m.

- a. **Land Use:** A request from property owner Johanna L. Smith to rezone Lots 57, 58, 61, 62, and 63 of Woodcreek, Corrected Plat of Section 6-C, from the current zoning of "NWP" Nature Wildlife Preserve to "SF-1" Single-Family Residence.

- b. **Staff Briefing and Presentation of Planning and Zoning Commission Recommendation.**
- c. **Presentation by Applicant.**
- d. **Public Hearing: All persons wishing to speak for or against shall be heard.**
- e. **Deliberation and Action.**
- f. **Consideration of Fee Reduction Request Recommendation.**

9. **Public Hearing 7:15 p.m.**

- a. **Replatting/Resubdivision:** A request from property owner Lawrence Browning concerning the replatting of Lot 63, Woodcreek Section 6-A, and Lot 77, Woodcreek Section 6-B.
- b. **Staff Briefing and Presentation of Planning and Zoning Commission Recommendation.**
- c. **Presentation by Applicant.**
- d. **Public Hearing: All persons wishing to speak for or against shall be heard.**
- e. **Deliberation and Action.**

10. **Public Hearing 8:00 p.m.**

- a. **Development Agreement:** A request by Ten Robles, Inc., Harry E. Gumbert, Jr. & Dorothy M. Gumbert to enter into a Development Agreement with the City of Woodcreek for the Oak Orchard Enclave, a development of 10.48 acres located within the Extra-Territorial Jurisdiction of the City of Woodcreek.
- b. **Staff Briefing and Presentation of Planning and Zoning Commission Recommendation.**
- c. **Presentation by Applicant.**
- d. **Public Hearing: All persons wishing to speak for or against shall be heard.**
- e. **Deliberation and Action.**

11. **Discussion and Action Item:**

A. Discussion and consider annexing a 10.48 acre tract of land (approximately 8.0 acres, more or less, in the Eli Hill Survey, A-525, and approximately 2.48 acres, more or less, in the Ransom Weed Survey No. 63, A-480) for the Oak Orchard Enclave and contiguous to the City of Woodcreek. (City Administrator Sybesma)

12. **Public Hearing 8:15 p.m.**

- a. **Subdivision Preliminary Plat:** A request by Ten Robles, Inc., Harry E. Gumbert, Jr. & Dorothy M. Gumbert to approve a preliminary plat for the development of 10.48 acres located within the Extra-Territorial Jurisdiction of the City of Woodcreek pursuant to a proposed Development Agreement.
- b. **Staff Briefing and Presentation of Planning and Zoning Commission Recommendation.**

- c. **Presentation by Applicant.**
- d. **Public Hearing: All persons wishing to speak for or against shall be heard.**
- e. **Deliberation and Action.**

13. Public Hearing 8:20 p.m.

- a. **PUD Zoning**: A request by Ten Robles, Inc., Harry E. Gumbert, Jr. & Dorothy M. Gumbert to approve PUD Zoning for the development of 10.48 acres located within the Extra-Territorial Jurisdiction of the City of Woodcreek pursuant to a proposed Development Agreement.
- b. **Staff Briefing and Presentation of Planning and Zoning Commission Recommendation.**
- c. **Presentation by Applicant.**
- d. **Public Hearing: All persons wishing to speak for or against shall be heard.**
- e. **Deliberation and Action.**

14. Public Hearing 8:25 p.m.

- a. **Site Plan and Conceptual Plan**: A request by Ten Robles, Inc., Harry E. Gumbert, Jr. & Dorothy M. Gumbert to approve a **Site Plan and Conceptual Plan** for the development of 10.48 acres located within the Extra-Territorial Jurisdiction of the City of Woodcreek pursuant to a proposed Development Agreement.
- b. **Staff Briefing and Presentation of Planning and Zoning Commission Recommendation.**
- c. **Presentation by Applicant.**
- d. **Public Hearing: All persons wishing to speak for or against shall be heard.**
- e. **Deliberation and Action.**

15. Consent Items

- A. Approval of the minutes of the regular Woodcreek City Council Meeting of June 10, 2009 and Special Council Meeting of May 15, 2009.
- B. Approval of Warrants.

16. Executive Session As Authorized by Sections 551.071, Related to Consultation with Attorney

- A. Discussion on Cause No. 08-1889, Roger Hopkins, Inc. v. City of Woodcreek, in the 207th Judicial District Court of Hays County, Texas.

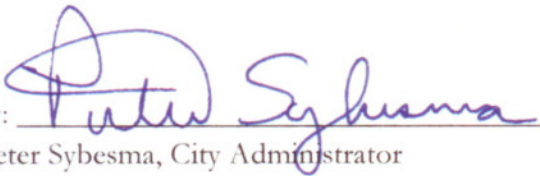
17. Reconvene in Open Session

- A. Discussion and possible action on Cause No. 08-1889, Roger Hopkins, Inc. v. City of Woodcreek, in the 207th Judicial District Court of Hays County, Texas.

18. Adjourn

The City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices,) and 551.086 (Economic Development).

I certify that the above notice was posted on the 3rd day July, 2009 at 3:00 p.m.

By:  _____
Pieter Sybesma, City Administrator