

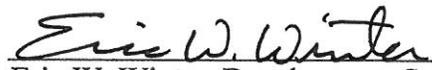
## CITY OF HORSESHOE BAY

### PLANNING AND ZONING COMMISSION NOTICE OF REGULAR PUBLIC MEETING

February 2, 2016

Notice is hereby given to all interested members of the public that the Horseshoe Bay Planning and Zoning Commission will hold a Public Meeting beginning at 3:00 p.m., on Tuesday, February 2, 2016, in the City Council Chambers at City Hall, #1 Community Drive, Horseshoe Bay, Llano County, Texas. The agenda for the Regular Public Meeting is to discuss and/or act on the following:

1. Call the Meeting to Order and Establish a Quorum
2. Public Comments (those speaking are asked to limit their comments to three minutes)
3. Approval of Minutes of the January 5, 2016 Regular Meeting and the January 13, 2016 Special Meeting
4. Election of Vice-Chairman
5. Presentation regarding allowable density and appropriate density in the R-4 Multi-Family Zoning Classification by Development Services Director Eric Winter
6. Discussion regarding the role of the Planning and Zoning Commission in the City by Councilmember Jerry Gray and City Manager Stan Farmer
7. Continuation from the January 13 meeting regarding a recommendation to City Council regarding a request for the Preliminary Plat of Gynergy Villas at Horseshoe Bay, a 63 lot R-4 Multi-family zoned townhouse subdivision, with two new streets, a clubhouse, a swimming pool, a water feature and several Common Areas, including a Common Area for a 40,100 cubic foot retention pond on a 10.95 acre tract (On the northwest side of Golden Nugget, southwest of the first lot on the northwest corner of Golden Nugget and Broken Hills, and across from Westgate Loop and Westgate Subdivision)
8. Adjournment

  
Eric W. Winter, Development Services Dir.

The Planning and Zoning Commission may go into closed session, if necessary and appropriate, pursuant to the applicable section of the Texas Open Meetings Act, Texas Government Code, Chapter 551, Subchapter D, on any matter that may come before the Commission that is listed on the Agenda and for which a closed session is authorized. No final action, decision, or vote will be taken by the Commission on any subject or matter while in closed session. Any action, decision or vote will be taken by the Commission only in open meeting.

## CITY OF HORSESHOE BAY

PLANNING AND ZONING COMMISSION  
MINUTES OF REGULAR MEETING

January 5, 2016

The Planning and Zoning Commission of the City of Horseshoe Bay held a Regular Meeting at City Hall, in the City Council Chambers located at #1 Community Drive, Horseshoe Bay, Llano County, Texas, on January 5, 2016, in accordance with duly posted notice of said meeting.

The posted agenda for this meeting is made a part of these minutes by attachment and the minutes are herewith recorded in the order the agenda items were considered, with the agenda subject and item number shown preceding the applicable paragraph.

1. Swearing in of new Planning and Zoning Commission Members. Development Services Technician and Notary Jessica Noaker swore in five Commission members, including previous Commission members Norm Long and Neil Andrew, and new Commission members Lynette Morrison, Pat Bouchard and Wayne Anderson.
2. Call to Order and Establish a Quorum: Former Chairman Norm Long called the meeting to order at 3:00 p.m. with a quorum of Commission members present as follows:
  - Former Chairman: Norm Long
  - Commission Member: Neil Andrew
  - Commission Member: Lynette Morrison
  - Commission Member: Pat Bouchard
  - Commission Member: Wayne Anderson
3. Public Comments: Mayor Steve Jordan, City Manager Stan Farmer and Councilmember Craig Haydon were in attendance but did not make any comments.
4. Approval of the December 1, 2015 Regular Meeting: Neil Andrew made a motion to approve the Minutes as presented, seconded by Norm Long. The motion passed unanimously (2 – 0).
5. Discussion Regarding Open Meetings Requirements. Development Services Director Eric Winter summarized this item by saying that Commission members should not send e-mails to other Commission members, as that is in violation of the Open Meetings Act.
6. Discussion Regarding Planning and Zoning Commission Information Provided by Staff. Development Services Director Eric Winter asked if Commission members had any questions regarding the information provided to them before the Holidays, to which there were none. He briefly reviewed some of the information that was provided regarding the history of the Commission, how the Zoning Ordinance relates to the Various subdivisions' Covenants, Conditions and Restrictions (CC&Rs), the five specific items that the Commission is responsible for making recommendations to City Council regarding, and some of the other applications that the Development Services Department is responsible for.

He also provided Commission members with copies of the Summary of Information on Planned Developments from the Zoning Ordinance.

7. Discussion Regarding Invitation by Mayor and City Council to Attend the January 12, 2016 Council Workshop at 9:00 AM. Development Services Director Eric Winter conveyed this request from Mayor Steve Jordan and stated that a public hearing was scheduled regarding the proposed annexation of five areas in the City's ETJ and additional information regarding annexation would be beneficial for Commission members to hear.
8. Approved 2016 Meeting Calendar. Development Services Director Eric Winter stated that the calendar included in the packet included the cancellation by Chairman Norm Long of the March 1, 2016 Regular Meeting and his rescheduling of that meeting to Tuesday, February 23, 2016.
9. Schedule Special Planning and Zoning Commission Meeting for January 12, 2016. Development Services Director Eric Winter asked the Commission members if they could schedule a Special Meeting for this date in order to hear a request for a recommendation to City Council regarding a preliminary plat for a 63 lot townhouse subdivision zoned R-4 Multi-family Residential on Golden Nugget west of Broken Hills for January 13, 2016, instead of January 12, 2015 at the request of Chairman Norm Long, in order for the preliminary plat application to be considered by City Council at their meeting on January 19, 2016. There was some discussion about why this application needed a special Commission meeting to which Eric Winter stated that this was at the request of the developer and City staff were trying to help them meet the City Council date. The Commission agreed to hold a Special Meeting on January 13, 2016 at 3:00 PM.
10. Adjournment. The meeting was adjourned at 3:35 PM.

APPROVED this 2<sup>nd</sup> day of February, 2016.

**CITY OF HORSESHOE BAY, TEXAS**

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**Norm Long, Chairman**

**ATTEST:**

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**Eric W. Winter, Development Services Manager**

**CITY OF HORSESHOE BAY**  
**PLANNING AND ZONING COMMISSION**  
**MINUTES OF SPECIAL MEETING**

January 13, 2016

The Planning and Zoning Commission of the City of Horseshoe Bay held a Special Meeting at City Hall, in the City Council Chambers located at #1 Community Drive, Horseshoe Bay, Llano County, Texas, on January 13, 2016, in accordance with duly posted notice of said meeting.

The posted agenda for this meeting is made a part of these minutes by attachment and the minutes are herewith recorded in the order the agenda items were considered, with the agenda subject and item number shown preceding the applicable paragraph.

1. Call to Order and Establish a Quorum: Former Chairman Norm Long called the meeting to order at 3:00 p.m. with a quorum of Commission members present as follows:

Former Chairman: Norm Long  
Commission Member: Neil Andrew  
Commission Member: Lynette Morrison  
Commission Member: Pat Bouchard  
Commission Member: Wayne Anderson

2. Public Comments: Mayor Steve Jordan, City Manager Stan Farmer, Councilmember Craig Haydon, Tony Plumlee and Don Sherman of Willis-Sherman Engineers and Surveyors, and 19 members of the public were in attendance and the following comments were made:

Steve Jordan thanked the Planning and Zoning Commission members for their willingness to serve and said the City staff wants to work with them anyway they can to help them. Vicki and Robb Gatza said they were against this project as their property lies directly along the back of this property. Roy Sanchez stated he is against this project. Patsy Salinas asked if there had been any consideration given about traffic and environmental impacts. Gary Matthews lives on Broken Hills and wanted to know about any contingency plans for detention of the pond if the neighbor with the pond refuses to grant an easement. Kathy Turner Shull said she was against development of 63 units because of the construction traffic and noise as it would be ongoing for 2+ years, and because of privacy concerns from the new residents. She also questioned the City's maintenance of Golden Nugget in this area. Cynthia Hughes said that she was given information from Mr. Winter that made it sound like she had no rights regarding being heard about this project because it was something that the City could not deny. Mr. Winter responded that he did not intend to say she had no rights, but because it was a plat, if all of the City's requirements for a plat were met, the city could not deny the plat.

Don Sherman and Tony Plumlee with Willis-Sherman provided information about the drainage and other challenges for development of the property.

3. Discuss, consider and take action regarding a recommendation to City Council regarding a

request for the Preliminary Plat of Gynergy Villas at Horseshoe Bay, a 63 lot R-4 townhouse subdivision, with two new streets, a clubhouse, a swimming pool, a water feature and several Common Areas, including a Common Area for a 40,100 cubic foot retention pond on a 10.95 acre tract (On the northwest side of Golden Nugget, southwest of the first lot on the northwest corner of Golden Nugget and Broken Hills, and across from Westgate Loop and Westgate Subdivision). Eric Winter presented a summary of the preliminary plat and the staff's recommendation including 24 items that need to be addressed before approval by City Council.

Commission member Pat Bouchard reiterated and clarified what Eric Winter had said that technical items with the plat were the only ones that could stop it from being approved. Commission member Lynette Morrison stated that none of the neighbors in the area supported the project, and asked that both the owner and the developer be at the next Commission meeting, as well as all of the people that were in attendance at this meeting, so the owner and developer could hear their concerns and possibly make changes to the project to make it more acceptable. She also asked if it would be possible for the project to be less dense. Tony Plumlee responded that he would discuss this with the developer to see if the numbers might still work.

Lynette Morrison made a motion to defer this item until the next Commission meeting and that the City encourage the property owner and the developer to attend, and we need to have the questions regarding drainage and lower density answered and provide information to the residents, seconded by Neil Andrew. The motion passed unanimously (5-0).

4. Adjournment. The meeting was adjourned at 4:10 PM.

APPROVED this 2<sup>nd</sup> day of February, 2016.

**CITY OF HORSESHOE BAY, TEXAS**

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**Norm Long, Chairman**

**ATTEST:**

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**Eric W. Winter, Development Services Manager**



**CITY OF HORSESHOE BAY**  
**PLANNING & ZONING COMMISSION**  
**FEBRUARY 2, 2016**

**To:** Planning & Zoning Commission  
**Thru:** Stan R. Farmer, City Manager  
**From:** Eric Winter, Development Services Director  
**RE:** Presentation regarding allowable density and appropriate density in the R-4 Multi-Family Zoning Classification by Development Services Director Eric Winter

The current R-4 multi-Family Residential Zoning Classification for Zone 3 (Horseshoe Bay West) and Zone 4A (Horseshoe Bay Proper) allows multi-family apartments, townhouses and condominiums, but does not provide a maximum density for units per acre. Instead, density is limited based on all of the following:

1. The size of the tract;
2. The limitation of 50% of the lot being covered by dwellings and other structures, such as garages;
3. A height limitation of 32 feet above the highest natural contour;
4. Required setbacks of 25 feet for the front yard, 5 feet for each side yard (except corner lots where the street side setback is 25 feet) and 15 feet for the rear yard;
5. A minimum of 750 square feet for each unit; and
6. Two parking spaces per unit that are 10' by 20' and must be on the same property.

As you can see, this makes it fairly difficult to determine the number of units that can go on any property, and requires a series of calculations to be done by the developer to determine the number of units that can be allowed on a property.

The following are provided here to give you an idea about the densities of some of the apartment and condominium projects zoned R-4 Multi-family residential that have been developed in Horseshoe Bay:

1. The Enclave – 64 units at build-out on 6.915 acres = 9.26 units/acre
2. Siena Creek Condominiums – 18 units at build-out on 5.13 acres = 3.5 units/acre
3. 200 Full Moon – 10 units on 0.718 acres = 13.9 units/acre
4. The Landing – 22 units on 2.95 acres = 7.5 units/acre
5. 412 Short Circuit – 8 units on 0.587 acres – 13.7 units/acre
6. Courtland Condos – 405 Short Circuit – 11 units on 1.5 acres – 7.3 units/acre
7. Golf Villas – 16 units on 1.854 acres = 8.6 units/acre
8. The Gazebo – 9 units on 0.872 acres = 10.3 units/acre
9. The Highlands – 30 units on 5.8 acres = 5.17 units/acre
10. Escape West – 22 units on 4.07 acres = 5.4 units/acre
11. Palm West Casitas – 15 units on 2.65 acres = 5.67 units/acre

**AVERAGE**

**8.36 units/acre**

12. Proposed Gynergy Villas at Horseshoe Bay = 5.75 units/acre

I have purposely not included any of the condominium projects on The Cape or Island Drive, as these areas are zoned R-6 Multi-Family Residential, which allows even higher density development than in the R-4 Classification.

I also have done a comparison of several other cities' multi-family categories and permitted densities and found the following:

<u>City</u>	<u>Classification</u>	<u>Units per Acre</u>
Lakeway	R-5 Condominium*	6
	R-8 Multi-Family Residential	12
Marble Falls	RT-3 Residential Townhouse -Townhouses	12
	-Condominiums*	10
	R-4 Medium Density & Apartment	26
	R-5 High Density Apartment	44
Dripping Springs	Multi-Family	24
Fredericksburg	R-2 Mixed Residential*	12.4
	R-3 Multi-Family Residential	18.2
Average for 3 Lowest Density Classifications with asterisks above		9.5
Average for all Classifications		17.0

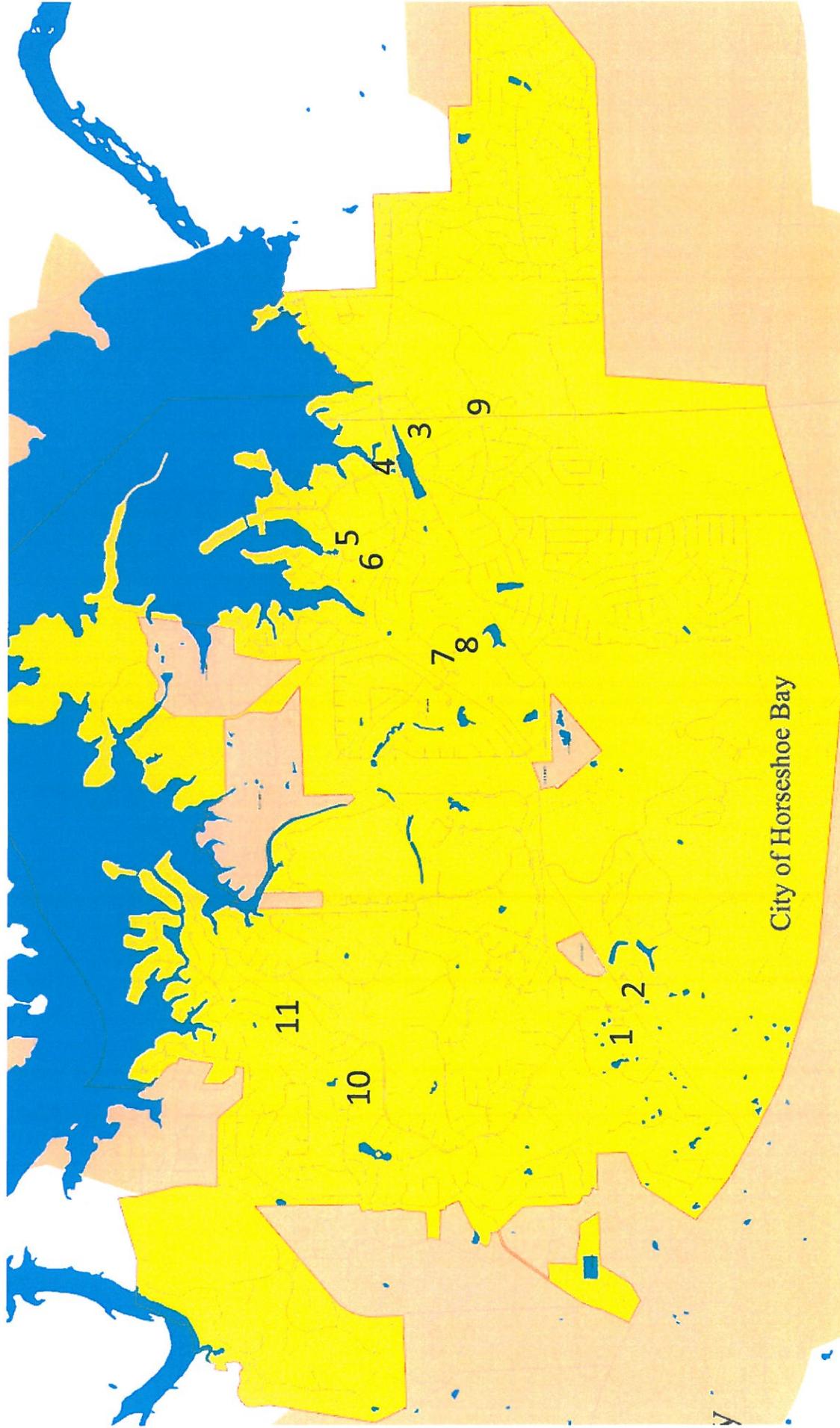
It is pretty clear to see that with the exception of the low density classification in Lakeway, all of the other communities' densities are relatively high, especially when compared to the proposed density at Gynergy.

If the Commission desires to address density for future multi-family projects, it can consider requesting staff to:

1. Prepare a Zoning Ordinance amendment to add a maximum density figure to both the R-4 and R-6 classifications; and/or
2. Prepare a Zoning Ordinance amendment that would increase the minimum size for a unit in both classifications, effectively reducing the allowable density in both.

**Enclosures: Aerial Photo Map Showing Location of the Multi-Family Projects  
Photos of the Existing R-4 Multi-Family Zoned Projects**

LOCATION OF DEVELOPED R-4 MULTI-FAMILY ZONED PROJECTS



- |                              |                              |                        |
|------------------------------|------------------------------|------------------------|
| 1 – The Enclave              | 5 – International Town Homes | 9 – The Highlands      |
| 2 – Siena Creek Condominiums | 6 – Courtland Condominiums   | 10 – Escape West       |
| 3 – 200 Full Moon            | 7 – Golf Villas              | 11 – Palm West Casitas |
| 4 – The Landing              | 8 – The Gazebo               |                        |



**CITY OF HORSESHOE BAY**  
**PLANNING & ZONING COMMISSION**  
**FEBRUARY 2, 2016**

**To: Planning & Zoning Commission**  
**Thru: Stan R. Farmer, City Manager**  
**From: Eric Winter, Development Services Director**  
**RE: Continuation of Discussion, Consideration and Action Regarding a Recommendation to City Council regarding the Preliminary Plat of Gynergy Villas at Horseshoe Bay, a 63 lot R-4 Multi-Family zoned townhouse subdivision on a 10.95 acre tract (On the northwest side of Golden Nugget, southwest of the first lot on the northwest corner of Golden Nugget and Broken Hills, and across from Westgate Loop and Westgate Subdivision)**

This preliminary plat is for a 63 villa townhouse lot subdivision in Zone 3 Horseshoe Bay West zoned R-4 Multi-Family Residential. It is located on the northwest side of Golden Nugget, southwest of the first lot on the northwest corner of Golden Nugget and Broken Hills, and across from Westgate Loop and Westgate Subdivision.

Several issues were brought up by neighborhood residents at the January 13 Planning and Zoning Commission meeting, including drainage issues, too high density a project for the area where it is located, loss of enjoyment and privacy for existing residents, and other similar issues. The developer has been encouraged to attend this meeting and has been advised about the major issues. He has said that he will attend and has indicated that he will have some additional details and exhibits regarding the design of the project. The property owner has also been encouraged to attend.

Most of the items that needed to be addressed for approval of the preliminary plat from the last meeting have been addressed. The following items need to be addressed before final approval of the preliminary plat:

1. Should the Resort Declarant Signature Block, Ron Mitchell's Signature Block and a Notary Signature Block be added?
2. Why are there 9' setbacks on some lots along the private streets and 5' on other lots? Will there still be sufficient space for a driveway parking space not in the setbacks?
3. Change Lenght to Length in all of the Tables.

Future requirements for approval of the final plat include, but are not limited to:

1. Final plat approval will require detailed drainage plans that meet the requirements of LCRA and that do not create additional drainage flow onto any adjacent property beyond that which already does from natural drainage, as well as an LCRA Development Permit.
2. Add and label fire hydrants.

4. Are the radii for the hammerhead sufficient for a fire truck?
5. Where will post office boxes be located?
6. Will the project be gated? If so, a Knox Switch will need to be provided.
7. The streets will need to be asphalt with standup curb and gutters to direct stormwater to the pond for treatment, and the HOA will be responsible for all street repairs due to any utility work.
8. Add several more Common Area notations on the plat drawing: at the entrance, where the pool and clubhouse will be and where the water feature will be for clarification on the final plat.
9. A Utilities Service Agreement will be required.

The surveyor has been made aware of these items.

A copy of an aerial photograph, a Zoning Map, the revised preliminary plat, and a copy of the Drainage Exhibit are attached. Original copies of the preliminary plat and all supporting information for this application are available for review in Development Services.

During the public meeting comment period, several objections to the plat were raised by area residents concerned with drainage and density. The preliminary plat meets all Subdivision Ordinance requirements, and accordingly, the preliminary plat must be approved since no variances were requested.

Staff is aware of objections to this Preliminary Plat, on the basis of:

1. Drainage issues which have been preliminarily addressed in the attached Drainage Exhibit, but which will need to meet all LCRA requirements as a condition for final plat approval; and
2. Density, which is not able to be addressed because no zoning change is required, and the density of the proposed development is allowed in the R-4 Zoning classification by right.

Ordinance changes can be made to address the density concerns for future projects, but would not apply to this project because this application pre-dates any approved amendments. None of these objections are a basis for denial of the preliminary or final plat due to the fact that the plat complies with all applicable State law and City ordinance requirements.

Staff recommends the Commission recommend approval of the preliminary plat with the 3 items noted above.

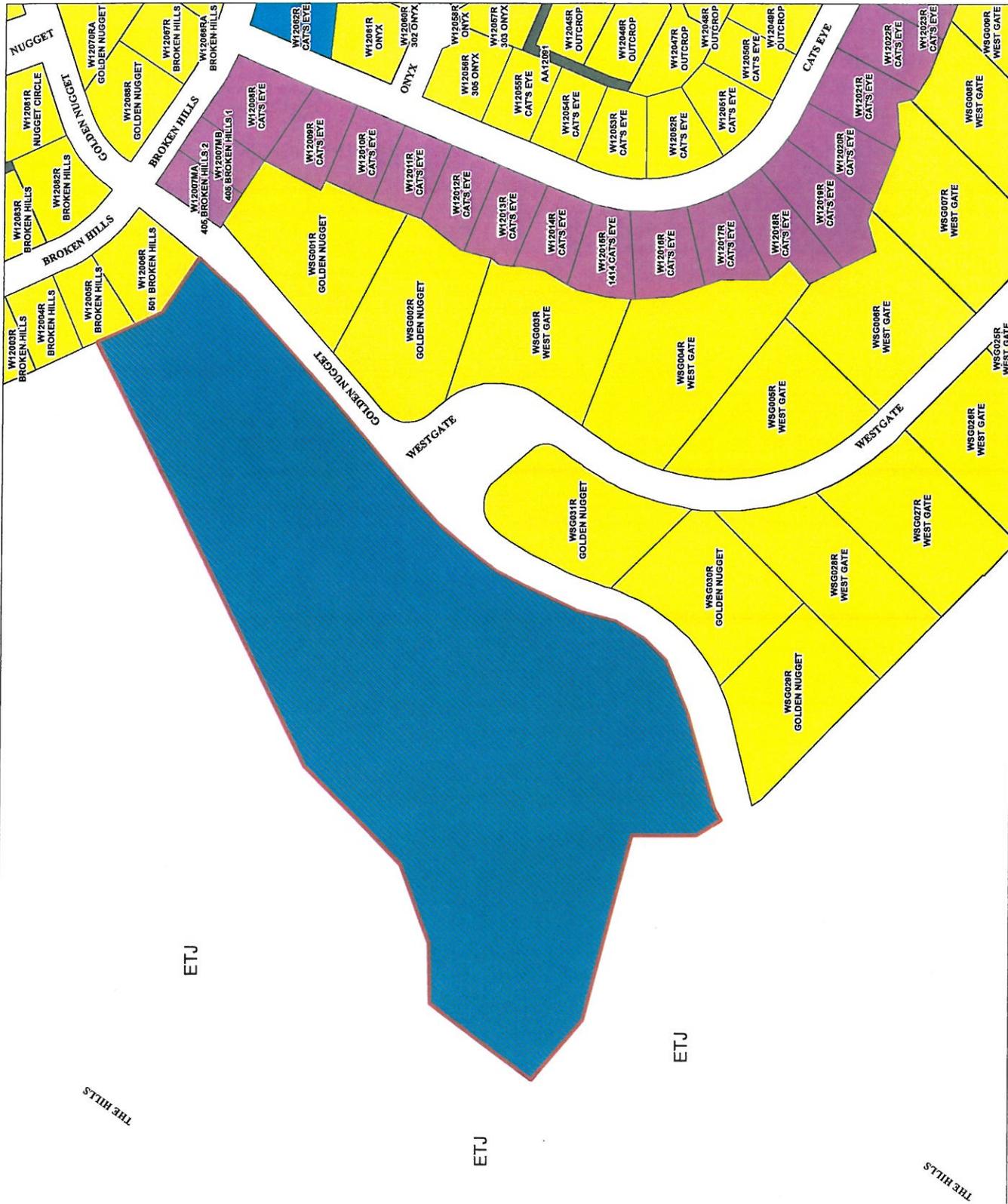
Enclosures: Aerial Photograph  
Zoning Map  
Preliminary Plat  
Drainage Exhibit



PRELIMINARY  
SUBDIVISION PLAT  
GYNERGY VILLAS  
AT HORSESHOE BAY  
PLAT W 37.2

ZONING

- SUBDIVISION PLAT
- A1 RECREATION
- C2 COMMERCIAL
- GH GARDEN HOME
- GU1 INSTITUTIONAL, GOVT
- M1 MOBILE HOME
- R1 SINGLE FAMILY RESIDENTIAL
- R2 DUPLEX
- R4 MULTI-FAMILY TOWNHOME
- R6 MULTI-FAMILY TOWNHOME
- LAKE



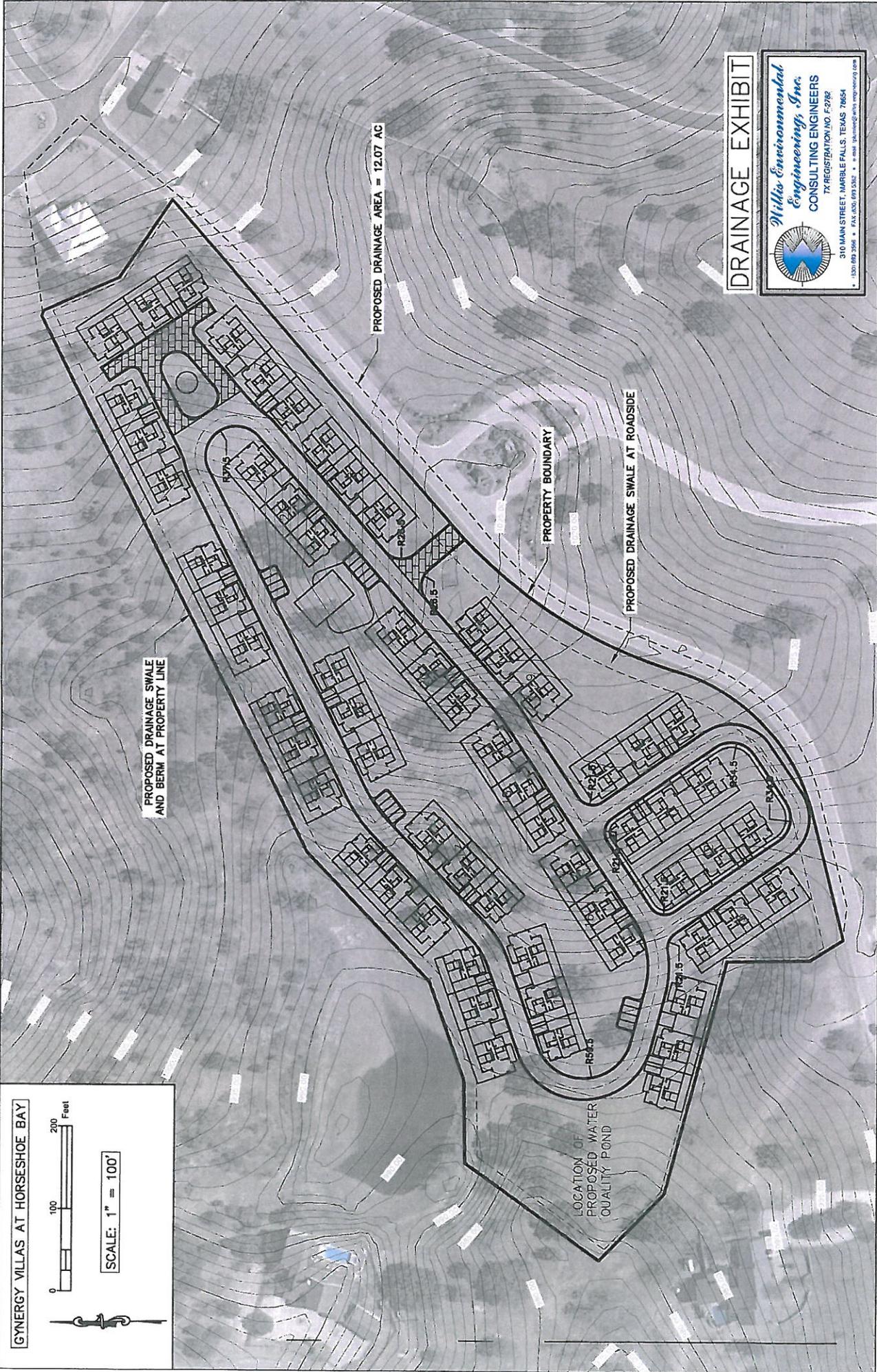




GYNERGY VILLAS AT HORSESHOE BAY



SCALE: 1" = 100'



DRAINAGE EXHIBIT

*Nikka Environmental*  
**Engineering, Inc.**  
CONSULTING ENGINEERS  
TX REGISTRATION NO. 7-2786  
310 MAIN STREET, MARBLE FALLS, TEXAS 78654  
• 1-800-893-2568 • FAX: 800-693-5362 • e-mail: [info@nikka-engineering.com](mailto:info@nikka-engineering.com)

The Enclave, HSB West



Siena Creek Condos on Maravilla Way



200 Full Moon, HSB Proper



The Landing, 104 HSB Blvd.



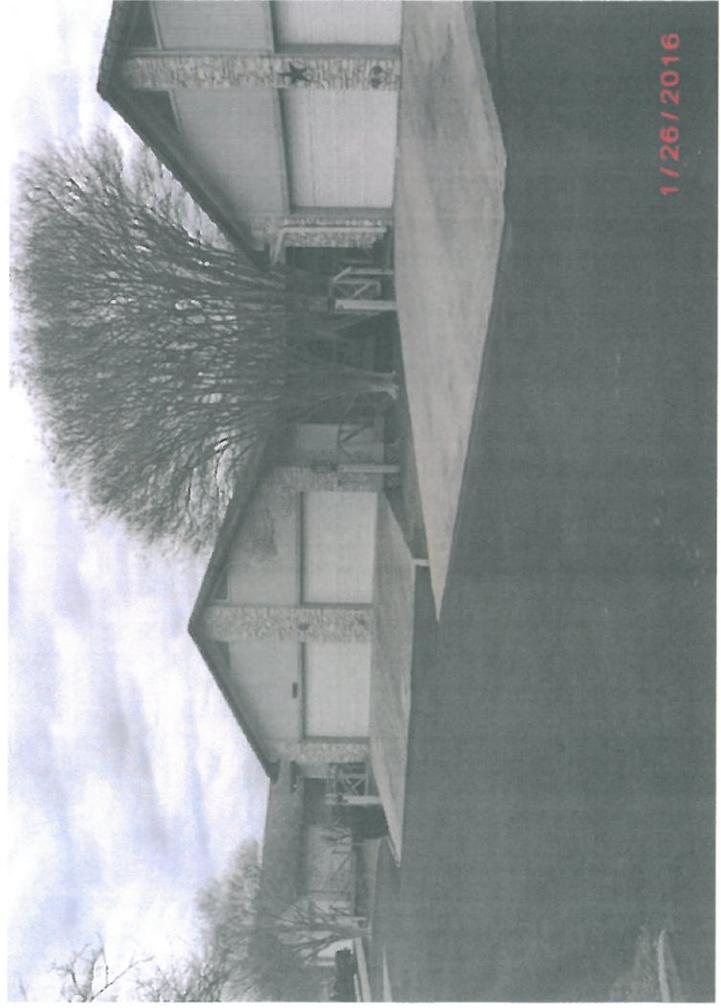
International Town Homes



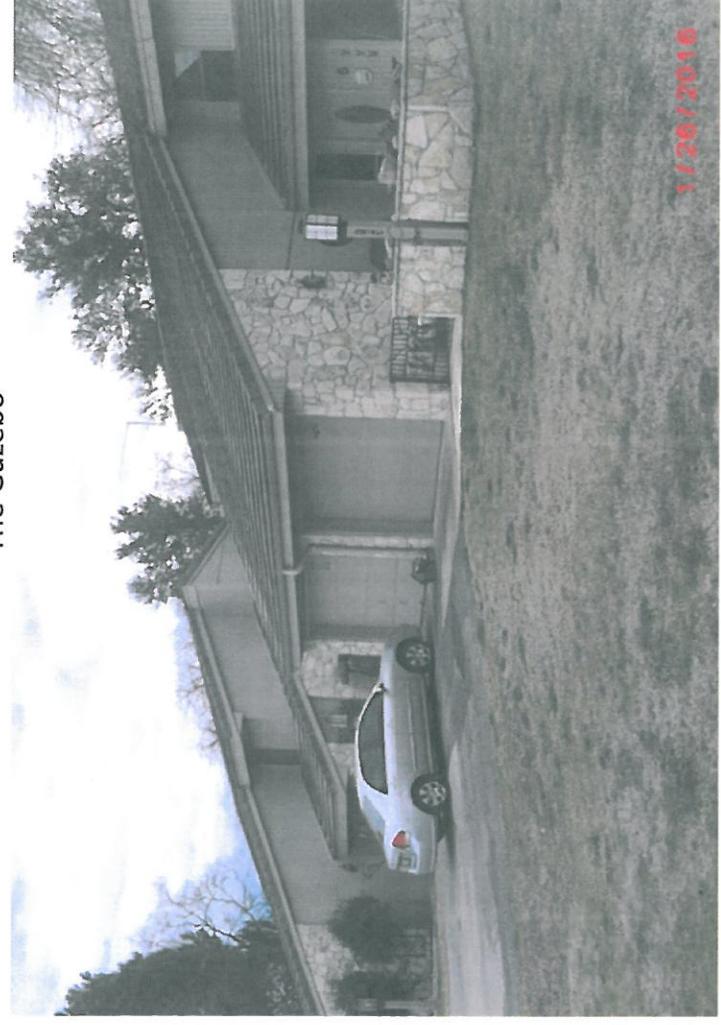
Courtland Condominiums



Golf Villas



The Gazebo



The Highlands



Escape West



Palm West Casitas

