

# The City of *Woodcreek*

IN THE MIDST OF THE TEXAS HILL COUNTRY

## REGULAR PLANNING & ZONING COMMISSION MEETING

May 20th, 2026 ; 5:00 PM

WOODCREEK CITY HALL - 41 CHAMPIONS CIRCLE

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### **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](mailto: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.

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### **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 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 Regular Planning And Zoning Commission Meeting Minutes From April 8th, 2026.**

Documents:

## **REPORT FROM COUNCIL LIAISON**

### **REGULAR AGENDA**

#### **1. Workshop On Designating A Zone For MH-1, Manufactured Housing, On The City Of Woodcreek Zoning Map.**

Documents:

[2025 Woodcreek City Zoning Map.pdf](#)

[\\_\\_156.062\\_\\_CHART\\_1\\_\\_RESIDENTIAL\\_ZONING\\_DISTRICTS..pdf](#)

[Texas-2025-SB785-Introduced.pdf](#)

#### **2. Discussion And Possible Action On Calling A Public Hearing For The Purpose Of Considering The Zoning Change Of Applying MH-1 Zoning To A Designated Area In Order To Comply With State Law.**

### **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 20th day of April, 2026.

By: \_\_\_\_\_  
Kari Lebkeucher, City Secretary

# **SPECIAL PLANNING & ZONING COMMISSION MEETING & PUBLIC HEARING**

**April 8th, 2026 ; 5:13 PM  
Woodcreek, Texas**

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## **MINUTES**

### **CALL TO ORDER**

### **ROLL CALL and ESTABLISH QUORUM**

Chair Russell Scott  
Vice-Chair Carson Bledsoe  
Member Pat Rawlings  
Member Carolyn Nesbitt

### **PUBLIC COMMENTS**

No public comments were made.

### **CONSENT AGENDA**

**1. Approve the Planning and Zoning Commission Meeting minutes from March 18th, 2026.**

A motion was made by Member Pat Rawlings to approve the Planning and Zoning Commission Meeting minutes from March 18th, 2026. Seconded by Member Carolyn Nesbitt.

Motion passed by show of hands 3-0-1

Vice-Chair Carson Bledsoe abstained– absent last meeting.

### **REPORT FROM COUNCIL LIAISON**

No report given.

### **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.**

Public Hearing began at: 5:15 PM

Public Hearing ended at: 5:16 PM

One public comment of opposition.

**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 the Final Report to Council.**

A motion was made by Member Pat Rawlings that the Planning and Zoning Commission approve the Planned Unit Development for the aforementioned lots and send it to be accepted by City Council. Seconded by Vice-Chair Carson Bledsoe.

Motion passed by show of hands 4-0-0

**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.**

Public Hearing began at: 5:18 PM

Public Hearing ended at: 5:20 PM

**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.**

A motion was made by Member Pat Rawlings to accept the recommendation for the two finished off street spaces in lieu of the three finished off street spaces and send that report to City Council. Seconded by Vice-Chair Carson Bledsoe.

Motion passed by show of hands 4-0-0

**CONSIDERATIONS FOR AGENDA ITEMS FOR NEXT REGULAR MEETING**

Manufactured Homes Topic

**ANNOUNCEMENTS**

**ADJOURN**

A motion was made to adjourn by Vice-Chair Carson Bledsoe. Seconded by Member Pat Rawlings.

The meeting adjourned at 5:31 PM.

**BY:** \_\_\_\_\_

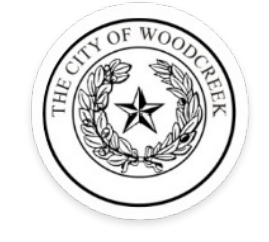
*Kari Lebkuecher, City Secretary*

# Zoning Map City of Woodcreek, Texas



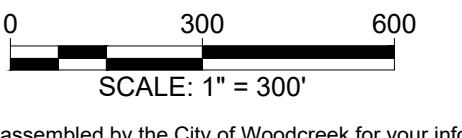
## City of Woodcreek

41 Champions Circle  
Woodcreek, TX 78676



### Legend

- City of Woodcreek City Limits
- City of Woodcreek ETJ
- Road Centerlines
- Lot Lines
- Zoning (August 2025)**
- 4PLX - Four Plex
- DU1 - Two-Family Duplex
- G - Government
- GB - Greenbelt
- MF - Multi-Family
- MF-1A Multi-Family
- NC - Neighborhood Comm.
- NP - Natural Preserve
- P-1 - Public Park
- PDD - Planned Development District
- R - Recreational
- ROW - Right-Of-Way
- SF1 - Single Family 1
- SF2 - Single Family 2
- SF3 - Single Family 3
- SF4 - Single Family 4
- SF5 - Single Family 5
- SF6 - Single Family 6
- THC - Townhouse/Condo
- U - Utility



This map/data was created and assembled by the City of Woodcreek for your informational, planning reference and guidance only. You are admonished to use these materials only as a starting point and not a final product or document. None of these materials should be utilized by you or other parties without the benefit of advice and instruction from professional services. These materials are not verified by a registered Professional Land Surveyor for the State of Texas and are not intended to be used as such. The City of Woodcreek makes no warranty, express or implied, related to the accuracy or content of these materials and map/data.

08/28/2025

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## § 156.062 CHART 1: RESIDENTIAL ZONING DISTRICTS.

(A) *General.*

- (1) All floor space is calculated exclusive of garage, porches, patios, driveways, terraces and other similar additions. Maximum building height for all structures is 30 feet.
- (2) Bi-level buildings shall have a minimum living area as calculated at the midpoint between the requirements of one and two stories.

(B) *Districts.*

- (1) *SF-1, Single-Family Residence.* One-family dwelling with no more than one residence per lot occupied by no more than one family:
  - (a) Minimum square feet living area:
    1. One story: 1,500 square feet; and
    2. Second story: 500 square feet,
  - (b) Minimum setbacks:
    1. Front and back: 25 feet
    2. Interior sides: seven and one-half feet; and
    3. Side street: ten feet.
  - (c) Two-car garage, not less than 400 square feet (20x20).
- (2) *SF-2, Single-Family Residence.* One-family dwelling with no more than one residence per lot occupied by no more than one family:
  - (a) Minimum square feet living area:
    1. One story: 1,000 square feet:
    2. Second story: 500 square feet
  - (b) Minimum setbacks:
    1. Front: 25 feet;
    2. Interior sides: seven and one-half feet; and
    3. Side street: ten feet.
  - (c) Two-car garage, not less than 400 square feet (20x20)
- (3) *SF-3, Single-Family Residence.* One-family dwelling with no more than one residence per lot occupied by no more than one family:
  - (a) Minimum square feet living area:
    1. One story: 1,000; and
    2. Second story: 200 square feet.
  - (b) Minimum setbacks:
    1. Front: ten feet;
    2. Rear: 15 feet;

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3. Interior lot lines: zero;
  4. Side street: five feet.
- (c) Two-car garage, not less than 400 square feet (20x20)
- (4) *SF-4, Single-Family Residence*. One-family dwelling with no more than one residence per lot occupied by no more than one family:
- (a) Minimum square feet living area: 900;
  - (b) Minimum setbacks: zero lot lines;
  - (c) No garage required; and
  - (d) Short-term rentals allowed.
- (5) *SF-5, Single-Family Residence*. One-family dwelling with no more than one residence per lot occupied by no more than one family:
- (a) Minimum square feet living area: 1,000;
  - (b) Minimum setbacks:
    1. Front: 20 feet;
    2. Rear: 15 feet;
    3. Side: seven and one-half; and
    4. Side street: ten feet.
  - (c) One-car garage not less than 200 square feet (10x20).
- (6) *SF-6, Single-Family Residence*. One-family dwelling with no more than one residence per lot occupied by no more than one family:
- (a) Minimum square feet living area: 1,000;
  - (b) Minimum setbacks:
    1. Front: 25 feet;
    2. Rear: 25 feet;
    3. Side: five feet; and
    4. Side street: ten feet.
  - (c) Two-car garage not less than 400 square feet (20x20).
- (7) *TH/C, Townhouse and Condominium Residence*. Multiple-dwelling units with one family per dwelling unit. Zoning can include single-family dwelling, duplex, townhouses, condominiums:
- (a) Minimum square feet living area:
    1. One story: 1,000 feet; and
    2. Two story: 1,200 feet.
  - (b) Minimum setbacks:
    1. Front and back: 25 feet;
    2. Interior lot lines: seven and one-half feet; and

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3. Side street: 15 feet.
  - (c) Two-car garage not less than 400 square feet (20x20).
  - (8) *DU-1, Two-Family Duplex*. Two single-family dwelling units limited to no more than one building per lot occupied by no more than two families. Zoning can include single-family dwelling or two-family duplex:
    - (a) Minimum square feet living area per individual unit:
      1. One story: 1,000 feet; and
      2. Two story: 1,200 feet.
    - (b) Minimum setbacks:
      1. Front and back: 25 feet;
      2. Interior: seven and one-half feet; and
      3. Side street: 15 feet.
    - (c) One car garage not less than 200 square feet (10x20) per individual unit
  - (9) *4PLX, Four-Plex*. Four single-family dwelling units limited to no more than one building per lot occupied by no more than four families. Zoning can include single-family dwelling, two-family dwelling or four-family four-plex:
    - (a) Minimum square feet living area per individual unit: 800;
    - (b) Minimum setbacks:
      1. Front and back: 25 feet;
      2. Interior lot lines: seven and one-half feet; and
      3. Side street: 15 feet.
    - (c) One-car garage per individual unit not less than 200 square feet (10x20).
  - (10) *Multi-Family Residences*. (See § 156.064 of this chapter for additional information on multi-family residences.)
  - (11) *MF-1, Multi-Family Residence*. Maximum units per acre: 14.
  - (13) *MF-2, Multi-Family Residence*. Maximum units per acre: 16.
  - (14) *RR, Rural Residence District*. One-family dwelling with no more than one residence per lot occupied by no more than one family:
    - (a) Minimum lot: one acre;
    - (b) Minimum square feet living area:
      1. One story: 1,500; and
      2. Two story: 2,000.
    - (c) Minimum setbacks:
      1. Front and back: 25 feet;
      2. Interior sides: seven and one-half; and
      3. Side street: 15 feet.
    - (d) Two-car garage not less than 400 square feet (20x20).

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(15) *PUD, Planned Unit Development.* Planned unit development with planned diverse land uses, such as housing, recreation and shopping in one contained development, and allowing for cluster development and alternative design standards. Minimum site areas: inside City, ten acres recommended.

(16) *MH-1, Manufactured Housing Subdivision.*

(a) Minimum lot: 7,200 feet;

(b) Minimum square feet living area: 1000;

(c) Minimum setbacks:

1. Front and back: 25 feet;

2. Interior lot lines: seven and one-half feet; and

3. Side street: 15 feet.

(d) Property and areas of the City zoned MH-1 may be planned, used, approved, platted and occupied as a manufactured housing subdivision with lots sold and conveyed to individual lot owners. Land and areas of the City zoned MH-1 and having an approved subdivision plan may be used for manufactured housing.

(17) *Personal care facility.* See § 156.065 of this chapter.

(Ord. 00-65N, 6-1-2005; Ord. 19-255, 3-13-2019)

A BILL TO BE ENTITLED

AN ACT

relating to the regulation of new HUD-code manufactured housing.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Section 1201.008, Occupations Code, is amended by amending Subsections (b) and (d) and adding Subsections (d-1) and (g) to read as follows:

(b) Subject to Subsection (g), on [om] application, the municipality shall permit the installation of a HUD-code manufactured home for use as a dwelling in any area determined appropriate by the municipality, including a subdivision, planned unit development, single lot, and rental community or park. An application to install a new HUD-code manufactured home for use as a dwelling is considered to be granted unless the municipality in writing denies the application and states the reason for the denial not later than the 45th day after the date the application is received.

(d) Except as approved by the department and subject to Subsection (d-1), a local governmental unit may not require a permit, a fee, a bond, or insurance for the transportation and installation of manufactured housing by a licensed retailer or installer. This subsection does not prohibit the collection of actual costs incurred by a local governmental unit that result from the transportation of a manufactured home.

(d-1) A municipality may not unreasonably regulate or restrict the installation of new HUD-code manufactured homes. A municipality may not require a specific use permit or other permit that serves a similar purpose to a specific use permit for a new HUD-code manufactured home that has been constructed in accordance with federal law and this chapter.

(g) A municipality with zoning regulations or zoning district boundaries:

(1) shall permit the installation of a new HUD-code manufactured home for use as a dwelling under at least one:

(A) residential zoning classification; or

(B) type of residential zoning district; and

(2) may not adopt or enforce other zoning regulations or zoning district boundaries that directly or indirectly prohibit the installation of new HUD-code manufactured homes in all residential zoning classifications or types of residential zoning districts adopted by the municipality.

SECTION 2. This Act takes effect September 1, 2025.