

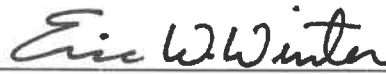
CITY OF HORSESHOE BAY

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

October 30, 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 30, 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 October 2, 2018 Regular Meeting
4. Public hearing, discussion and possible action regarding a recommendation to City Council to approve a Zoning Ordinance Amendment to adopt the Future Land Use Map (FLUM)
5. 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**

October 2, 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 October 2, 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 3:02 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 Cynthia Clinesmith, Ron Mitchell, Frank Hosea, Sandra Moravitz, Mike Thuss and 31 property owners from Cape Terrace were in attendance and were requested by Vice-Chairman Pat Bouchard to hold their comments until the public presentation.

3. Approval of Minutes of the September 4, 2018 Regular Meeting

Brent Lane made a motion to approve the September 4, 2018 meeting minutes, seconded by Mark Hazelwood. The motion passed unanimously (4-0).

4. Third Public Presentation of the Proposed Future Land Use Map (FLUM)

Development Services Technician Jessica Noaker presented the background and process used by Development Services staff to develop the proposed FLUM. Several Commission and audience members asked questions during the presentation. City Council Member Cynthia Clinesmith stated that the City needed to find a better way to notify people whose properties are to be changed than relying on newspaper public notices.

George Geis, John Davenport and Dr. Dave Carr addressed the Commission stating their opposition to the

change being proposed on the FLUM for The Cape from Mixed Residential to Mixed Use. All of the 31 audience members from the Cape were opposed to the change because of the current mixed residential character, traffic concerns relating to commercial uses and the fact that the Cape is a gated community. Mike Thuss asked that the grandfathering of the 300+ lots which are in conflict with the FLUM be included in the Ordinance adopting the FLUM. Staff informed the audience that the P&Z will hold a public hearing and consider the Ordinance to adopt the FLUM at its next meeting on October 31 (Note – the date was corrected to October 30 on the public hearing notices that were in the newspapers and in the Notify Me’s the City sent out).

5. Adjournment

Vice-Chairman Pat Bouchard adjourned the meeting at 4:20 p.m.

APPROVED this 30th day of October, 2018.

CITY OF HORSESHOE BAY, TEXAS

Pat Bouchard, Vice-Chairman

ATTEST:

Eric W. Winter, Development Services Director



**CITY OF HORSESHOE BAY
PLANNING & ZONING COMMISSION
OCTOBER 30, 2018**

To: Planning & Zoning Commission
Thru: Stan R. Farmer, City Manager
From: Eric W. Winter, Development Services Director
RE: Ordinance 2018-__ An Ordinance of the City of Horseshoe Bay, Texas Amending Chapter 14 Zoning, Article 14.02 Zoning Ordinance, Section 14.02.261 Policy and Review Criteria, Subsection (b)(1); Adding the Future Land Use Map as Appendix C; Adding the List of 321 Lots in Conflict with the FLUM and Which Retain Their Current Zoning Designations as Appendix D; and Providing for Severability; Repealer; Effective Date; and Proper Notice and Meeting

The attached FLUM includes all of the suggestions that have been made to the FLUM since the Commission first scheduled presentations to various groups and the public. The Lettered changes are:

- A – The addition of major entrances to the City indicated as Recreational;
- B – Development Agreements added in the ETJ
- (C – Additional street labels added to various streets but not specifically identified on the FLUM)
- D – LCRA land added as Government, Utility and Institutional
- E – Eastern section of Cardinal changed to Mixed Residential
- F – The Cape changed from Mixed Use to Mixed Residential and the reference to the Cape on the 2nd page changed to Mrs. Hurd property.

I have attached a list of the Planning and Zoning Commission meetings at which the FLUM was discussed and/or presented for input, including 3 recent public presentations with public hearing notices in the two newspapers, as well as newspaper articles. In addition, staff made presentations to the Mayor's POA Presidents Council, the Kiwanis and the Rotary clubs.

I commend the work that my staff has done on the FLUM and its revisions and also to the Commission for all of the comments and discussion at the meetings and for your commitment to the process to get to this point. The public hearing today will be the last one by the Commission regarding the FLUM. The attached Ordinance adopting the FLUM also includes language requested by the HSB POA to grandfather the 321 existing lots that are in conflict with the FLUM, which list will be available prior to the meeting.

Staff is not aware of any objections to the FLUM and recommends the Commission recommend approval to the City Council.

**Enclosures: Zoning Ordinance Adopting the FLUM
Appendix C - Copy of the Latest Revised FLUM Dated 10/2/18
Summary of Planning and Zoning Commission Public Input Meetings on the FLUM**

CITY OF HORSESHOE BAY

ORDINANCE NO. ORD 2018-

**TEXT AMENDMENT TO THE ZONING ORDINANCE ADOPTING THE
FUTURE LAND USE MAP (FLUM) AS APPENDIX C AND THE LIST OF
PROPERTIES GRANDFATHERED AS APPENDIX D**

AN ORDINANCE OF THE CITY OF HORSESHOE BAY, TEXAS AMENDING CHAPTER 14 ZONING, ARTICLE 14.02 ZONING ORDINANCE, SECTION 14.02.261 POLICY AND REVIEW CRITERIA, SUBSECTION (b)(1); ADDING THE FUTURE LAND USE MAP AS APPENDIX C; ADDING THE LIST OF 321 LOTS IN CONFLICT WITH THE FLUM WHICH RETAIN THEIR CURRENT ZONING DESIGNATIONS AS APPENDIX D; AND PROVIDING FOR SEVERABILITY; REPEALER; EFFECTIVE DATE; AND PROPER NOTICE AND MEETING

WHEREAS, the City Council of the City of Horseshoe Bay ("City Council") seeks to continue to provide for the health, safety, and welfare of those living in, working in, and visiting the City; and

WHEREAS, the City Council adopted the Update to the City's Comprehensive Plan to guide future land use decision making based on the year's long work of the Long Range Planning Committee and more than 1,400 resident responses to an online survey; and

WHEREAS, Chapter 14 Zoning of the City Code of Ordinances needs to be updated to add the Future Land Use Map as the guide for both the Planning and Zoning Commission and City Council to use in making land use decisions; and

WHEREAS, the City Council is of the opinion that the FLUM recommended by the Planning and Zoning Commission should be adopted; and

WHEREAS, the City Council, in the exercise of its legislative discretion has concluded that Chapter 14 Zoning of the City Code of Horseshoe Bay should be amended as herein described.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HORSESHOE BAY, TEXAS:

I. FINDINGS OF FACT

All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

II. CHAPTER 14 ZONING, ARTICLE 14.02 ZONING ORDINANCE, SECTION 14.02.261(b)(1)

- a. Section 14.02.261(b)(1) is hereby amended to read as follows:
(1) The recommendation from the Planning and Zoning Commission regarding how the proposed zoning relates to the future land use recommended in the City's adopted Future Land Use Map shown in Appendix C, except for the 321 lots listed in Appendix D that are technically in conflict with the FLUM but retain their current zoning designation;
- b. Current Subsections (1) through (7) are hereby renumbered as Subsections (2) through (8)

III. CHAPTER 14 ZONING, ARTICLE 14.02 ZONING ORDINANCE ADDING NEW APPENDIX C FUTURE LAND USE MAP

The Future Land Use Map is hereby added as Appendix C.

IV. CHAPTER 14 ZONING, ARTICLE 14.02 ZONING ORDINANCE ADDING NEW APPENDIX D THE LIST OF 321 LOTS IN CONFLICT WITH THE FUTURE LAND USE MAP THAT RETAIN THEIR CURRENT ZONING

The list of the 321 lots in conflict with the FLUM but that retain their current zoning is hereby added as Appendix D.

V. SEVERABILITY

Should any part, sentence or phrase of this Ordinance be determined to be unlawful, void or unenforceable, the validity of the remaining portions of this Ordinance shall not be adversely affected. No portion of this Ordinance shall fail or become inoperative by reason of the invalidity of any other part. All provisions of this Ordinance are declared to be severable.

VI. REPEALER

All ordinances or parts of ordinances in force when the provisions of this Ordinance become effective which are inconsistent or in conflict with the terms and provisions contained in this Ordinance are hereby repealed only to the extent of such conflict.

VII. EFFECTIVE DATE

This Ordinance shall be and become effective from and after its date of passage and publication as may be required by governing law.

VIII. PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was adopted was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

ADOPTED AND APPROVED on this 13th day of November, 2018 by a vote of the City Council of the Horseshoe Bay Planning and Zoning Commission
October 30, 2018

Ordinance to Adopt the FLUM
Page 2 of 3

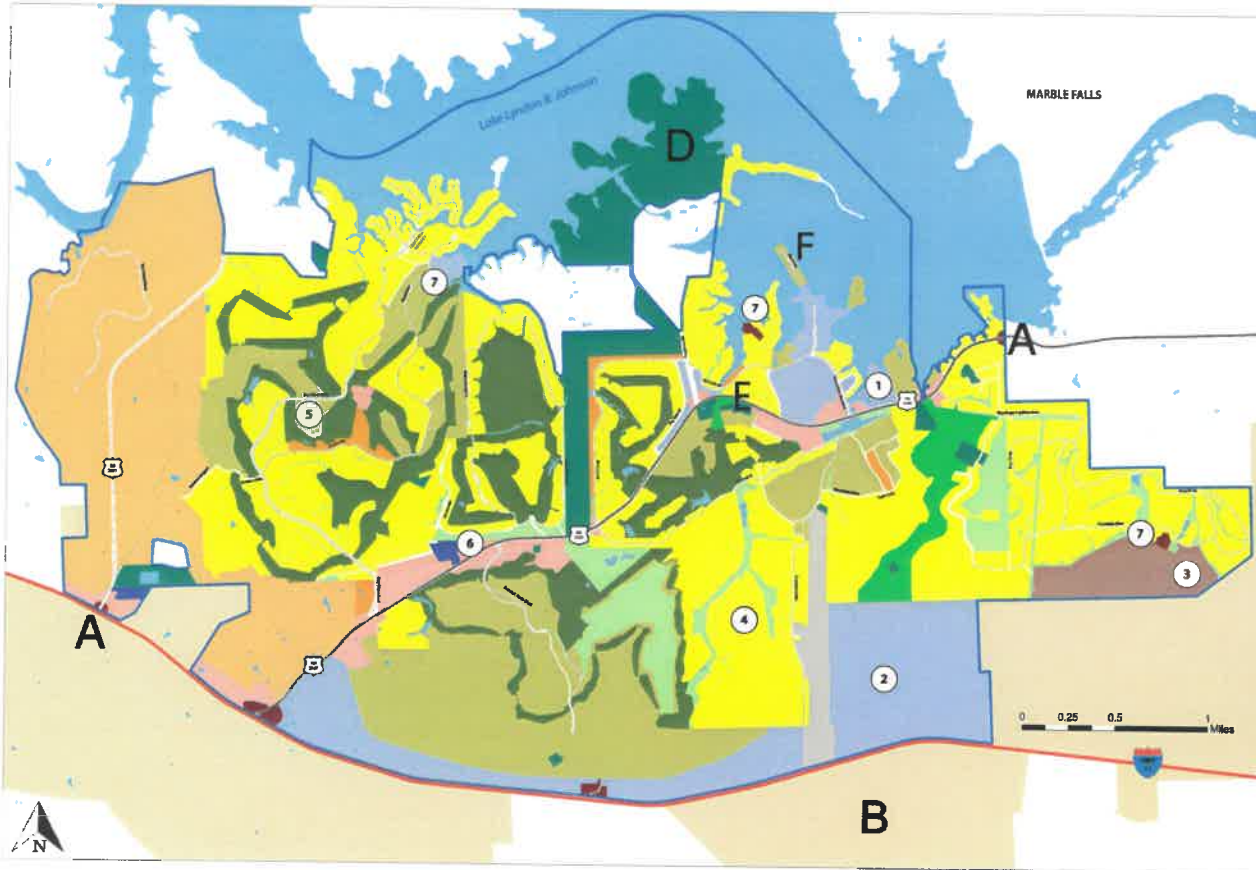
City of Horseshoe Bay, Texas.

CITY OF HORSESHOE BAY, TEXAS

Stephen T. Jordan, Mayor

Attest:

Kerri Craig, City Secretary



LEGEND

	AVIATION	B
	COMMUNITY & HISTORIC FACILITIES	
	DEVELOPMENT AGREEMENT	
	GOLF COURSE	
	GOVERNMENTAL, UTILITY & INSTITUTIONAL	
	MIXED-USE	
	MIXED RESIDENTIAL	
	MULTIPLE-FAMILY RESIDENTIAL	
	NEIGHBORHOOD COMMERCIAL	
	OPEN SPACE	
	PARK	
	PARK MODEL HOMES	
	RURAL RESIDENTIAL	
	SINGLE-FAMILY RESIDENTIAL	
	WAREHOUSE/STORAGE/WHOLESALE	
	OVERLAY ZONE	
	CITY LIMITS	

 Cartographic Data For General Planning Purposes Only

 The accuracy and precision of this cartographic data is limited and should be used for informational/planning purposes only. This data does not replace surveys conducted by registered Texas land surveyors nor does it constitute an "official" verification of zoning, land use classifications, or other classifications set forth in local, state, or federal regulation processes. The City of Horseshoe Bay, nor any of its employees, do not make any warranty, express or implied, including any warranty of merchantability and fitness for a particular purpose, or assume any legal liability or responsibility for the accuracy, completeness, or usefulness of any such information, nor does it represent that its use would not infringe upon privately owned rights.

METHODS

- Review of sister city Future Land Use Maps
- Review of Horseshoe Bay's Long Range Plan
- Four staff workshops
- Two city-wide half-day field visits
- Preparation of Future Land Use Map in GIS
- Preparation of visual presentation



KEY CHANGE AREAS

Horseshoe Bay South

Collaboration with ACC regarding new housing typology and landscaping requirements.

HWY 71 Corridor

Development of high-end mixed-use commercial that will serve the Horseshoe Bay community.

Mrs. Hurd Tract F

Opportunity for mixed-use neighborhood development; boardwalk, ice cream shops, small-scale retail boutiques, cafes.

KEY FOCUS POINTS

Walkability & Bikability



Neighborhood Walkability & Bikability



Environmental Responsibility



Impervious Cover Regulation



Tree Health & Protection



Water Conservation & Irrigation Standards

Local Boutique Businesses



Small-Scale Neighborhood Commercial

Optimization of Waterfront for Public Space



Promoting public uses of waterfront for dining & recreation

Community Gateways



Fostering placemaking through use of Community Gateways

A



SUMMARY OF PLANNING AND ZONING COMMISSION PUBLIC INPUT MEETINGS ON THE FLUM

- 1. NOVEMBER 14, 2017 – 1ST STAFF PRESENTATION OF THE FLUM**
- 2. FEBRUARY 14, 2018 – STAFF PRESENTATION AND DISCUSSION OF THE FLUM**
- 3. MARCH 6, 2018 – CONTINUED DISCUSSION OF THE FLUM**
- 4. APRIL 3, 2018 – CONTINUED DISCUSSION OF THE FLUM**
- 5. MAY 1, 2018 – CONTINUED DISCUSSION OF THE REVISED FLUM**
- 6. JUNE 5, 2018 – CONTINUED DISCUSSION OF THE REVISED FLUM**
- 7. JULY 9, 2018 – PRESENTATION OF DRAFT FUTURE LAND USE MAP (FLUM) TO THE SUBDIVISION PROPERTY OWNERS ASSOCIATION BOARDS AND THE SUBDIVISION ARCHITECTURAL CONTROL COMMITTEES**
- 8. SEPTEMBER 17, 2018 – 1ST OF 3 PUBLIC PRESENTATIONS OF THE DRAFT FLUM**
- 9. SEPTEMBER 20, 2018 – PRESENTATION OF THE FLUM TO THE POA PRESIDENTS COUNCIL**
- 10. SEPTEMBER 24, 2018 – 2ND OF 3 PUBLIC PRESENTATIONS OF THE DRAFT FLUM**
- 11. OCTOBER 2, 2018 – 3RD OF 3 PUBLIC PRESENTATIONS OF THE DRAFT FLUM**

- 12. OCTOBER 30, 2018 – PUBLIC HEARING AND POSSIBLE ACTION FOR A RECOMMENDATION TO CITY COUNCIL REGARDING THE PROPOSED FLUM**