

CITY OF HORSESHOE BAY

PLANNING AND ZONING COMMISSION NOTICE OF REGULAR PUBLIC MEETING

October 2, 2018

Notice is hereby given to all interested members of the public that the Horseshoe Bay Planning and Zoning Commission will hold a Regular Public Meeting on Tuesday, October 2, 2018 in the City Council Chambers at City Hall, #1 Community Drive, Horseshoe Bay, Llano County, Texas. The Regular Public Meeting will begin at 3:00 p.m. 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 who wish to speak are asked to limit their comments to three minutes)
3. Approval of Minutes of the September 4, 2018 Regular Meeting
4. Third Public Presentation of the proposed Future Land Use Map (FLUM)
5. Adjournment



Eric W. Winter
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

September 4, 2018

The Planning and Zoning Commission of the City of Horseshoe Bay held a Regular Meeting in the Council Chambers at City Hall, located at #1 Community Drive, Horseshoe Bay, Llano County, Texas, on September 4, 2018, in accordance with the 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 the Meeting to Order and Establish a Quorum:

Vice-Chairman pat Bouchard called the meeting to order at 3:00 p.m. with a quorum of Commission Members as follows:

Present

Vice-Chairman Pat Bouchard

Commission Member Mark Hazelwood

Commission Member Brent Lane

Commission Member Edwin 'Scooter' Lofton

Absent

Chairman Neil Andrew

2. Public Comments (Those who wish to speak are asked to limit their comments to three minutes):

Mayor Steve Jordan, Mayor Pro Tem Craig Haydon, Council Member Reagan Lambert, and Brian Barrows were in attendance but did not ask to speak.

3. Approval of Minutes of the June 5, 2018 Regular Meeting

Scooter Lofton abstained due to absence from this meeting. Mark Hazelwood made a motion to approve the June 5 meeting minutes with corrections, seconded by Brent Lane. The motion passed unanimously (3-0).

4. Public Hearing, Discuss and Take Action on a Zoning Ordinance Amendment to Exhibit A Lake Area Storage Planned Development, a request by Horseshoe Bay Investments, LLC to add 12 new metal storage buildings with a total of 112,500 square feet and related utility and driveway infrastructure including extension of a 6 inch water line, two fire hydrants and a 25 foot wide all-weather driveway. The 17 acre property which is to be annexed by City Council on September 18, 2018 is located adjacent to the east of the existing Lake Area Storage facility at 203 RM 2831 and is requested to be rezoned from A-1 Recreational to PD C-2 Planned Development C-2 Commercial/Horseshoe Bay Investments, LLC by Brian Barrows Applicant

Development Services Director Eric Winter presented a staff report on a request by Brian Barrows to amend the Lake Area Storage Planned Development described in the Zoning Ordinance. The purpose is to allow for the building of 12 additional buildings totaling 112,500 square feet on 17 acres that were recently annexed.

Pat Bouchard questioned if it was necessary to enclose oversized Recreational Vehicle storage buildings if the structures are not visible from the street. Scooter Lofton inquired about the timeline, to which the applicant replied that the roll out of the construction would be “market driven”

Mayor Jordan asked that the applicant check in with TCEQ, as the City has previously had permission to discharge wastewater in the vicinity. He also asked about the future of a preexisting non-conforming sign present on the property; Brian Barrows says that he would be willing to remove or replace it eventually.

Mark Hazelwood made a motion to recommend approval of the Ordinance Amendment to City Council, seconded by Scooter Lofton. The motion passed unanimously (4-0).

5. Workshop:

Continued Discussion and possible action on a recommendation to City Council regarding Amendments to Sec. 14.02.406(e)(1) and Sec. 14.02.406(j)(4) in Zones 3 and 4A Horseshoe Bay West and Horseshoe Bay Proper; Sec. 14.02.407(d) in Zone 5 Bay Country; Sec.14.02.408(e) in Zone 6 Pecan Creek; Sec. 14.02.411(e) in Zone 9 Escondido; Sec. 14.02.412(e) in Zone 10 Siena Creek; Sec. 14.02.414(d)(10) and Sec. 14.02.414(d)(11) in Zone 12 Summit Rock; and Sec. 14.02.421(d)(1) in Zone 18 The Parks at Horseshoe Bay to allow new Conditional Uses with approval by City Council of a Conditional Use Permit and to delete auto service stations and certain other permitted uses in the C-2 Commercial classifications/City is Applicant

The Commission continued discussion on a proposed Zoning Amendment to include additional definitions and conditional uses in the C-2 and C-3 Zones and remove specific permitted uses in commercial zones. The only change from the previous draft versions was to change “Auto Service Station” to “Convenience Stores with Pumps” to clarify the use as a gas station, not a auto-repair shop.

Scooter Lofton made a motion to recommend approval of the Ordinance Amendment with the change to City Council, seconded by Brent Lane. The motion passed unanimously (4-0).

6. Approve schedule for 3 public meetings for presentations of the FLUM

The Commission considered scheduling three information sessions regarding the Future Land Use Map (FLUM) on the following dates:

- September 14 at 9:00 a.m.
- September 17 at 3:00 p.m.
- September 24 at 3:00 p.m.

Scooter Lofton made a motion to approve the FLUM meeting schedule, seconded by Brent Lane. The motion passed unanimously (4-0).

7. Adjournment

Vice- Chairman Pat Bouchard adjourned the meeting at 3:51 p.m.

APPROVED this 2nd day of October, 2018.

CITY OF HORSESHOE BAY, TEXAS

Pat Bouchard, Vice-Chairman

ATTEST:

Eric W. Winter, Development Services Director