Item # 18

CITY OF HORSESHOE BAY

SEPTEMBER 20, 2016

To: Mayor and City Council

Thru: Stan R. Farmer, City Manager

From: Department Heads

Re: Monthly Statistical Departmental Data Reports

1. City Manager Monthly Statistical Data
2. Administration Department Monthly Statistical Data
3. Community Services Department Monthly Statistical Data
4. Development Services Department Monthly Statistical Data
5. Fire Department Monthly Statistical Data
6. Police Department Monthly Statistical Data

Enclosures: Monthly Reports

CITY OF HORSESHOE BAY

CITY MANAGER

2015/2016 Activity Report

August

1. Conducted Monthly Employee Safety Meeting
2. Conference Call with contract Attorney regarding military pay
3. Conducted several Leadership Meetings with senior staff
4. Met with Haythem Dawlett in HSB
5. Met with Larry Buxton
6. Conducted several budget & benefits meetings
7. Gave a presentation request to ESD Board
8. Hosted Mike Hodge of Marble Falls for lunch
9. Conducted Onboarding Interview
10. Travelled to Killeen to inspect a pickleball court
11. First Capital Bank of Texas held a luncheon for police, fire and utility workers
12. Travelled to SATX for Rudy Davalos's induction into Texas Sports HOF
13. Conducted P&Z Meeting
14. Met with Haythem Dawlett in Lakeway
15. Attended Budget Workshop
16. Attended City Council Meeting
17. Attended Special Council Meeting

July

1. Conducted Monthly Employee Safety Meeting
2. Conducted several Leadership Meetings with senior staff
3. Met with Texas Conservation Corps staff regarding the Hiking Trail
4. Conducted Several Meetings with Employees
5. Met with Carolyn Bates regarding The Arts in Hill Country and HSB
6. Conducted Bid Opening for Solid Waste Contractor
7. Met with Ron Mitchell with Fire Chief
8. Attended City Council Meeting
9. Met with Low Bidder from Solid Waste Bid opening
10. Met with The Hills POA Board with Eric Winter
11. Met with Llano County Library Staff with Councilman Lambert in Llano
12. Lunch with local Attorney Don Crow
13. Met with Fred Clinginsmith of the Church at Horseshoe Bay regarding Hiking Trail Path Near Church
14. Attended the HSBBA breakfast monthly meeting at the Grand Bank
15. Met with Mike Widler Parks Committee Chairman
16. Conducted a Staff Meeting
17. Met with Mayor and Councilman Gray with LRPC Chairman on Saturday

June

1. Conducted several Leadership Meetings with senior staff
2. Met with Council Member Cynthia Clinesmith
3. Conducted Monthly Employee Safety Meeting
4. Attended P& Z Workshop
5. Attended P& Z Meeting
6. Attended 2 Long Range Planning Committee Meetings
7. Met with Possible developers regarding Planned Development Ordinance
8. Met with Field Operation Employees
9. Met with Progressive Waste Collection representatives regarding poor customer service
10. Lunch with Corey Skahill – Local Edward Jones Representative
11. 30 day Onboarding Follow Up Interview
12. Met with Sound Design staff regarding new audio visual equipment for Council Chambers & Conference Room
13. Presented and introduced the meeting of TWCA at the Resort Banquet Room
14. Lunch with Jay Bauman retiring HSB Investigator
15. Attended Annual Seton Care-o-Van Auction in Burnet
16. Attended City Council Meeting
17. Met with Police Chief regarding short-term rentals
18. Attended POA Presidents Forum
19. Attended Retirement Party for 3 Police Personnel
20. Met with Auditors with Mayor, Council Member Pope, and Finance Director
21. Another Meeting with Progressive Waste Collection representatives regarding poor customer service
22. Attended the Budget Workshop
23. Conducted an Employee meeting with Police and Fire Dept. Personnel

May

1. Attended Annual Sports Club Banquet
2. Conducted Employee Safety Meeting
3. Attended and assisted with two Long Range Planning Committee Town Hall Meetings
4. Conducted an Employee breakfast with Fire Dept. Personnel
5. Met with Bill Smyrl regarding potential development
6. Met with Mike Riley of HSB regarding recycling
7. Met with Northland Cable representative regarding service in HSB
8. Met with Councilman Gray
9. Attended City Council Meeting
10. Conducted several Leadership Meetings with senior staff
11. Attended Sports Club Meeting
12. Met with Lynnette Morrison and Eric Winter
13. Attended HSB Business Alliance meeting
14. Took Teresa Moore to lunch for Birthday
15. Attended Long Range Planning Committee meeting
16. Gave a presentation to the Noon Club Rotary Club of Marble Falls
17. Conducted a Deer Study Group Meeting
18. Met with Ray Gill and Joe Morris regarding local Project
19. Other Various meetings with staff and misc. activities

April

1. Attended Senior Executive Institute of Leadership in Virginia
2. Conducted Employee Safety Meeting
3. Lunch with Mike Walsh
4. Attended NRA Event for City and received Grant
5. Conducted several Leadership Meetings with senior staff
6. Met with Patty Gillian
7. Lunch with rep from Progressive Waste
8. Attended City Council Meeting
9. Employee breakfast with Development Services
10. Attended STAR Women Fundraiser
11. Employee breakfast with Police Dept
12. Lunch Meeting with Dr. Craig and Partner
13. Met with Cottonwood Shores Mayor and HSB Mayor and staff
14. Met with Walker Partners Engineers
15. Lunch with Kent O'Brien local engineer
16. Attended TXDOT Rural TIP meeting in Mason
17. Attended Llano Co Code Enforcement meeting at Llano Annex
18. Other Various meetings with staff and misc activities

March

1. Met with Assistant Police Chief and Detective Ramos
2. Attended HSB Sports Club
3. Met with Jerry Gray
4. Conducted four Staff Meetings
5. Breakfast with Field Staff
6. Attended Several Long Range Planning Committee
7. Attended American Planning Association Big Six Meeting at State Capital
8. Conducted Employee Safety Meeting
9. Met with VGI representative
10. Met with Cottonwood Shores representatives
11. Attended Meet & Greet Event at Fire Station 2
12. Conference Call with Matt Weatherly
13. Three breakfast meetings with Fire Dept Shifts
14. Conference Call with Eric Winter & Map Maker Rep
15. Conducted Deer Study Group Meeting
16. Met with Judge Cunningham & Commissioner Jones
17. Met with David Pope, Mayor and Larry Anderson
18. Attended TXDOT meeting with Mayor and District and Area Representatives
19. Breakfast with Plant operators
20. Attended Police Dept and Finance/Administration lunch hosted by PD
21. Conducted Plan review meeting for Free Reign Condo project
22. Conducted Interview for Accounting Supervisor
23. Attended Council Workshop
24. Attended Land Use Workshop
25. Met with new resident about internet subject
26. Met with Mike Walsh & Eric Winter

February

1. Conducted Employee Safety Meeting
2. Conference Call with City Attorney
3. Attended P&Z Mtg
4. Toured Lake LBJ with LCRA rep regarding Milfoil
5. Conference Call with PEC regarding Internet Project
6. Attended Long Range Planning Committee
7. Conducted Deer Study Group Meeting
8. Met with Trails POA members regarding roads
9. Attended Dinner with former State Representative & Mayor Jordan
10. Conducted a Staff Meeting
11. Met with Jason Caraway of Spanish Trails
12. Lunch with Fire Chief
13. Conference Call with Impact Fee Consultant
14. Conference Call with Survey Consultant
15. Attended City Council Meeting
16. Met with Ted Burget, Diana Wright, Jeff K, Eric W, and Mayor
17. Conducted a Staff Meeting
18. Met with Councilman Gray regarding Draft of Sign Ordinance Amendment
19. Attended HSB Business Alliance mtg at Fire Station
20. Met with Councilman Gray regarding Draft of Sign Ordinance Amendment
21. Met with Bob Rapp and Dick Heilman of Oak Ridge
22. Met with Lori Brix regarding learning about library opportunities
23. Conducted Deer Study Group Meeting
24. Lunch with Mike Hodge Marble Falls City Manager
25. Attended Marble Falls Chamber of Commerce Annual Banquet as guest of First Capital Bank of Texas
26. Met with Reagan Lambert

January

1. Met with Fire Chief
2. Conducted Employee Safety Meeting
3. Conducted a Staff Meeting
4. Conducted a Development Review Committee Mtg with Senior Staff
5. Attended P&Z Mtg
6. Conducted Conference Call with City Attorney for Annexation
7. Attended Long Range Planning Committee
8. Met with Jayne Mortenson of HC Builders Assoc for Breakfast mtg
9. Hosted Mike Hodge City Manager of MFs for lunch in HSB
10. Met with a representative for a rancher to answer questions on Dev Agreement
11. Attended City Council Workshop
12. Met with rancher to answer questions on Dev Agreement
13. Conducted a Stakeholder Interview for the Long Range Planning Committee (Mike Widler)
14. Conducted a Tour of City Utility facilities for 2 new Councilmembers
15. Wife and I hosted Mike Hodge City Manager of MFs & Wife for dinner at Yacht Club
16. Met with a Consultant with Eric Winter for Long Range Planning Committee
17. Met with Sue Breland a Survey Consultant for Long Range Planning Committee
18. Attended City Council Meeting
19. Met with Councilman Gray

20. Attended and entered the Chili cook-off dinner at Church at HSB
21. Attended Meeting with US Representative Mike Conoway
22. Attended Long Range Planning Committee
23. Conducted Conference Call with Eric Winter with Consultant for Long Range Planning Committee
24. Met with a representative of local wireless internet provider VGI
25. Met with a property owner of land along 311 & 2831
26. Rode around with an owner of several mobile homes in HSB South seeing improvements
27. Conducted a Stakeholder Interview for the Long Range Planning Committee (Ray Gill)
28. Met with Councilman Lambert and a local resident that has insight for Internet discussion
29. Attended ESD Meeting and spoke in support of ESD offer to purchase AEDs for PDs Patrol cars
30. Wife & I attended/invited to a dinner with First Capital Bank of Texas representatives at Yacht Club
31. Met with Jayne Mortenson of HC Builders Assoc. & Justin MacDonald a Regional Builder and Builder Representative for Texas nation-wide
32. Attended 2nd Annual HC Home Builders event at La Quinta
33. Met with Jan and Roy Busse regarding the Gynergy Project

December

1. Conducted Employee Safety Meeting
2. Attended Advisory Mtg
3. Attended POA Presidents' Meeting
4. Attended Long Range Planning Committee
5. Conducted a Staff Meeting
6. Met with Commissioner Peter Jones regarding Transportation Matters
7. Conducted Annexation Meeting with Senior Staff
8. Conducted Stakeholder Interview of Randal Dahl for Long Range Planning Committee
9. Met with Mayor Orr, and Councilman from Cottonwood Shores with Jeff Koska regarding utility matters
10. Attended City Council Meeting
11. Attended City Employee Christmas Lunch
12. Attended Long Range Planning Committee
13. Met with City Attorney regarding Annexation
14. Interviewed by Jodi Lehman regarding Annexation
15. Introductory meeting of Pat Bouchard new P&Z member to Eric Winter
16. Met with Bill Smyrl regarding possible development
17. Met with Lot Clearing Contractor

November

1. Attended City Anniversary Event at Yacht Club
2. Conducted Employee Safety Meeting
3. Attended P & Z meeting
4. Attended Developer Meeting
5. Attended Burnet Co Precinct 4 Annual Luncheon
6. Met with Sam Martin regarding annexation of Hills III
7. Met with Morrisons
8. Attended City Anniversary Event
9. Conducted Annexation Meeting with Rex and Eric
10. Attended City Council mtg

11. Conducted meeting for Employee Appreciation Event
12. Attended Spanish Trails Open House
13. Attended Hill Country Builders Association Banquet Dinner
14. Interviewed by two Long Range Planning Committee members
15. Lunch with Sonny Mobley
16. Master of Ceremony for Rocky Wardlow Roast at Trails
17. Met with TML appointed Attorneys
18. Lunch with Larson Lloyd of Northland Cable

October

1. Attended Ribbon cutting for Bill Lane Safety Center
2. Met with HDR Engineers
3. Conducted Monthly Safety Meeting with Employees
4. Attended TX American Planning Association Conference in Galveston
5. Met with Jim Long of Long Range Planning Committee
6. Met with Todd Still of Zeecon
7. Attended Trails event for Joe Morris & wife
8. Conducted Staff Meeting
9. Attended City Council Meeting
10. Attended Long Range Planning Committee
11. Conducted an Annexation Conference Call with City Attorney
12. Attended Training Session for Regional Notification System
13. Met with Jeff Koska
14. Attended Monthly HSB Business Alliance Coffee at Grand Bank
15. Planned a wedding too….

CITY OF HORSESHOE BAY

INVESTMENT REPORT
AS OF AUGUST 31, 2016

ACCOUNT	INTEREST RATE	7/31/2016	INTEREST	OTHER DEBITS/ CREDITS	8/31/2016
UTILITY FUND INVESTMENTS					
AMERICAN BANK					
DISBURSEMENT ACCOUNT	0.10%	$ 26,871	$ 28	$ 79,522	$ 106,421
UTILITY FUND OPERATING	0.30%	$ 64,370	$ 46	$ 317,409	$ 381,825
TOTAL - AMERICAN BANK		$ 91,241	$ 74	$ 396,931	$ 488,247
TEXPOOL					
LCMUD#1 CAPITAL RECOVERY	0.37%	$ 32,419	$ 10	$ (924)	$ 31,506
RATE STABILIZATION FUND	0.37%	$ 5,380	$ 3	$ 997	$ 6,381
TOTAL - TEXPOOL		$ 37,799	$ 13	$ 74	$ 37,886
TOTAL UF ACCOUNTS		$ 129,041	$ 87	$ 397,005	$ 526,133
GENERAL FUND INVESTMENTS					
AMERICAN BANK					
DISBURSEMENT ACCOUNT	0.10%	$ 68,900	$ -	$ 9,093	$ 77,993
GENERAL FUND OPERATING	0.30%	$ 139,513	$ 34	$ (86,675)	$ 52,871
GENERAL FUND LOT MOWING	0.05%	$ 3,268	$ 1	$ (1)	$ 3,268
PD ACCOUNT	0.10%	$ 8,896	$ 1	$ (3,263)	$ 5,634
TOTAL - AMERICAN BANK		$ 220,577	$ 35	$ (80,846)	$ 139,766
TEXPOOL					
GENERAL FUND OPERATING	0.37%	$ 2,924,836	$ 825	$ (368,085)	$ 2,557,576
GENERAL FUND RESERVE	0.37%	$ 2,600,815	$ 815	$ (805)	$ 2,600,825
TOTAL - TEXPOOL		$ 5,525,651	$ 1,640	$ (368,890)	$ 5,158,402
TOTAL GF ACCOUNTS		$ 5,746,228	$ 1,676	$ (449,736)	$ 5,298,168
CAPITAL PROJECTS FUND INVESTMENTS					
AMERICAN BANK					
DISBURSEMENT ACCOUNT	0.10%	$ 25	$ -	$ 28,106	$ 28,130
TEXPOOL					
CAPITAL PROJECTS FUND 7	0.37%	$ 13,035	$ 4	$ (12,011)	$ 1,028
HORSESHOE CREEK TR FUND 6	0.37%	$ 22,927	$ 7	$ 0	$ 22,934
TOTAL CAPITAL PROJECTS		$ 35,987	$ 11	$ 16,095	$ 52,092
INTEREST & SINKING FUND					
TEXPOOL					
INTEREST & SINKING	0.37%	$ 284,684	$ 57	$ (150,821)	$ 133,920
TOTAL I&S ACCOUNTS		$ 284,684	$ 57	$ (150,821)	$ 133,920
TOTAL CITY ACCOUNTS		**$ 6,195,940**	**$ 1,831**	**$ (187,458)**	**$ 6,010,313**
AGENCY FUND INVESTMENTS					
ESCONDIDO PID					
AMERICAN BANK	0.05%	$ 2,592	$ 1	$ (1)	$ 2,592
SUMMIT ROCK PID					
TEXPOOL	0.37%	$ 1,562,498	$ 497	$ (497)	$ 1,562,498
TOTAL - SUMMIT ROCK		$ 1,562,498	$ 497	$ (497)	$ 1,562,498
TOTAL AGENCY FUND ACCOUNTS		**$ 1,565,090**	**$ 497**	**$ (497)**	**$ 1,565,090**

TAX COLLECTIONS			
2015 TAXES COLLECTED TO DATE	8/31/2016	$ 4,191,420	99.19%
2014 TAXES COLLECTED TO DATE	8/31/2015	$ 4,056,016	99.42%

The City of Horseshoe Bay Investment Portfolio is in compliance with the investment strategy of its Investment Policy and the relevant provisions of Chapter 2256 of the Public Funds Investment Act.

Stan R. Farmer
City Manager/Investment Officer

Larry O. Anderson
Larry O. Anderson
Finance Director/Investment Officer

CITY OF HORSESHOE BAY

ADMINISTRATION DEPARTMENT
MONTHLY FINANCIAL REPORT
AS OF AUGUST 31, 2016

Investment Report:

All account balances reflected are as of AUGUST 31, 2016. The total of all City accounts was $6,010,313. Interest earned on all accounts totaled $1,831. The TexPool average interest rate for the month of AUGUST was .37% as compared to .06% for the month of AUGUST last year.

Utility Fund:
The total of the Utility Fund accounts was $526,133 comprised of $488,247 in the operating accounts at American Bank of Texas, and $37,886 in TexPool.

General Fund:
The total of the General Fund accounts was $5,298,168 comprised of $139,766 in the operating accounts at American Bank of Texas, and $5,158,402 in TexPool.

Capital Projects Fund:
The account balance of the Capital Projects Fund at TexPool was $52,092 and $28,130 at American Bank.

Interest and Sinking Fund:
The account balance of the Interest and Sinking Fund at TexPool was $133,920.

Agency Funds:
The Escondido PID account balance at American Bank of Texas was $2,592. The account balance of the Summit Rock PID account at TexPool was $1,562,498.

Tax Collections:
The 2015 taxes collected as of AUGUST 31, 2016 total $4,191,420. At a collection rate of 99.19%, as compared to 99.42% collected at this same time last year.

A copy of the AUGUST 31, 2016 Investment Report is attached for your review.

Operating Budget Reports:

All Budget Reports are as of AUGUST 31, 2016.

Utility Fund:
The budget reflects that the Utility Fund YTD revenues were $206,574.45 more than budgeted and the Utility Fund YTD expenses are under budget by $239,855.37.

General Fund:
The General Fund YTD revenues were $56,223.16 more than budgeted and the General Fund YTD expenses were more than budgeted by $10,865.68.

Capital Projects Fund:
The Capital Projects Fund YTD revenues were $46.77 less than budgeted and the Capital Projects Fund YTD expenses were under budget by $1,216.29.

Debt Service Fund:
The Debt Service Fund YTD revenues were $39,620.29 more than budgeted and the Debt Service YTD Expenses were zero.

A copy of the Budget Summary for Utility & General Fund is attached for your review.

Larry O. Anderson
Finance Director

Human Resources Report:

AUGUST 2016

Job Openings as of AUGUST 31, 2016:

- Animal Control Officer – Part-Time – 1
- Plant Operator – 1
- Police Officer – 2
- Field Operator – 2
- Field Operations Foreman – 1
- City Secretary – 1
- GIS Administrator - 1
- IT Administrator – 1
- Assistant Planner - 1

July New Hires:

- Lonnie Wagner, Police Officer – 08/01/16
- Jerry Johnson, Police Officer – 08/23/16

Internal Transfers/Promotions:

- Linden Thorp promoted to Police Specialist (Police Department), effective 08/08/16

Turnover:
AUGUST: 3
Total 2016: 13
Total FY 2015 - 2016: 17

Headcount as of AUGUST 31, 2016:

- Full Time Employees: 74
- Part Time Employees: 12
- **Total Number of Employees: 86**

The following employees observed City anniversaries in AUGUST:

Dept.	Name	Date	Yrs		Dept.	Name	Date	Yrs
Fire	Ryan Guthrie	08/02/2009	7		Plant	Rob Parsley	08/02/2004	12
Field	Gary Wilkes	08/10/2004	12		Fire	Joe Morris	08/10/2015	1
Police	Robert Fox	08/11/2014	2		Fire	Joshua Nail	08/11/2002	14
Police	Kevin Ard	08/13/2012	4		UAdm	Sheri Pollard	08/22/2014	2
Field	Terry DiSanto	08/29/2014	2		Field	Bryan Pokluda	08/31/2015	1

Miscellaneous:

- HR attended LEAD class in Virginia.
- Began Open Enrollment discussions and determined benefits recommendations to present to Council.
- Implemented Applicant Tracking System (ATS) and began utilizing for external and internal job openings.
- Conducted training for Hiring Managers on ATS

- We are working toward developing training programs for supervisors in areas such as FMLA, Harassment Prevention, Behavioral Interviewing and Performance Evaluations. Harassment training for all employees will also be developed and presented. (Continuation)

Safety (see attached report for details):

Accident Totals for Fiscal Year:	FY 2016:	FY 2015:
Accidents Reported in AUGUST:	2	0
Total Accidents YTD:	17	6
Lost-Time Accidents YTD:	1	1

August Safety Meeting:

Dane Bybee & Rick Williams (Field Operations) provided a video presentation on Working in Hot Conditions. The video provided information on measures to avoid heat dangers and what to do in the event of a heat-related injury, illness or accident.

City of Horseshoe Bay

Summary Budget Comparison - Unposted Transactions Included In Report

1 - Utility Fund

From 8/1/2016 Through 8/31/2016

Acco... Type	Account Code	Account Title	Current Period Budget $ - Original	Current Period Actual $	Current Period Budget $ Variance - Original	YTD Budget $ - Original	YTD Actual	YTD Budget $ Variance - Original	Total Budget - Original	Total Budget Variance - Original	Percent Total Budget Remaining
	40000	Revenues									
REV	1000	ADMINISTRATION	0.00	0.00	0.00	0.00	12,000.00	12,000.00	0.00	12,000.00	0.00%
REV	1001	WATER - PRODUCTION	361,163.00	465,281.83	104,118.83	2,709,428.00	2,858,139.12	148,711.12	3,217,000.00	(358,860.88)	(11.15)%
REV	2001	WASTEWATER - TREATMENT	190,270.00	203,129.80	12,859.80	2,058,646.00	2,103,496.11	44,850.11	2,279,500.00	(176,003.89)	(7.72)%
REV	3001	SOLID WASTE - RECYCLING	67,145.00	66,836.68	(308.32)	738,595.00	737,776.31	(818.69)	805,750.00	(67,973.69)	(8.43)%
REV	4000	STANDBY	123.00	73.78	(49.22)	1,353.00	2,164.73	811.73	1,500.00	664.73	44.31%
REV	9999	INTEREST INCOME	300.00	49.49	(250.51)	3,300.00	4,320.18	1,020.18	3,750.00	570.18	15.20%
Total REV			619,001.00	735,371.58	116,370.58	5,511,322.00	5,717,896.45	206,574.45	6,307,500.00	(589,603.55)	(9.35)%
	50000	Expenses									
EXP	1000	ADMINISTRATION	153,550.00	127,764.20	25,785.80	1,824,352.60	1,831,381.31	(7,028.71)	1,989,500.00	158,118.69	7.94%
EXP	1001	WATER - PRODUCTION	71,092.00	58,636.22	12,455.78	768,570.00	696,531.15	72,038.85	844,250.00	147,718.85	17.49%
EXP	1002	WATER - DISTRIBUTION	56,477.00	30,050.49	26,426.51	597,660.44	472,877.87	124,782.57	670,250.00	197,372.13	29.44%
EXP	2001	WASTEWATER - TREATMENT	21,392.00	19,545.03	1,846.97	296,923.88	291,390.33	5,533.55	312,750.00	21,359.67	6.82%
EXP	2002	WASTEWATER - COLLECTION	66,685.00	44,209.56	22,475.44	772,373.08	719,055.91	53,317.17	845,500.00	126,444.09	14.95%
EXP	3001	SOLID WASTE - RECYCLING	51,186.00	49,804.27	1,381.73	581,853.40	590,641.46	(8,788.06)	629,750.00	39,108.54	6.21%
Total EXP			420,382.00	330,009.77	90,372.23	4,841,733.40	4,601,878.03	239,855.37	5,292,000.00	690,121.97	(13.04)%
		Total 1 - Utility Fund	198,619.00	405,361.81	206,742.81	669,588.60	1,116,018.42	446,429.82	1,015,500.00	100,518.42	9.90%

City of Horseshoe Bay

Summary Budget Comparison - Unposted Transactions Included In Report

2 - General Fund

From 8/1/2016 Through 8/31/2016

Acco... Type	Account Code	Account Title	Current Period Budget $ - Original	Current Period Actual $	Current Period Budget $ Variance - Original	YTD Budget $ - Original	YTD Actual	YTD Budget $ Variance - Original	Total Budget - Original	Total Budget Variance - Original	Percent Total Budget Remaining
	40000	Revenues									
REV	1000	ADMINISTRATION	41,375.00	47,442.97	6,067.97	509,595.00	539,669.47	30,074.47	551,000.00	(11,330.53)	(2.05)%
REV	5000	FIRE	11,100.00	28,554.52	17,454.52	229,500.00	255,548.92	26,048.92	242,500.00	13,048.92	5.38%
REV	6000	EMERGENCY SERVICE DISTRICT	750.00	750.00	0.00	8,250.00	8,250.00	0.00	9,000.00	(750.00)	(8.33)%
REV	7000	TAX	375,125.00	400,480.02	25,355.02	4,292,135.00	4,349,683.22	57,548.22	4,727,500.00	(377,816.78)	(7.99)%
REV	8000	POLICE	0.00	6.00	6.00	2,500.00	14,081.10	11,581.10	2,750.00	11,331.10	412.04%
REV	9500	DEVELOPMENT SERVICES	496.00	3,565.00	3,069.00	90,440.00	106,629.00	16,189.00	91,500.00	15,129.00	16.53%
REV	9600	STREET MAINTENANCE	50,379.00	29,391.78	(20,987.22)	640,114.00	629,269.92	(10,844.08)	676,500.00	(47,230.08)	(6.98)%
REV	9800	MOWING & CLEARING	6,000.00	65.00	(5,935.00)	455,051.00	366,986.72	(88,064.28)	486,000.00	(119,013.28)	(24.48)%
REV	9999	INTEREST INCOME	0.00	1,718.05	1,718.05	2,500.00	16,189.81	13,689.81	2,500.00	13,689.81	547.59%
Total REV			485,225.00	511,973.34	26,748.34	6,230,085.00	6,286,308.16	56,223.16	6,789,250.00	(502,941.84)	(7.41)%
	50000	Expenses									
EXP	1000	ADMINISTRATION	80,814.00	81,040.63	(226.63)	1,541,312.02	1,657,185.87	(115,873.85)	1,861,750.00	204,564.13	10.98%
EXP	5000	FIRE	131,123.67	135,973.33	(4,849.66)	1,616,483.71	1,630,664.23	(14,180.52)	1,725,500.00	94,835.77	5.49%
EXP	8000	POLICE	142,417.00	111,300.22	31,116.78	1,681,559.33	1,623,920.71	57,638.62	1,787,500.00	163,579.29	9.15%
EXP	9000	ANIMAL CONTROL	5,357.00	5,822.54	(465.54)	142,677.28	133,248.70	9,428.58	147,750.00	14,501.30	9.81%
EXP	9500	DEVELOPMENT SERVICES	20,006.00	22,521.64	(2,515.64)	301,864.00	281,440.26	20,423.74	323,250.00	41,809.74	12.93%
EXP	9600	STREET MAINTENANCE	25,811.00	4,642.00	21,169.00	203,218.00	174,450.25	28,767.75	230,000.00	55,549.75	24.15%
EXP	9800	MOWING & CLEARING	96,330.00	55,632.00	40,698.00	464,822.00	461,892.00	2,930.00	628,000.00	166,108.00	26.45%
Total EXP			501,858.67	416,932.36	84,926.31	5,951,936.34	5,962,802.02	(10,865.68)	6,703,750.00	740,947.98	(11.05)%
		Total 2 - General Fund	(16,633.67)	95,040.98	111,674.65	278,148.66	323,506.14	45,357.48	85,500.00	238,006.14	278.37%

CITY OF HORSESHOE BAY

COMMUNITY SERVICES DEPARTMENT DIRECTOR'S REPORT

Water and Wastewater Flows: A comparison of gallons of Water Produced, Water Sold, Water Loss, Treated Sewer, Sewer Effluent Flows, and other details of monthly operation.

Aug 2016 (Jul 11 –Aug 12 Billing Cycle)	Aug-16	*Aug-15*
Water Produced for Sale:	**84.92** MG	*83.43 MG*
Known Leaks and Accounted Uses:	*3.370* MG	*6.054 MG*
Unknown Water Loss:	*2.14* MG	*9.69 MG*
Water Sold To Public:	**79.41** MG	*67.69 MG*
Maximum Daily Flow:	3.34 MG	*4.63 MG*
Average Daily Flow:	2.83 MG	*2.69 MG*
Total Water Production for Fiscal Year:	**512.94** MG	***459.44*** *MG*
*Percentage of LCRA Contract (Maximum Allowable Quantity – 725.00 MG)**	56.7%	*49.4%*

** Contract is based on calendar year, not fiscal year and excludes wholesale usage (Sandy Harbor, Oak Ridge and Deerhaven).*

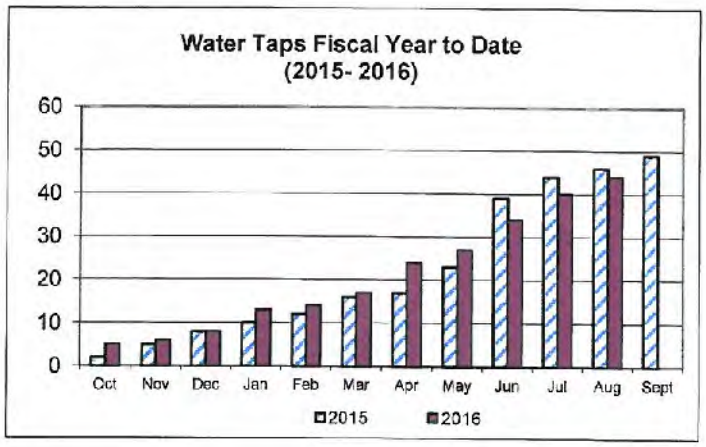
July 2016 Wastewater Treatment	Aug-16	*Aug-15*
Treated Wastewater:	**20.20** MG	*17.85 MG*
% Water Sold:	25%	*26%*
Maximum Daily Flow:	0.818 MG	*0.758 MG*
Average Daily Flow:	0.652 MG	*0.576 MG*
Total Wastewater Treated for Fiscal Year:	**186.40** MG	***179.05*** *MG*
Effluent Pumped to Golf Courses & Other Reuse Stites:	16.11 MG	*24.28 MG*
Year-to-Date Percent of Water Sold :	43%	*59%*

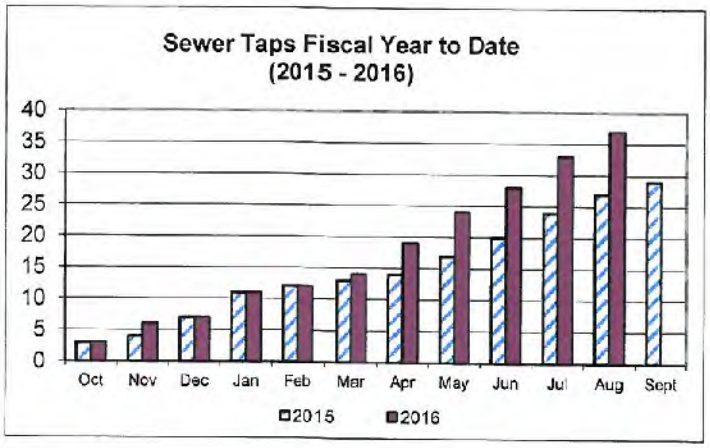
Average Wastewater Flow from Cottonwood Shores (for August 2016) was 66,000 gallons per day, which is 69% of the contract amount (96,000 gallons per day).

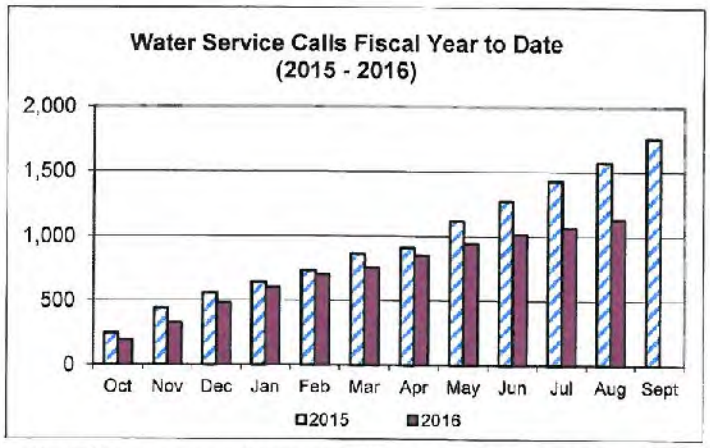
	O-15	N-15	D-15	J-16	F-16	M-16	A-16	M-16	J-16	J-16	A-16	S-16	YTD
Raw Water (MG)	78.66	62.79	41.27	41.56	37.95	41.13	41.61	42.48	49.99	75.28	93.18	0.00	605.89
Water Produced (MG)	72.28	57.42	30.40	30.13	26.26	31.07	37.43	36.01	42.01	65.00	84.92	0.00	512.94
Known Leaks And Accounted Uses (MG)*	10.64	5.26	3.77	5.58	0.77	1.28	2.40	6.15	7.75	6.61	3.37	0.00	53.57
Water Loss (MG)*	1.81	5.24	2.53	1.29	0.89	0.23	3.31	0.73	2.71	1.42	2.14	0.00	22.28
*Water Loss %***	*2.5%*	*9.1%*	*8.3%*	*4.3%*	*3.4%*	*0.7%*	*8.8%*	*2.0%*	*6.4%*	*2.2%*	*2.5%*		*4.3%*
Water Sold (MG)	59.83	46.92	24.11	23.26	24.61	29.56	31.72	29.14	31.55	56.98	79.41	0.00	437.09
Treated Wastewater (MG)	17.35	16.10	15.23	14.49	14.69	16.83	15.10	18.33	17.08	21.01	20.20	0.00	186.40
Treated Wastewater as % of Water Sold	*29%*	*34%*	*63%*	*62%*	*60%*	*57%*	*48%*	*63%*	*54%*	*37%*	*25%*		*43%*

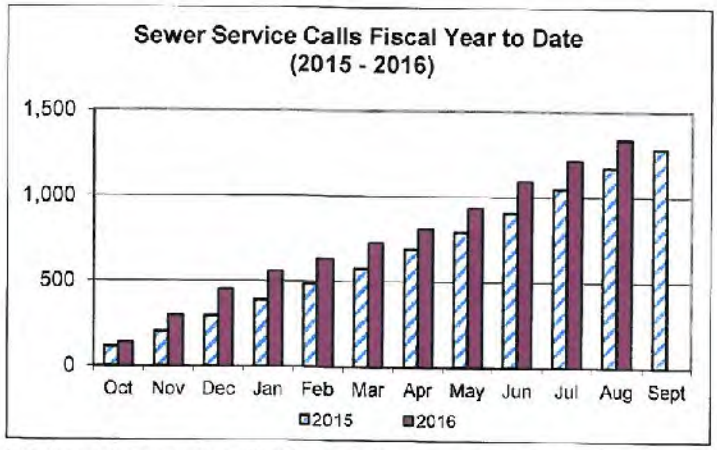
*** October Known Leaks included two large volume line leaks (one which was in an unihabited area that ran for a long period) and extensive flushing to maintain Chlorine levels.**

CITY OF HORSESHOE BAY

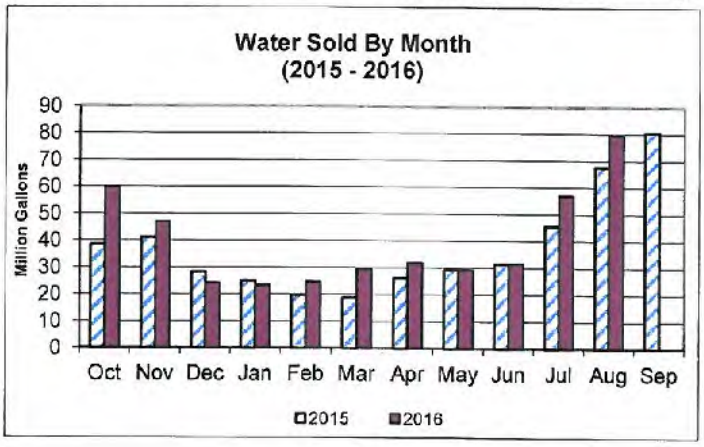


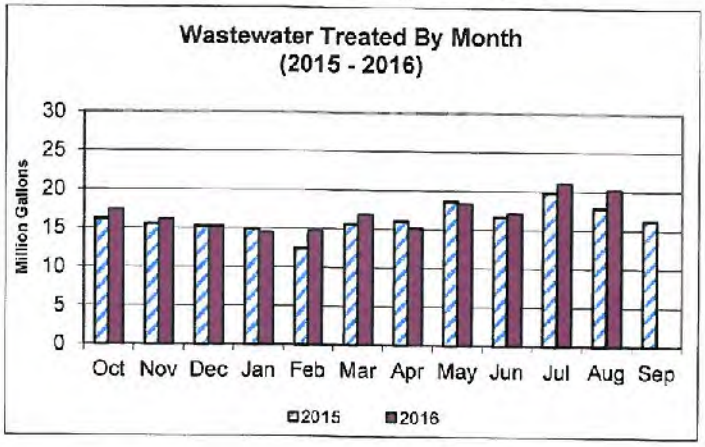






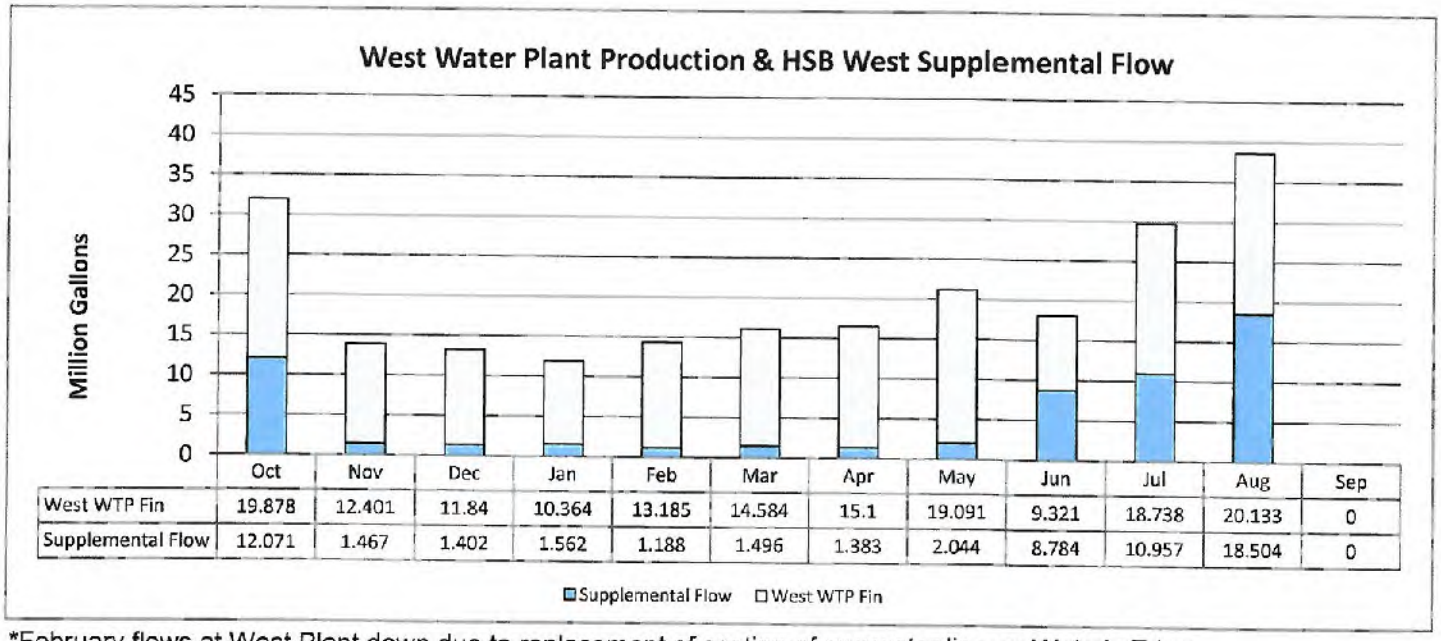
↑ Differecne in 2015 to 2016 adjustment in accounting multiple meter work activities as single workorders





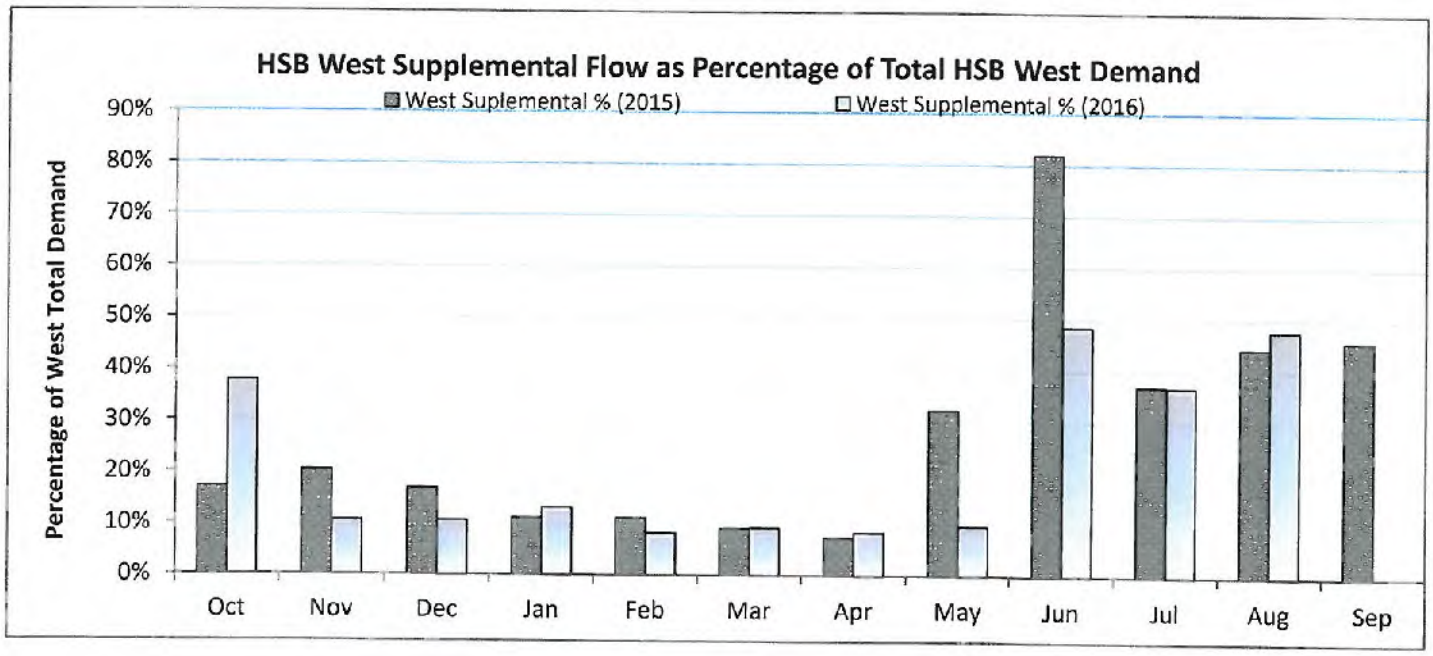
All Water Sold and Wastewater Treatment Sold is based the billing cycle and not calendar dates.

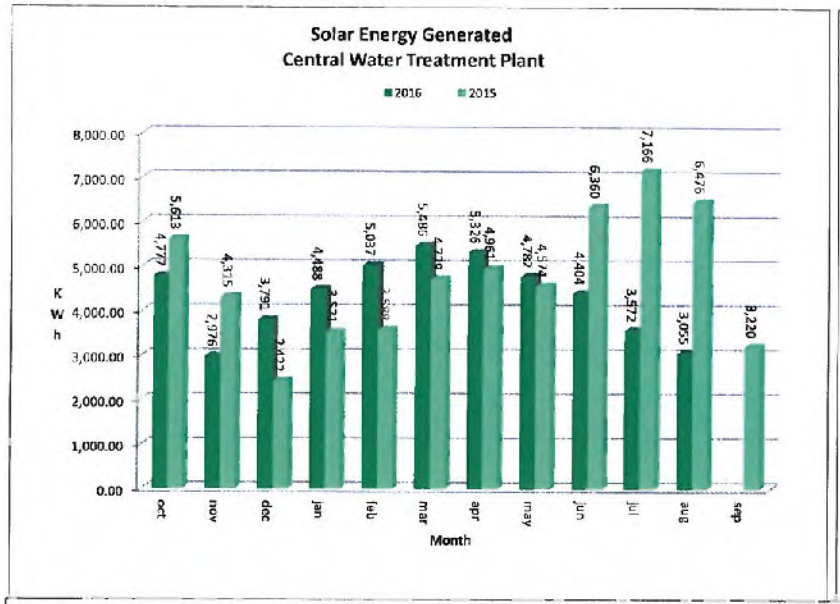
CITY OF HORSESHOE BAY

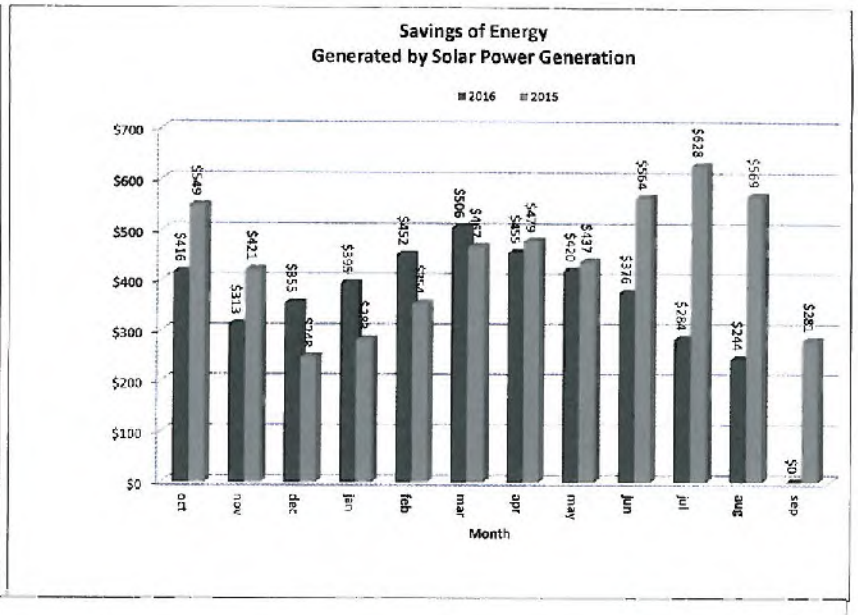


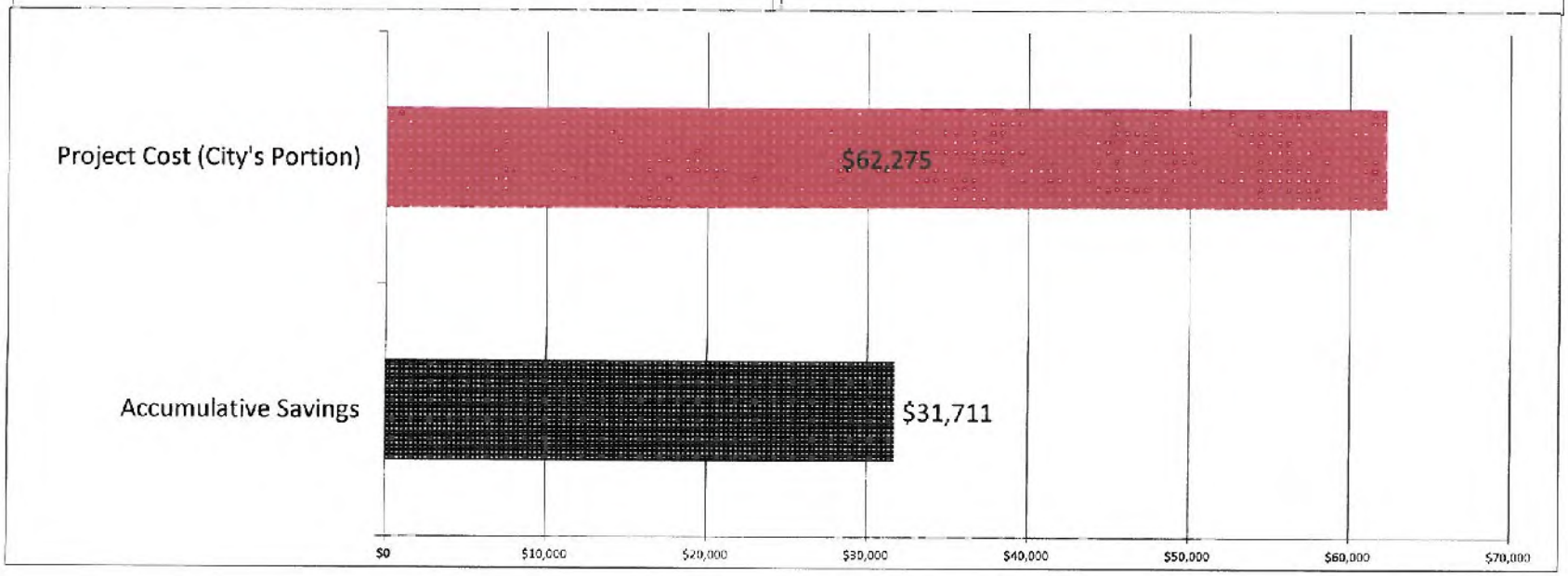
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
West WTP Fin	19.878	12.401	11.84	10.364	13.185	14.584	15.1	19.091	9.321	18.738	20.133	0
Supplemental Flow	12.071	1.467	1.402	1.562	1.188	1.496	1.383	2.044	8.784	10.957	18.504	0

*February flows at West Plant down due to replacement of section of raw water line on Water's Edge.




Solar Energy Generated
Central Water Treatment Plant
2016
2015
8,000.00
7,000.00
6,000.00
5,000.00
4,000.00
3,000.00
2,000.00
1,000.00
0.00
K W h
oct
nov
dec
jan
feb
mar
apr
may
jun
jul
aug
sep
Month


Savings of Energy
Generated by Solar Power Generation
2016
2015
$700
$600
$500
$400
$300
$200
$100
$0
oct
nov
dec
jan
feb
mar
apr
may
jun
jul
aug
sep
Month


Project Cost (City's Portion)
$62,275
Accumulative Savings
$31,711
$0
$10,000
$20,000
$30,000
$40,000
$50,000
$60,000
$70,000

CITY OF HORSESHOE BAY

Summary of Community Services Department Activities for August 2016

Summary of tasks below are in conjunction with routine tasks performed by staff in providing water treatment, water distribution, wastewater collection, wastewater treatment, garbage, recycling, GIS mapping, utility billing and customer services.

Management Activities

Met with IT Contracts on integration of Cityworks Asset Management and Utility Billing program. Plan for updating Asset identification and information transfer to Field Ops.

Met with Engineer on City's CCN application. Reviewed the Texas PUC permit requirements and contacted regulatory agency to set meeting on permit.

Oversight of West Water Plant construction. Electrical contractor installed conduit for PEC to complete underground electrical. Excavation of piping and Clarifier began.

West Water Plant plan and materials submission oversight. Reviewed pay application process and field order change process. Research alternative Clarifier submittals.

Continued oversight of migration of GIS and Utilities data layers into new GIS database model. Continue to develop new in-house data structure for GIS improvements.

Review GIS Database design configurations of newly created Local Government Model with GIS Manager and GIS Consultant. Began revisions to data structure.

Oversight and evaluation of performance of pilot Automatic Meter system test. Review performance and software design parameters with Staff on selection of equip.

Evaluated issues related to Recycling and brush operations. Developed options to mitigate expanding volumes and related expenses. Work with contractor on costs.

Attended 8 day course on High Powered Org. Model for Local Gov. at Univ. of Virginia LEAD course with Fire Chief, HR Director, and Development Services Director.

Continue to seek out utility bill and water loss issues. Zero and high usage accounts are being screened for accuracy or meter failures. Manage irrigation audits.

Development of future City ordinance that will include irrigation system mandated for best methods and equipment and landscape minimal requirements.

Finalize efforts of ESRI, Ability, Laserphish, TruePoint, And Cityworks migration software to new in-house servers. Develop emergency offsite plan for backup server.

Attended weekly Leadership Training sessions held by City Manager. Reviewed Extreme Government Makeover text and "Drive" in preparation of meetings.
Met with Leadership team on working collectively to implement training of HPO learned in University of Virginia LEAD course. Discussed how to "fit" concepts to our City.
Revised Utilities Rate Model to include FY2016 actual usage numbers and projected FY2017's approved Budgeted expenses. Expand model to include five year "projections".

Reviewed Budget for possible option to be removed or deferred to accommodate lower Utility Rate increase. Worked with Financial Director on Funding.

Met with Engineer on Water Plant Sludge permit for Freedom Ranch. Met with ranch owner on logistics and selection of location of disposal site. Sample of sludge tested.
Participated in Departmental Team Building luncheons. Field Operations interacted with Police and Plant Operations interacted with the Development Services Department.
Continued discussions with Community Service staff on Leadership and High Performance Organizational training. Discuss logistics for future meetings and development.

Continued with reviewing all job descriptions. Met with staff to discuss and revised job descriptions to better represent functions and tasks of todays system demands.

Met with Contractor and Engineer on utilities for residential developments in Hidden Cove and Tuscan Village. Reviewed plans and timing of development.

Met with Supervisory staff on revised Community Services job descriptions to better reflect current job task, duties and responsibilities.

Revised City's Wholesale contract with Corix, Sandy Harbor subdivision water system. Worked with Corix staff and City's Legal staff to complete revisions.

Operational Projects

Meter replacement program - 65 meter replacements and 81 new water and wastewater taps since beginning of beginning of Fiscal Year.
System chlorine flushing and customer assistance for water quality issues - tracking chlorine and ammonia levels in distribution system. Flush extra for odor & taste issues.
Repaired 8 water mainline leaks and 2 sewer leaks in August. There was no substantial water leak in August.

Work on plan to improve customer access and traffic related issues at Recycling Center area. Develop cost estimates on possible options for improvements.

Contracted with wood recycler from Austin to begin grinding years worth of brush at recycling center. Oversite of work and ensured materials disposed of offsite.

Implemented AMI Software and hardware that will replace existing AMR heads. Began pilot test on alternative system for smart meter cloud based/ daily reads on 50 meters.

Worked with Freedom Ranch owner on Water Plant sludge application location and logistics. Site selection and regulatory requirements.

Worked with Accounting staff on automatic check scanning options as well as potential streamlining Billing to Accounting processes.

Met with Engineer on TCEQ Wastewater Land Application Permit. Submitted application to TCEQ and provided additional information requested by TCEQ.

Large Capital Projects

Continued work with Engineer on construction for West Treatment Plant expansion. Reviewing submittals and construction pay applications. Attend construction meetings.

Oversight of West Water Plant construction. Electrical contractor installed conduit for PEC to complete underground electrical. Excavation of piping and Clarifier began.

Met with Engineer on CCN Boundary permit to include newly annexed and City's ETJ area not conflicting with other CCNs. Working with PUC on application.

Developed service options for areas proposed to be included with CCN permit area. Acquired GIS data for areas out of City limits. Work on utility layout.

Pre-construction meeting with contractor and City staff on West Water Treatment Plant Expansion project. Met with contractor on construction issues and submittals.

Gathering data for permitting a Water Plant Sludge application site west of City. Attended meeting with Freedom Ranch owner for best location of disposal sites.

Training Activities

Jeff Koska attended University of Virginia - Darden Business School LEAD Public Service Training August 13th through 19th. Received Training certificate.

Ben Bales attend Surface Water I course and Chlorine Safety and Maintenance course online.

Bronson Ratliff participated in 2nd Cityworks online train to develop skills in maintaining the software and hardware configurations.

Jeff Koska, Steve Hawley and Dane Bybee attended training on City's new Human Resources Applicant tracking system.

Sherri Pollaed trained on Pictomatry GIS application and ESRI Python scripting for GIS applications.

Josh Hisey attended a HACH chlorine testing course on new testing equipment in San Antonio.

CITY OF HORSESHOE BAY

DEVELOPMENT SERVICES

AUGUST 2016 ACTIVITY REPORT

Meetings with the following:

1. Craig Haydon and Bobbi Havins regarding Municipal Court.
2. Haythem Dawlett and Stan Farmer regarding a contractor registration and Tuscan Village.
3. Pat Bouchard regarding upcoming P&Z meetings.
4. Stan Farmer regarding the 8/18 P&Z meeting packet.
5. Lindsey Durdell regarding a Variance, and again with her mother regarding issues with approval of a re-roof/addition permit at 1210 Mountain Dew.
6. David Gardiner regarding the floodplain on Lot W 13046 in the 1000 Block of Cats Eye and Tract WW on the south side of Sun Ray.
7. Tricia and Donn Cherne regarding Lot 23096 zoned R-4 east of FM 2147 and regarding grade and fill on their property on Boot Hill.

Other Meetings I attended:

1. Development Services Staff Meeting, including continued discussion of the leadership book Extreme Government Makeover.
2. Monthly Safety Meeting.
3. 3 Senior Staff/Leadership Team Meetings, including one to review the job descriptions for the new GIS and IT positions.
4. Staff training regarding the Applicant Tracking System for new hires.
5. City Council Budget Workshop, regular City Council and City Council Special Meeting on the Long Range Plan.

Other Activity:

1. Completed the Utility Service Agreement for Hidden Coves and approved the first payment for infrastructure work on the project.
2. Attended University of Virginia LEAD (Leadership Education And Development) from 8/13 – 8/19.
3. Coordinated with Steve Hawley to arrange for the international shipping container to be removed from the 2900 block of Deep Canyon, and used by Utility Plant operations.
4. Vale dropped the lawsuit against the City and me personally, but can still refile it in Llano County.
5. Communicated with Kevin Khozem of Avon Signs LLC who submitted a standard Chevron canopy and ground monument sign package in red, white and blue to the Horseshoe Bay ACC for Texan Mart, which was denied.

Code Enforcement Officer Activities from 10/01/15 (Fiscal Year) To Date Summary:

- Red Tags Issued: 33
- Certified Letters Sent: 131
- Regular Letters Sent/Posted: 148
- Citations and Court Summons Issued: 4
- Total Vehicles Removed: 24
- Letters for Yard Lights/Addresses: 165
- Development Services Director Minor Plats approved: 0

CITY OF HORSESHOE BAY

DEVELOPMENT SERVICES

AUGUST 2016 ACTIVITY REPORT

Building Permits

Completed Application Received	ATS Review Completed	Date Issued To Customer	Type	Address	Owner
03-16-2016	03-31-2016	08-01-2016	Residential	1411 Hi Circle South	Jeff Braden
05-31-2016	07-27-2016	08-01-2016	Residential	311 Short Circuit	Ricky Burton
06-27-2016	07-27-2016	08-01-2016	Residential	309 Short Circuit	Ricky Burton
07-26-2016	07-29-2016	08-02-2016	Deck	508 Short Circuit	Tony & Jeanie Jones
07-20-2016	07-25-2016	08-02-2016	Pool	211 Plenty Hills	John & Jennifer Holt
07-07-2016	08-02-2016	08-08-2016	Patio Enclosure	450 Fire Dance	Roger Goose
08-01-2016	08-05-2016	08-15-2016	Electrical/Plumbing	104 Gallop	Lisa Cyrier
08-09-2016	08-10-2016	08-15-2016	Stucco	73 Applehead Island Dr	John Phillips
08-04-2016	08-17-2016	08-17-2016	Deck	719 Hart	James Rash
07-22-2016	08-19-2016	08-22-2016	Pool	101 Harbor Light	Rick Seidlit
08-08-2016	08-15-2016	08-29-2016	Fence/Wall	108 Blanco Court	Shirl A. Thornton

Residential Permits	FY 13	FY 14	FY 15	FY 16
October	3	3	9*	2*
November	0	5	3	2
December	3	6	6*	11
January	2	1	3	5
February	4	2	2	7
March	2	1	2	1
April	3	2*	2	3
May	3	2	7	10*
June	2*	11	6	10*
July	2	4*	5	4
August	3*	3	4	3
September	3	7	5*	
Yearly Total	**30**	**47**	**54**	**58**

*Indicates one Single-family permit in the ETJ

Department Activity Report	August
Residential Plan Reviews submitted to ATS	4
Residential Permits Issued	3
Plan Reviews (Includes 2 Commercial)	12
ATS Inspections	101
Garage Sale Permits Issued	2
Variances	1
Mobile Homes	0
Plat/Replat (Incl. Minor Plats)	0
Planned Development	0
Amendments	0
Requests for information	609

MONTHLY RESIDENTIAL PERMIT TRACKING
8/31/2016

NO.	Address	Zone	Subdivision	Date Permit Issued	Date Most Recent ATS Inspection Requested or Made	No. Months on Permit	Permit Expires
1	2401 Saddle Gun-Repermit-Note 1	4B	Horseshoe Bay South	2/17/2016-Repermit	2/11/2014	0	3/21/2016
2	126 Rock N Robyn- Repermit-Note 2	11	The Trails	01/11/16-Repermit	7/21/2016	0	7/11/2016
3	300 High Pointe Ln.-Repermit-Note 3	12	Summit Rock	2/11/2015	6/8/2016	0	8/11/2016
4	116 Nattie Woods-Repermit-Note 3	12	Summit Rock	2/11/2015	1/15/2016	0	8/11/2016
5	312 Nattie Woods-Repermit-Note 4	12	Summit Rock	6/13/2016-Repermit	4/26/2016	0	9/11/2016
6	316 Nattie Woods-Repermit-Note 4	12	Summit Rock	6/13/2016-Repermit	8/30/2016	0	9/11/2016
7	101 Lachite-Note 5	3	Horseshoe Bay West	12/11/2014	6/16/2016	0.5	9/19/2016
8	113 La Bonita-Note 6	9	Escondido	6/15/2016-Repermit	8/30/2016	3.5	12/15/2016
9	307 Outcrop-Note 7	3	Horseshoe Bay West	06/16/2016-Repermit	9/25/2015	3.5	12/16/2016
10	601 Mountain Leather-Note 8	3	Horseshoe Bay West	11/7/2015-Repermit	None Requested	3.5	12/16/2016
11	201 Mountain Leather	3	Horseshoe Bay West	6/16/2015	6/28/2016	3.5	12/16/2016
12	157 La Serena Loop	9	Escondido	6/17/2015	2/12/2016	3.5	12/17/2016
13	1202 Sun Ray	3	Horseshoe Bay West	7/28/2015	8/26/2016	5	1/28/2017
14	627 Passion Flower	12	Summit Rock	8/5/2015	12/17/2015	5	2/5/2017
15	110 Kelley Lane	11	The Trails	8/18/2015	3/23/2016	5.5	2/18/2017
16	1113 Mountain Leather	3	Horseshoe Bay West	8/25/2015	11/6/2015	5.5	2/25/2017
17	813 Trails Parkway	11	The Trails	9/3/2015	2/23/2016	6	3/3/2017
18	3340 W SH 71	ETJ	ETJ	9/14/2015	2/4/2016	6.5	3/14/2017
19	155 La Serena Loop	9	Escondido	9/21/2015	8/8/2016	7.5	3/21/2017
20	135 Wilderness Dr. E	ETJ	ETJ	10/14/2015	5/9/2016	8.5	4/14/2017
21	100 Gallop	3	Horseshoe Bay West	10/20/2015	2/16/2016	7.5	4/20/2017
22	105 Plaza Escondido	9	Escondido	11/3/2015	7/21/2016	8	5/3/2017
23	801 Silver Hill	3	Horseshoe Bay West	11/4/2015	3/4/2016	8	5/4/2017
24	120 Azalea Loop	12	Summit Rock	12/2/2015	6/9/2016	9	6/2/2017
25	112 Jade	3	Horseshoe Bay West	12/3/2015	4/18/2016	9	6/3/2017
26	325 Parallel Circle	3	Horseshoe Bay WEst	12/3/2015	None Requested	9	6/3/2017
27	101 Harbor Light	4A	Horseshoe Bay	12/4/2015	7/11/2016	9	6/4/2017
28	1502 Hi Circle South	4A	Horseshoe Bay	12/22/2015	6/9/2016	9.5	6/22/2017

MONTHLY RESIDENTIAL PERMIT TRACKING
8/31/2016

NO.	Address	Zone	Subdivision	Date Permit Issued	Date Most Recent ATS Inspection Requested or Made	No. Months on Permit	Permit Expires
29	1307 Mountain Leather	3	Horseshoe Bay West	12/22/2015	8/10/2016	9.5	6/22/2017
30	301 The Trails Parkway	11	The Trails	1/7/2016	8/15/2016	10	7/7/2017
31	107 La Bonita	9	Escondido	1/8/2016	8/2/2016	10	7/8/2017
32	213 Grove Ct	12	Summit Rock	2/3/2016	6/22/2016	11	8/3/2017
33	225 Grove Ct	12	Summit Rock	2/3/2016	7/1/2016	11	8/3/2017
34	306 Apache Tears	3	Horseshoe Bay West	2/8/2016	4/26/2016	11	8/8/2017
35	101 Grove Ct	12	Summit Rock	2/9/2016	7/15/2016	11	8/9/2017
36	1306 High Circle South	4A	Horseshoe Bay	2/10/2016	6/15/2016	11	8/10/2017
37	211 Plenty Hills	3	Horseshoe Bay West	2/19/2016	8/19/2016	11.5	8/19/2017
38	709 Sky Hawk	3	Horseshoe Bay West	2/24/2016	8/9/2016	11.5	8/24/2017
39	106 Blue Yonder	2	Applehead	3/3/2016	8/12/2016	12	9/3/2017
40	106 Diamond Hill	2	Applehead	4/4/2016	None Requested	13	10/4/2017
41	810 The Trails Parkway	11	The Trails	4/8/2016	6/2/2016	13	10/8/2017
42	215 Maverick Circle	4A	Horseshoe Bay	4/11/2016	8/29/2016	13	10/11/2017
43-50	100-112&116-204 Tuscan Dr.-Note 9	3	Horseshoe Bay West	5/10/2016	7/25/2016	14.5	11/10/2017
51	103 Up There East	3	Horseshoe Bay West	5/12/2016	8/10/2016	14.5	11/12/2017
52	129 Wilderness Drive East	ETJ	ETJ	5/18/2016	8/25/2016	14.5	11/18/2017
53	115 Wilderness Drive East	ETJ	ETJ	6/1/2016	None Requested	15	12/1/2017
54	103 Still Water	3	Horseshoe Bay West	6/1/2016	8/11/2016	15	12/1/2017
55	703 Pecan Crossing	6	Pecan Creek	6/2/2016	8/19/2016	15	12/2/2017
56	301 Grove Court	12	Summit Rock	6/14/2016	8/3/2016	15.5	12/14/2017
57	1602 White Tail	4B	Horseshoe Bay South	6/15/2016	8/26/2016	15.5	12/15/2017
58	204 Mountain Home	3	Horseshoe Bay West	6/15/2016	8/3/2016	15.5	12/15/2017
59	1124 Stampede	4B	Horseshoe Bay South	6/16/2016	8/26/2016	15.5	12/16/2017
60	132 Rock N Robyn	11	The Trails	6/21/2016	8/17/2016	16	12/21/2017
61	108 Gillespie Court	6	Pecan Creek	6/28/2016	8/23/2016	16	12/28/2017
62	402 Lighthouse Dr.	4A	Horseshoe Bay	6/29/2016	8/19/2016	16	12/29/2017
63	221 Grove Ct	12	Summit Rock	7/1/2016	8/16/2016	16	1/1/2018

MONTHLY RESIDENTIAL PERMIT TRACKING
8/31/2016

NO.	Address	Zone	Subdivision	Date Permit Issued	Date Most Recent ATS Inspection Requested or Made	No. Months on Permit	Permit Expires
64	112 Las Puertas	9	Escondido	7/15/2016	8/18/2016	16.5	1/15/2018
65	103 Whistle Stop	3	Horseshoe Bay West	7/27/2016	8/5/2016	17	1/27/2018
66	101 Lost Buck	3	Horseshoe Bay West	7/28/2016	8/16/2016	17	1/28/2018
67	1411 Hi Circle South	3	Horseshoe Bay West	8/1/2016	8/9/2016	17	2/1/2018
68	311 Short Circuit	4A	Horseshoe Bay	8/1/2016	8/18/2016	17	2/1/2018
69	309 Short Circuit	4A	Horseshoe Bay	8/1/2016	None Requested	17	2/1/2016
70	283 La Serena Loop	9	Escondido	NYI			
71	401 Matern Court	3	Horseshoe Bay West	NYI			
72	1504 Hi Fault Dr.	3	Horseshoe Bay West	NYI			
73-80	Tuscan Dr.	3	Horseshoe Bay West	NYI			
81	100 Gillespie Ct.	6	Pecan Creek	NYI			
82	311 Sombrero	4A	Horseshoe Bay	NYI			
83	401 Cat Canyon	3	Horseshoe Bay West	NYI			
84	169 Encantada	9	Escondido	NYI			

NYI - Not Yet Issued. Permit is ready for pick-up by builder/contractor

NOTES

1 Owner provided timetable for repairs and was given final notice that he needs to provide Repermit payment by 9/20/16, or staff will begin Municipal Court Substandard Building process .

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5 Notified contractor that Repermit would be required after 9/19/16.

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8 Repermit issued 11/7/15 because of no construction within 6 months

9 First 8 of 16 units- last Phase of The Enclave - 2 - 4 Unit Permits remain unpaid.

MONTHLY RESIDENTIAL PERMIT TRACKING
8/31/2016

NO.	Address	Zone	Subdivision	Date Permit Issued	Date Most Recent ATS Inspection Requested or Made	No. Months on Permit	Permit Expires
39	106 Blue Yonder	2	Applehead	3/3/2016	8/12/2016	12	9/3/2017
40	106 Diamond Hill	2	Applehead	4/4/2016	None Requested	13	10/4/2017
7	101 Lachite-Note 5	3	Horseshoe Bay West	12/11/2014	6/16/2016	0.5	9/19/2016
9	307 Outcrop-Note 7	3	Horseshoe Bay West	06/16/2016-Repermit	9/25/2015	3.5	12/16/2016
10	601 Mountain Leather-Note 8	3	Horseshoe Bay West	11/7/2015-Repermit	None Requested	3.5	12/16/2016
11	201 Mountain Leather	3	Horseshoe Bay West	6/16/2015	6/28/2016	3.5	12/16/2016
13	1202 Sun Ray	3	Horseshoe Bay West	7/28/2015	8/26/2016	5	1/28/2017
16	1113 Mountain Leather	3	Horseshoe Bay West	8/25/2015	11/6/2015	5.5	2/25/2017
21	100 Gallop	3	Horseshoe Bay West	10/20/2015	2/16/2016	7.5	4/20/2017
23	801 Silver Hill	3	Horseshoe Bay West	11/4/2015	3/4/2016	8	5/4/2017
25	112 Jade	3	Horseshoe Bay West	12/3/2015	4/18/2016	9	6/3/2017
26	325 Parallel Circle	3	Horseshoe Bay WEst	12/3/2015	None Requested	9	6/3/2017
29	1307 Mountain Leather	3	Horseshoe Bay West	12/22/2015	8/10/2016	9.5	6/22/2017
34	306 Apache Tears	3	Horseshoe Bay West	2/8/2016	4/26/2016	11	8/8/2017
37	211 Plenty Hills	3	Horseshoe Bay West	2/19/2016	8/19/2016	11.5	8/19/2017
38	709 Sky Hawk	3	Horseshoe Bay West	2/24/2016	8/9/2016	11.5	8/24/2017
43-50	100-112&116-204 Tuscan Dr.-Note 9	3	Horseshoe Bay West	5/10/2016	7/25/2016	14.5	11/10/2017
51	103 Up There East	3	Horseshoe Bay West	5/12/2016	8/10/2016	14.5	11/12/2017
54	103 Still Water	3	Horseshoe Bay West	6/1/2016	8/11/2016	15	12/1/2017
58	204 Mountain Home	3	Horseshoe Bay West	6/15/2016	8/3/2016	15.5	12/15/2017
65	103 Whistle Stop	3	Horseshoe Bay West	7/27/2016	8/5/2016	17	1/27/2018
66	101 Lost Buck	3	Horseshoe Bay West	7/28/2016	8/16/2016	17	1/28/2018
67	1411 Hi Circle South	3	Horseshoe Bay West	8/1/2016	8/9/2016	17	2/1/2018
71	401 Matern Court	3	Horseshoe Bay West	NYI			
72	1504 Hi Fault Dr.	3	Horseshoe Bay West	NYI			
73-80	Tuscan Dr.	3	Horseshoe Bay West	NYI			
83	401 Cat Canyon	3	Horseshoe Bay West	NYI			
27	101 Harbor Light	4A	Horseshoe Bay	12/4/2015	7/11/2016	9	6/4/2017

28	1502 Hi Circle South	4A	Horseshoe Bay	12/22/2015	6/9/2016	9.5	6/22/2017
36	1306 High Circle South	4A	Horseshoe Bay	2/10/2016	6/15/2016	11	8/10/2017
42	215 Maverick Circle	4A	Horseshoe Bay	4/11/2016	8/29/2016	13	10/11/2017
62	402 Lighthouse Dr.	4A	Horseshoe Bay	6/29/2016	8/19/2016	16	12/29/2017
68	311 Short Circuit	4A	Horseshoe Bay	8/1/2016	8/18/2016	17	2/1/2018
69	309 Short Circuit	4A	Horseshoe Bay	8/1/2016	None Requested	17	2/1/2016
82	311 Sombrero	4A	Horseshoe Bay	NYI			
1	2401 Saddle Gun-Repermit-Note 1	4B	Horseshoe Bay South	2/17/2016-Repermit	2/11/2014	0	3/21/2016
57	1602 White Tail	4B	Horseshoe Bay South	6/15/2016	8/26/2016	15.5	12/15/2017
59	1124 Stampede	4B	Horseshoe Bay South	6/16/2016	8/26/2016	15.5	12/16/2017
55	703 Pecan Crossing	6	Pecan Creek	6/2/2016	8/19/2016	15	12/2/2017
61	108 Gillespie Court	6	Pecan Creek	6/28/2016	8/23/2016	16	12/28/2017
81	100 Gillespie Ct.	6	Pecan Creek	NYI			
8	113 La Bonita-Note 6	9	Escondido	6/15/2016-Repermit	8/30/2016	3.5	12/15/2016
12	157 La Serena Loop	9	Escondido	6/17/2015	2/12/2016	3.5	12/17/2016
19	155 La Serena Loop	9	Escondido	9/21/2015	8/8/2016	7.5	3/21/2017
22	105 Plaza Escondido	9	Escondido	11/3/2015	7/21/2016	8	5/3/2017
31	107 La Bonita	9	Escondido	1/8/2016	8/2/2016	10	7/8/2017
64	112 Las Puertas	9	Escondido	7/15/2016	8/18/2016	16.5	1/15/2018
70	283 La Serena Loop	9	Escondido	NYI			
84	169 Encantada	9	Escondido	NYI			
2	126 Rock N Robyn- Repermit-Note 2	11	The Trails	01/11/16-Repermit	7/21/2016	0	7/11/2016
15	110 Kelley Lane	11	The Trails	8/18/2015	3/23/2016	5.5	2/18/2017
17	813 Trails Parkway	11	The Trails	9/3/2015	2/23/2016	6	3/3/2017
30	301 The Trails Parkway	11	The Trails	1/7/2016	8/15/2016	10	7/7/2017
41	810 The Trails Parkway	11	The Trails	4/8/2016	6/2/2016	13	10/8/2017
60	132 Rock N Robyn	11	The Trails	6/21/2016	8/17/2016	16	12/21/2017
3	300 High Pointe Ln.-Repermit-Note 3	12	Summit Rock	2/11/2015	6/8/2016	0	8/11/2016
4	116 Nattie Woods-Repermit-Note 3	12	Summit Rock	2/11/2015	1/15/2016	0	8/11/2016
5	312 Nattie Woods-Repermit-Note 4	12	Summit Rock	6/13/2016-Repermit	4/26/2016	0	9/11/2016
6	316 Nattie Woods-Repermit-Note 4	12	Summit Rock	6/13/2016-Repermit	8/30/2016	0	9/11/2016
14	627 Passion Flower	12	Summit Rock	8/5/2015	12/17/2015	5	2/5/2017
24	120 Azalea Loop	12	Summit Rock	12/2/2015	6/9/2016	9	6/2/2017
32	213 Grove Ct	12	Summit Rock	2/3/2016	6/22/2016	11	8/3/2017

33	225 Grove Ct	12	Summit Rock	2/3/2016	7/1/2016	11	8/3/2017
35	101 Grove Ct	12	Summit Rock	2/9/2016	7/15/2016	11	8/9/2017
56	301 Grove Court	12	Summit Rock	6/14/2016	8/3/2016	15.5	12/14/2017
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57	1602 White Tail	4B	Horseshoe Bay South	6/15/2016	8/26/2016	15.5	12/15/2017
59	1124 Stampede	4B	Horseshoe Bay South	6/16/2016	8/26/2016	15.5	12/16/2017
18	3340 W SH 71	ETJ	ETJ	9/14/2015	2/4/2016	6.5	3/14/2017
20	135 Wilderness Dr. E	ETJ	ETJ	10/14/2015	5/9/2016	8.5	4/14/2017
52	129 Wilderness Drive East	ETJ	ETJ	5/18/2016	8/25/2016	14.5	11/18/2017
53	115 Wilderness Drive East	ETJ	ETJ	6/1/2016	None Requested	15	12/1/2017

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City of Horseshoe Bay

OFFICE OF COURT ADMINISTRATION

AUGUST 2016 OFFICIAL MUNICIPAL COURT ACTIVITY REPORT

	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Jul-16	Aug-16	Sep-16	YTD
New Cases Filed	36	26	31	37	65	53	67	65	56	34	43		513
Disposition of Trial													
Trial by Judge - Guilty	0	0	0	0	0	0	1	0	0	0	0		1
Trial by Judge -N Guilty	0	0	0	0	0	0	0	0	0	0	0		0
Trial by Jury - Guilty	0	0	0	0	0	0	0	0	0	0	0		0
Trial by Jury - N Guilty	0	0	0	0	0	0	0	0	0	0	0		0
Cases Dismissed													
A. After Driver Safety Course	4	4	0	2	2	3	2	3	8	4	4		36
B. After Deferred	7	1	4	0	2	3	0	4	3	1	2		27
C. After Proof Fin. Respons.	2	1	0	0	1	1	3	1	3	2	1		15
D. Compliance Dismissal	0	1	4	1	2	0	0	0	0	0	0		8
Comm. Serv. Ordered	0	0	1	0	0	0	0	0	0	0	0		1
Cases Appealed	0	0	0	0	0	0	0	0	0	0	0		0
Juvenile/Minor Activity													
A. TCC	0	0	0	0	1	1	0	0	0	2	0		4
B. ABC	0	0	0	0	0	0	0	1	0	0	0		1
C. DUI	0	0	0	0	0	0	0	0	0	0	0		0
D. H&S Offenses filed	0	0	0	0	0	3	0	1	0	0	0		4
H. Non-Traffic Offenses	0	0	0	0	0	0	0	0	0	0	0		0
Arrest Warrants													
A. Class C. Misdemeanors	44	0	35	29	34	11	51	18	46	46	8		322
B. Felonies	0	0	0	0	0	0	0	0	0	0	0		0
Revenue													
A. Other Agency Revenue	$1,275	$2,234	$2,013	$2,387	$1,165	$2,735	$1,337	$641	$544	$488	$1,373		$16,192
B. City Revenue	$7,205	$8,977	$8,563	$8,985	$8,684	$12,058	$10,982	$10,643	$9,370	$5,790	$9,175		$100,432
TOTAL REVENUE	**$ 8,480**	**$ 11,211**	**$ 10,576**	**$ 11,372**	**$ 9,849**	**$ 14,793**	**$ 12,319**	**$ 11,284**	**$ 9,914**	**$ 6,278**	**$ 10,548**		**$ 116,624**

CITY OF HORSESHOE BAY

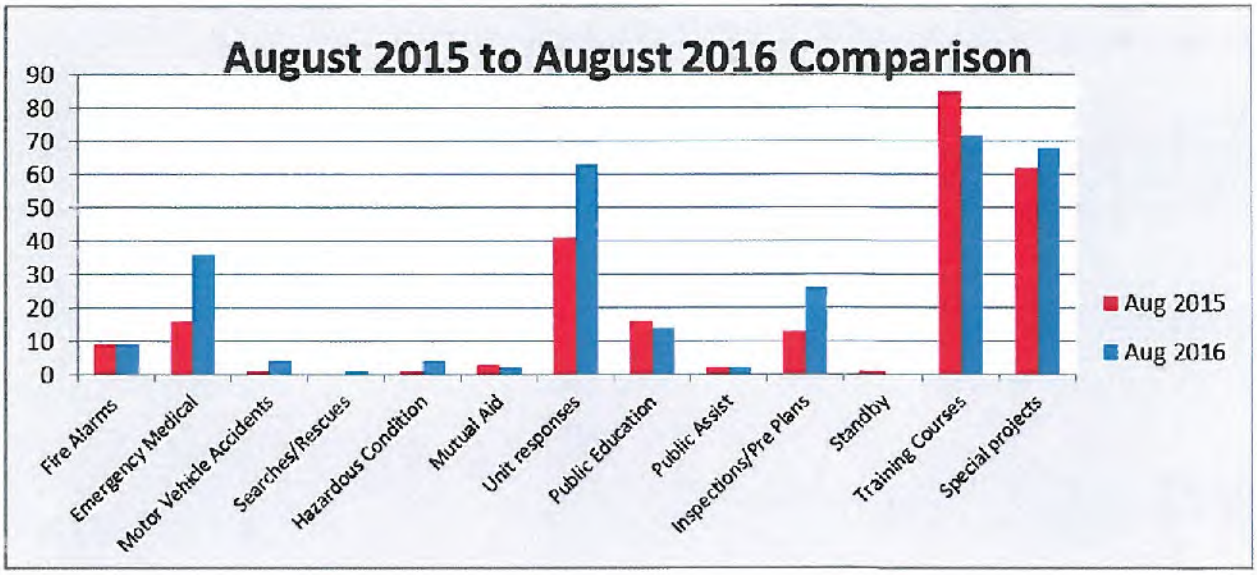
FIRE DEPARTMENT
August 2016 FY ACTIVITY REPORT

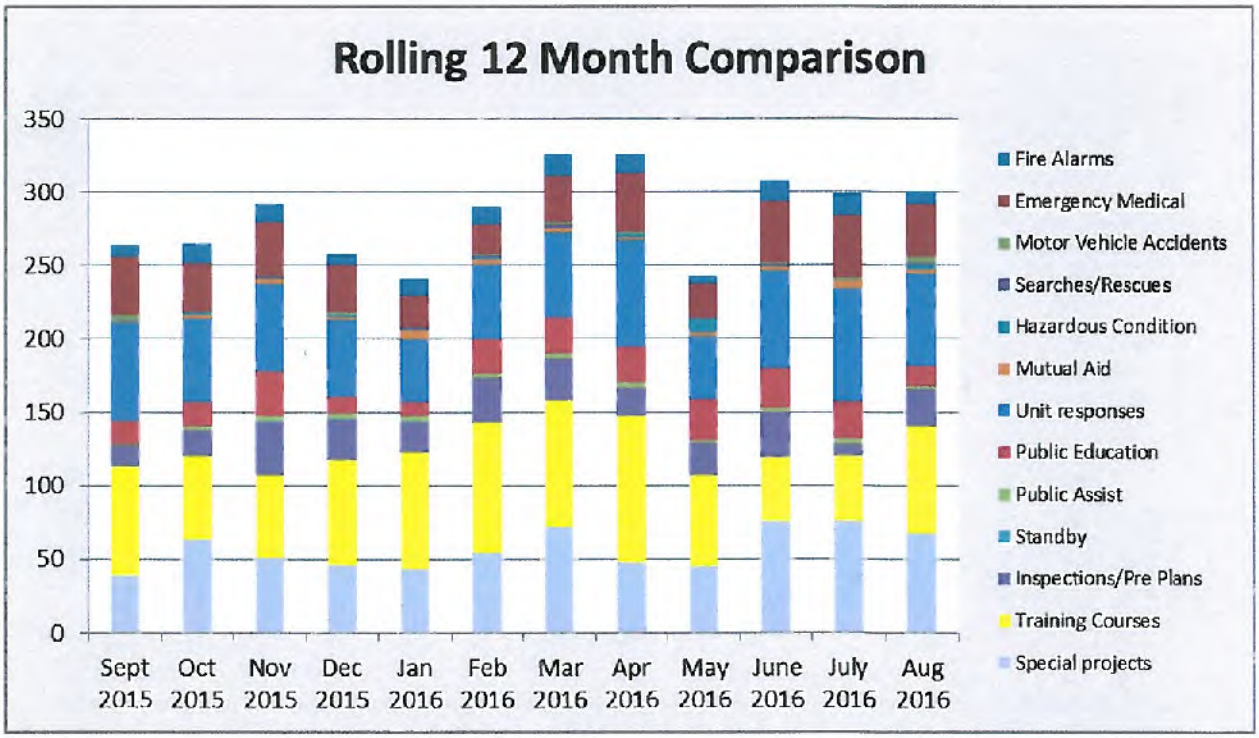
Meetings Attended – Chief Morris and Asst. Chief Black attended multiple meetings during the month of August to include the following:
Aug 2 – Conference Call with City contract Attorney to discuss military pay
Aug 3 – Leadership Team Meeting, Spanish Trails inspection
Aug 4 – Homeland Security Task Force Meeting
Aug 10 – Leadership Team Meeting, ESD budget workshop
Aug 12 – Aug 19 L.E.A.D. at University of Virginia
Aug 23 – Met with loss prevention at HSB resort
Aug 24 – Leadership Meeting
Aug 25 – Hiring managers training class
Aug 29 – Lunch with Administration staff
Aug 30 – Budget workshop, City Council meeting
Aug 31 – CAPCOG sub administrator group meeting, Leadership meeting

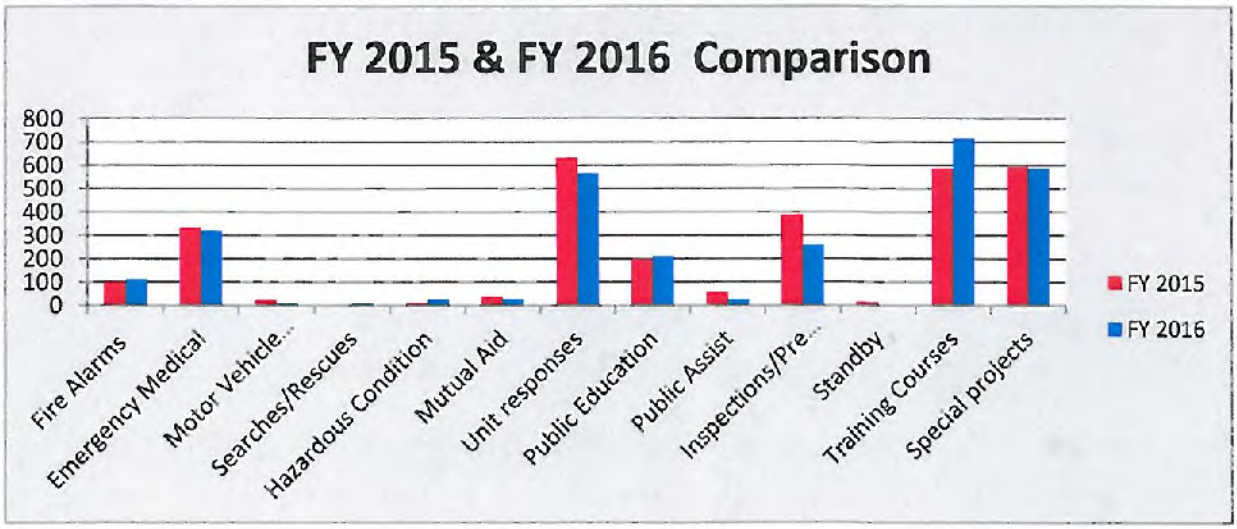
Notable Training – MAYDAY training, rescue trapped or injured firefighter

OPERATIONS	Aug 2016	Aug 2015	FYTD 2016	FYTD 2015
Fire Alarms (all types- buildings, vehicles, etc.)	9	9	111	101
Emergency Medical	36	16	319	331
Motor Vehicle Accident	4	1	10	22
Searches and/or Rescue	1	0	9	5
Hazardous Condition	4	1	24	12
Mutual Aid	2	3	28	37
Number of unit responses	63	41	565	632
Public Education/Relations	14	16	213	199
Public Service or Assistance	2	2	26	55
Inspections/Preplans	26	13	260	388
Standby Public Safety	0	1	3	14
Training programs	72	85/245	715	588/2256
Spec. projects (i.e. spec. meetings & other work details)	68	62	587	594
Totals	301	250	2870	2978

Monthly Response Time: 5.86 minutes


August 2015 to August 2016 Comparison
90
80
70
60
50
40
30
20
10
0
Fire Alarms
Emergency Medical
Motor Vehicle Accidents
Searches/Rescues
Hazardous Condition
Mutual Aid
Unit responses
Public Education
Public Assist
Inspections/Pre Plans
Standby
Training Courses
Special projects
Aug 2015
Aug 2016


Rolling 12 Month Comparison
350
300
250
200
150
100
50
0
Sept 2015
Oct 2015
Nov 2015
Dec 2015
Jan 2016
Feb 2016
Mar 2016
Apr 2016
May 2016
June 2016
July 2016
Aug 2016
Fire Alarms
Emergency Medical
Motor Vehicle Accidents
Searches/Rescues
Hazardous Condition
Mutual Aid
Unit responses
Public Education
Public Assist
Standby
Inspections/Pre Plans
Training Courses
Special projects


FY 2015 & FY 2016 Comparison
800
700
600
500
400
300
200
100
0
Fire Alarms
Emergency Medical
Motor Vehicle...
Searches/Rescues
Hazardous Condition
Mutual Aid
Unit responses
Public Education
Public Assist
Inspections/Pre...
Standby
Training Courses
Special projects
FY 2015
FY 2016

CITY OF HORSESHOE BAY

POLICE DEPARTMENT
August 2016 FY ACTIVITY REPORT

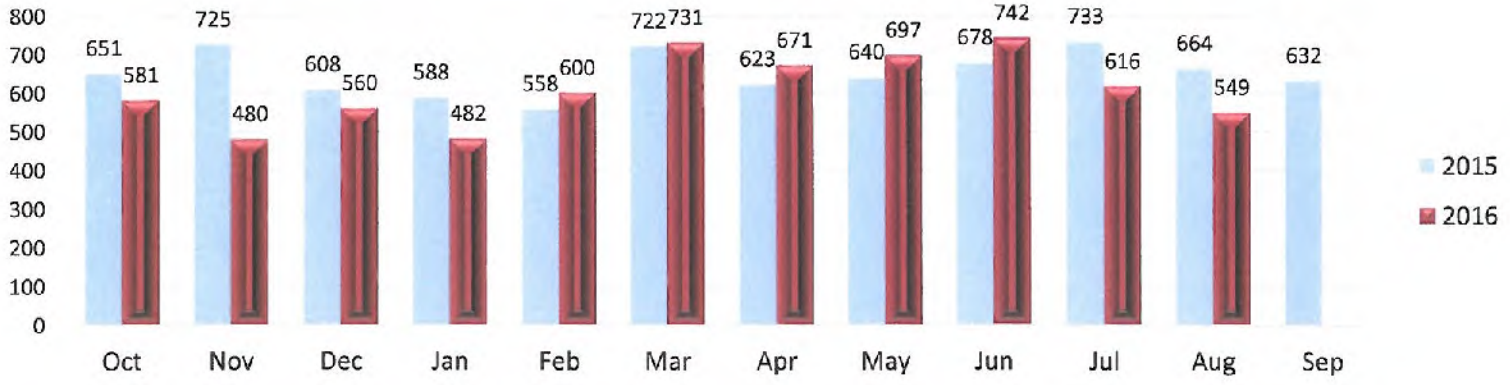
During the month of August 2016 there were thirty-six (36) new cases reported to our department. The August cases consisted of eight (8) felony cases, sixteen (16) misdemeanor cases, twelve (12) non-criminal cases, two (2) traffic accidents, and thirteen (13) arrests. The department cleared thirty-five (35) new and old Horseshoe Bay cases in the month of August. Thirty-one (31) residents requested home security watches during August. Also local businesses, amenities, and construction sites continued to be checked thoroughly on a daily basis. Overall, the department responded to five hundred forty-nine (549) calls for service, including twenty-five (25) alarms for the month of August.

During the month of August, 2016, twenty two (22) new cases were assigned to CID for follow up investigation. Six (6) of those were a misdemeanor grade. There were eight (8) felony level cases, and eight (8) investigations were non-criminal in nature. Those included investigations such as Animal Bites and Found Property. CID conducted three (3) other investigations, which consisted of civil matters and background investigations that did not generate case reports. A total of one hundred and thirty five (135) persons were interviewed by investigators. These interviews resulted in nine (9) witness/victim statements, and two (2) confessions. CID cleared twenty (20) active cases during the month. CID personnel conducted five (5) searches, and collected fourteen (14) items of evidence. CID assisted the Patrol Division in covering four (4) Patrol Shifts, and had eighteen (18) training hours this month.

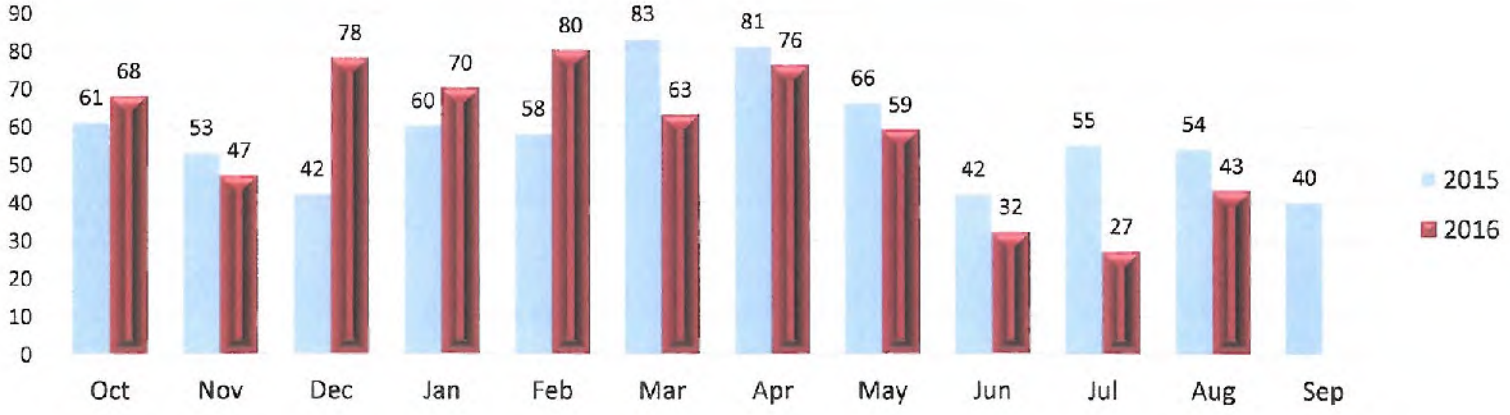
OPERATIONS	AUG 2016	AUG 2015	FYTD 2016	FYTD 2015
Dispatch For Service	549	664	6709	7190
Verbal Warnings	43	54	643	664
Warnings	82	139	1404	1491
Citations	34	39	478	576
Arrest	13	15	143	174
Code Enforcement	80	87	845	863
Traffic Accidents	2	7	39	52
Home Security Watches	31	25	247	249
Alarms	25	27	251	230
Felony Cases	8	2	45	44
Misdemeanor Cases	16	22	215	245
Non-Criminal Cases	12	6	88	101
Total Reports (New)	36	30	348	382
Cases Cleared (Old & New)	35	35	286	366

Response Time 5.45

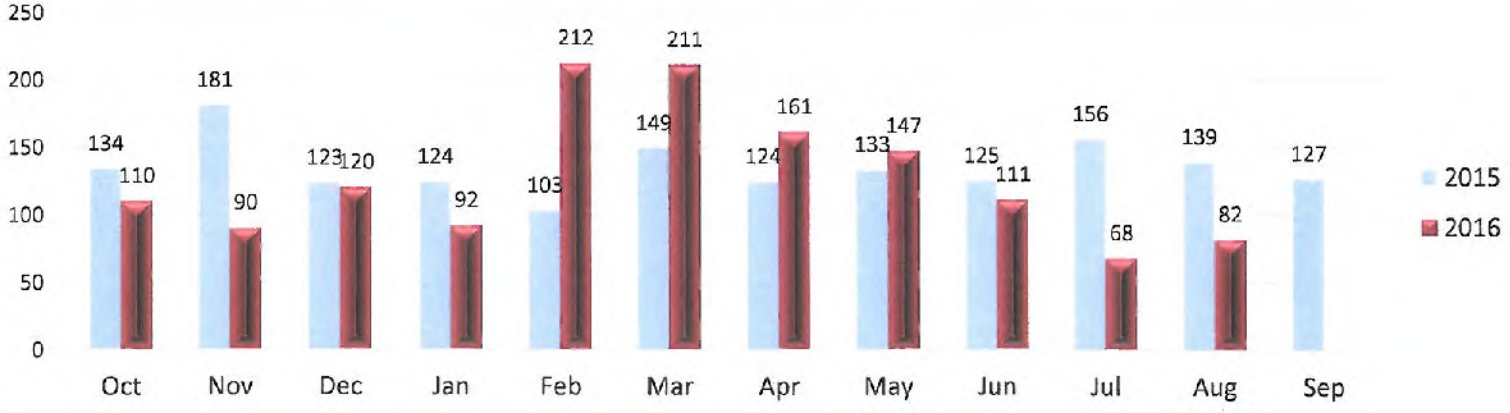
Horseshoe Bay Police Department
Dispatch Calls for Service FYTD
(2015 - 2016)



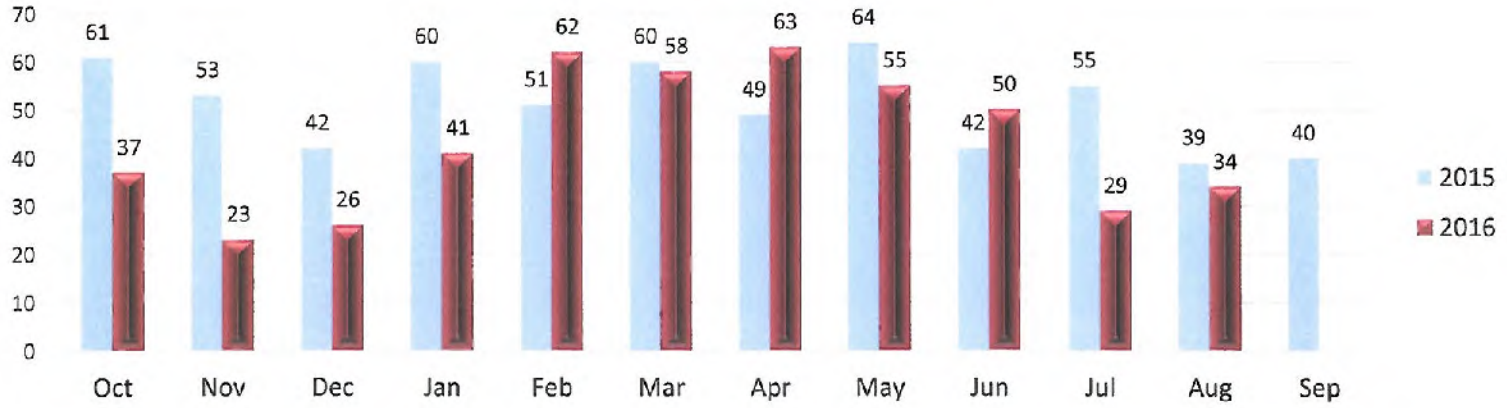
Horseshoe Bay Police Department
Verbal Warnings FYTD
(2015 - 2016)



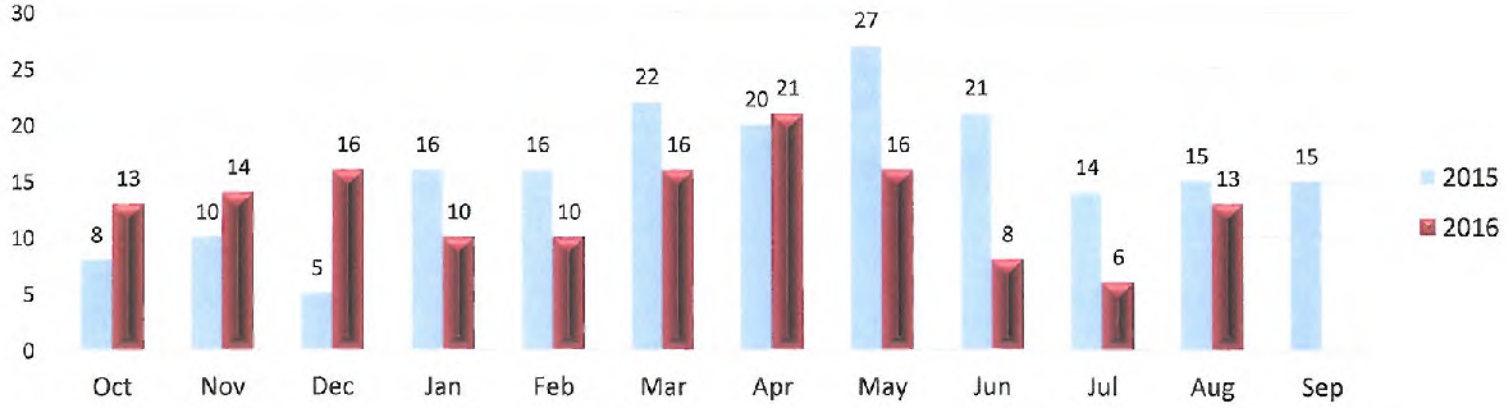
Horseshoe Bay Police Department
Warnings FYTD
(2015 - 2016)



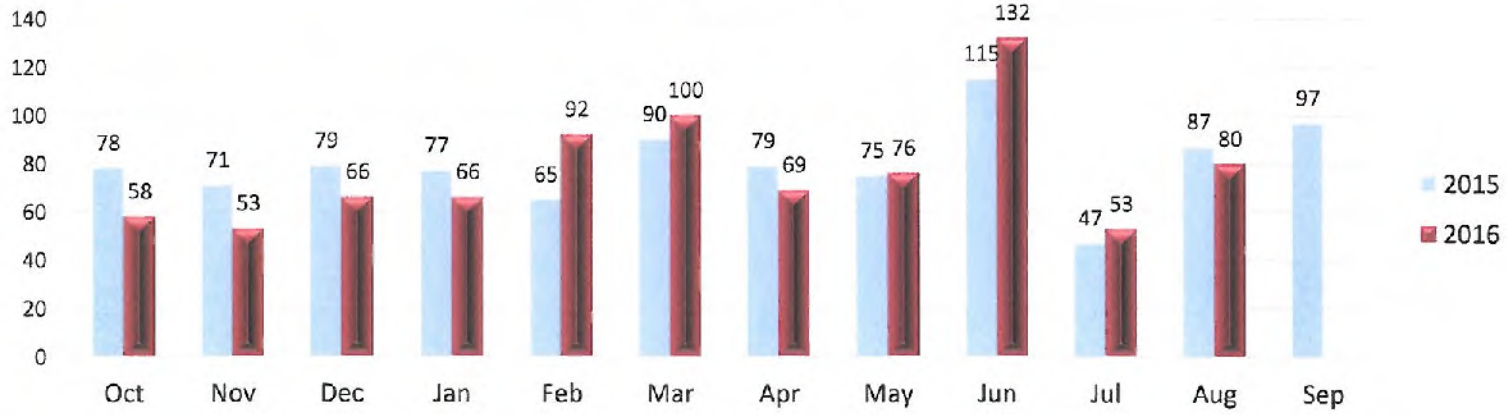
Horseshoe Bay Police Department
Citations FYTD
(2015 - 2016)



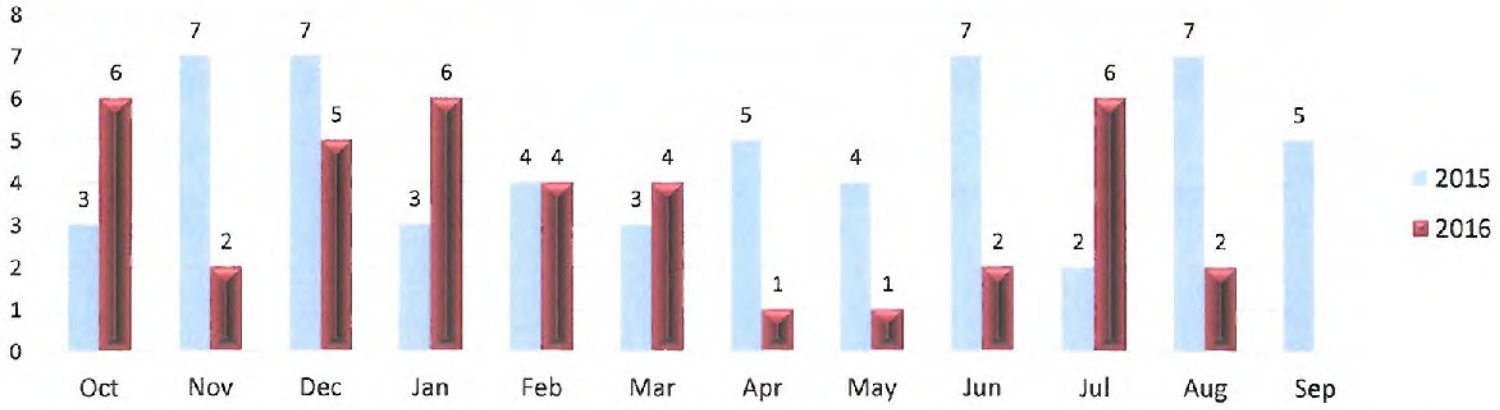
Horseshoe Bay Police Department
Arrest FYTD
(2015 - 2016)



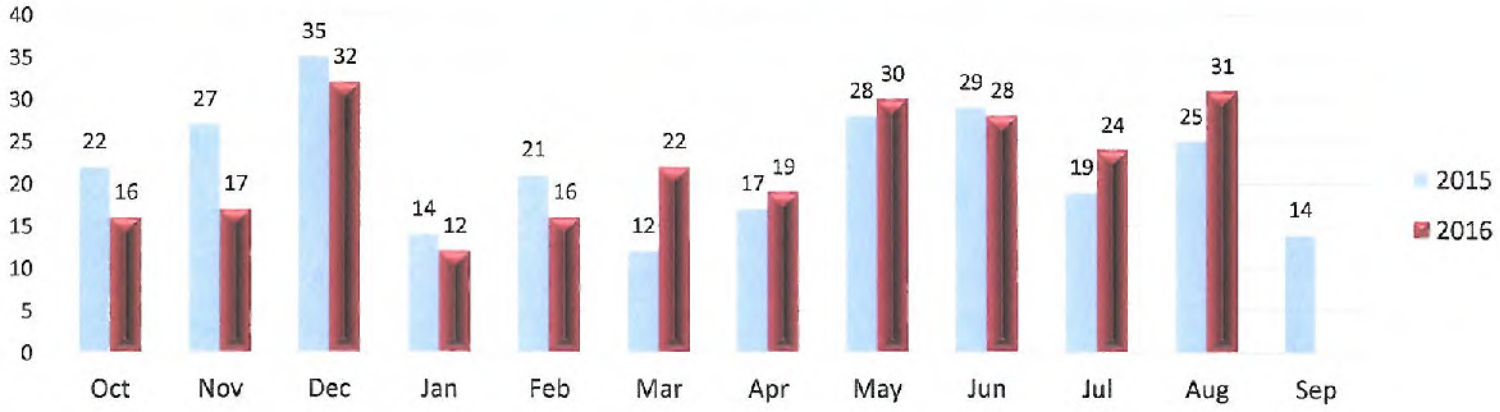
Horseshoe Bay Police Department
Code Enforcement FYTD
(2015-2016)



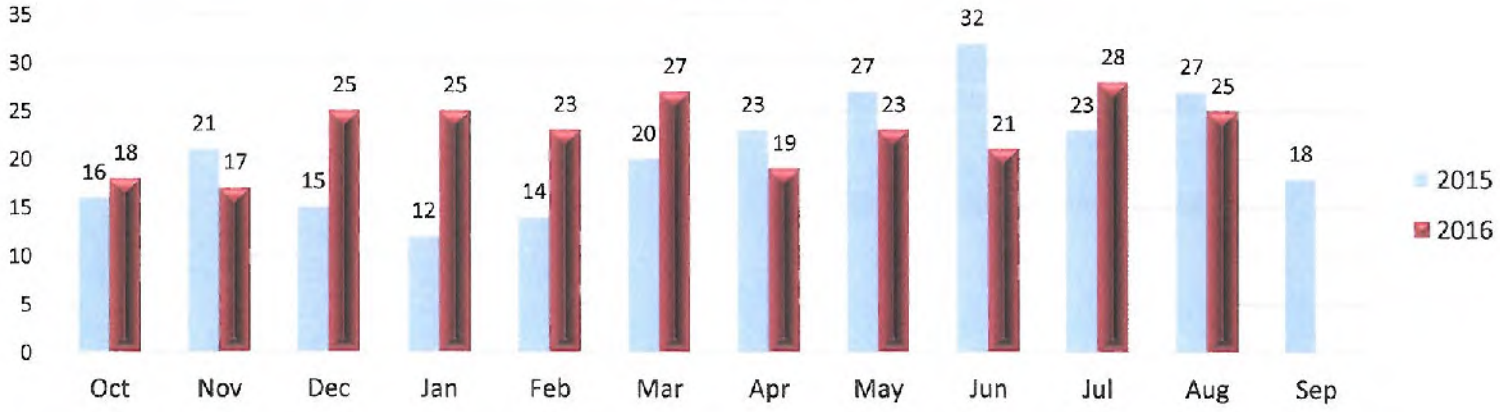
Horseshoe Bay Police Department
Traffic Accidents FYTD
(2015 - 2016)



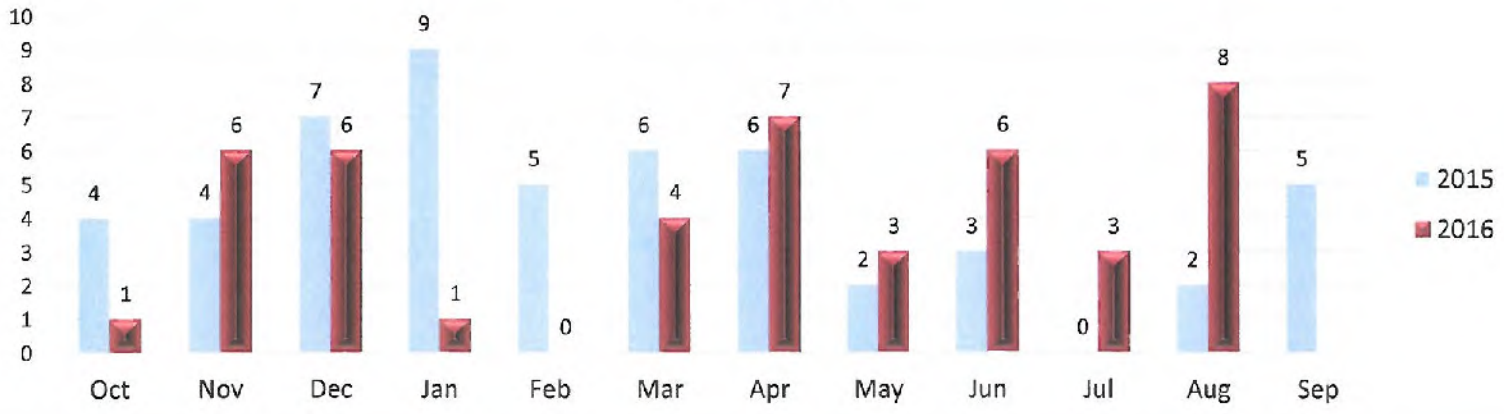
Horseshoe Bay Police Department
Home Security Watches FYTD
(2015 - 2016)



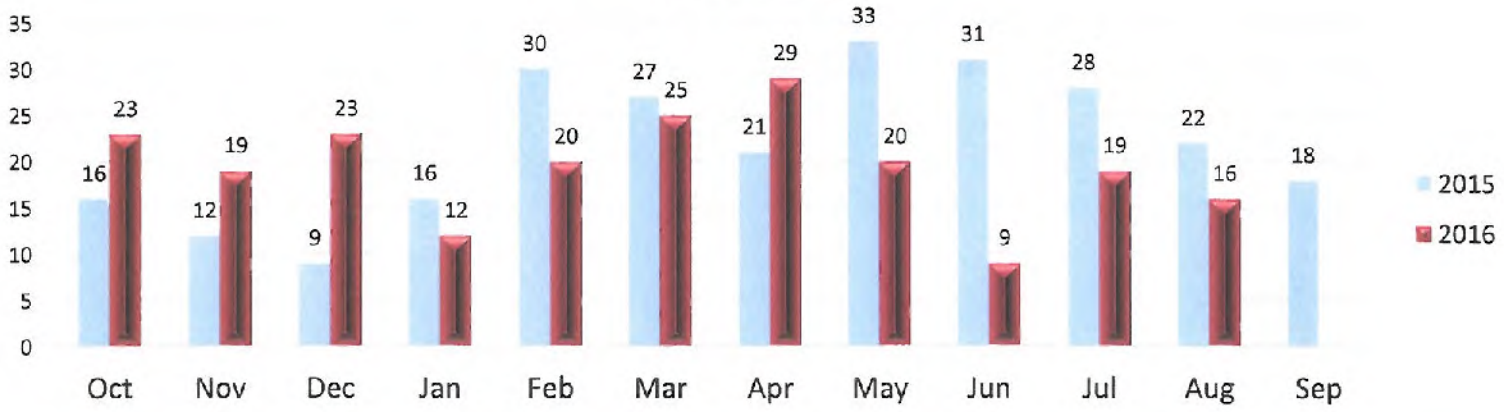
Horseshoe Bay Police Department
Alarms FYTD
(2015 - 2016)



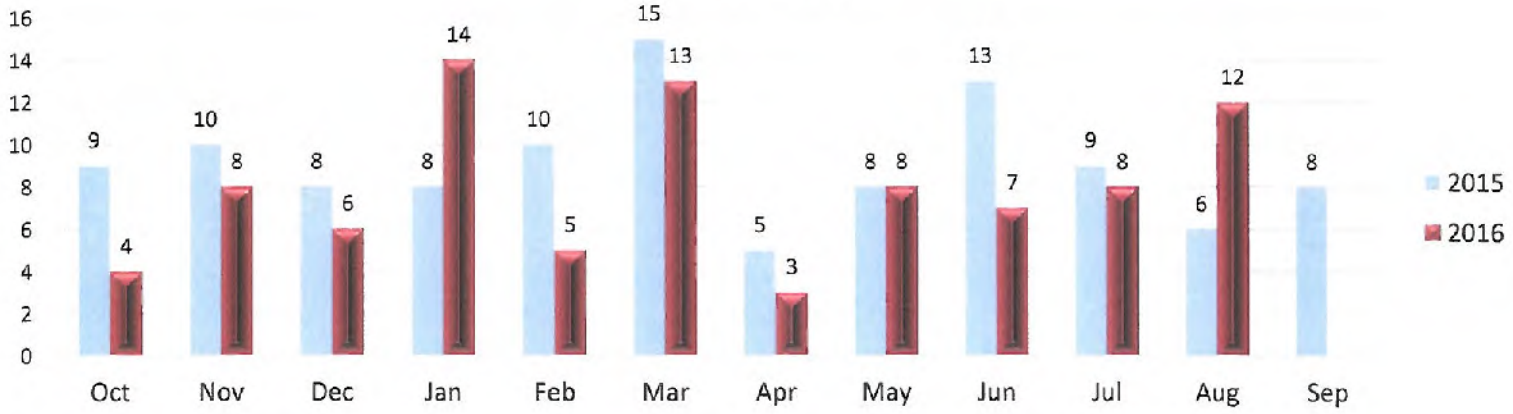
Horseshoe Bay Police Department
Felony Cases FYTD
(2015 - 2016)

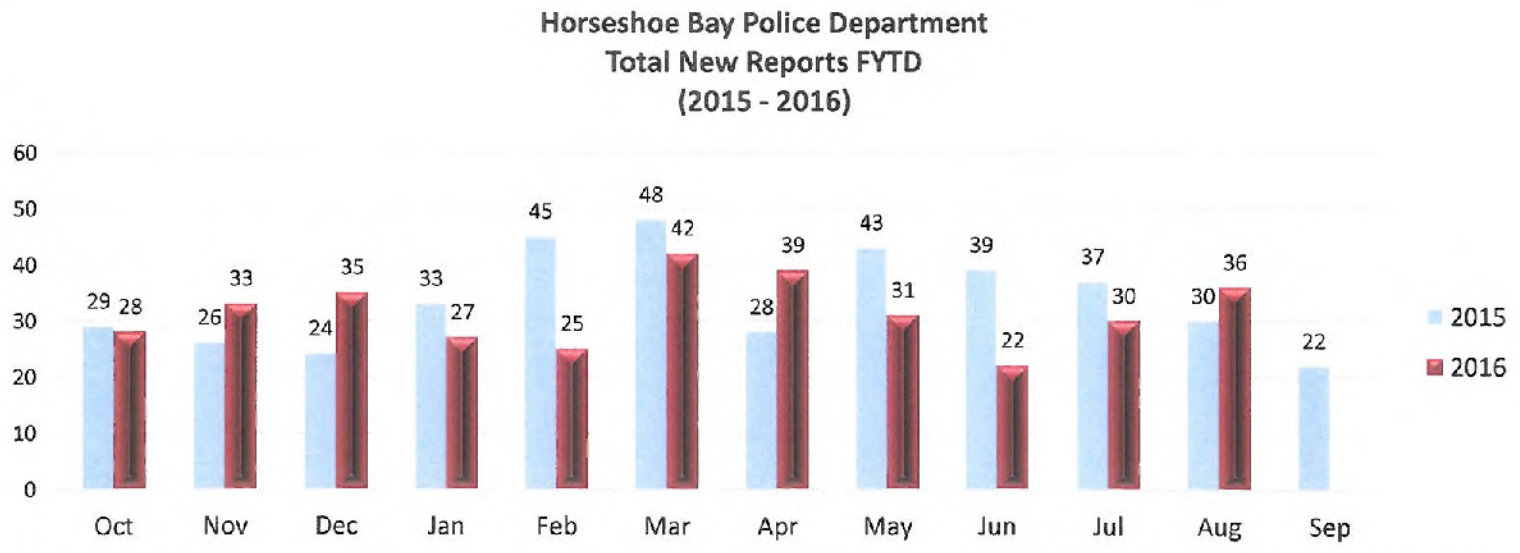


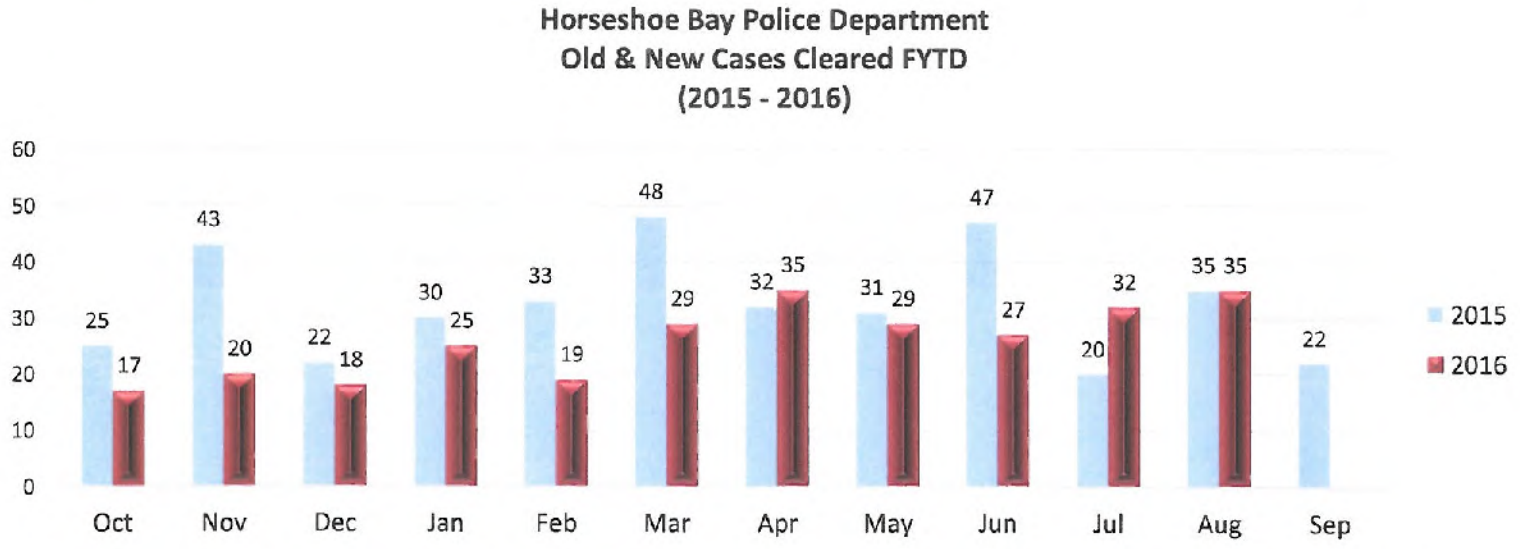
Horseshoe Bay Police Department
Misdemeanor Cases FYTD
(2015 - 2016)



Horseshoe Bay Police Department
Non-Criminal Cases FYTD
(2015 - 2016)




Horseshoe Bay Police Department
Total New Reports FYTD
(2015 - 2016)
60
50
40
30
20
10
0
29 28
26 33
24 35
33 27
45 25
48 42
28 39
43 31
39 22
37 30
30 36
22
Oct
Nov
Dec
Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
Sep
2015
2016


Horseshoe Bay Police Department
Old & New Cases Cleared FYTD
(2015 - 2016)
60
50
40
30
20
10
0
25 17
43 20
22 18
30 25
33 19
48 29
32 35
31 29
47 27
20 32
35 35
22
Oct
Nov
Dec
Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
Sep
2015
2016

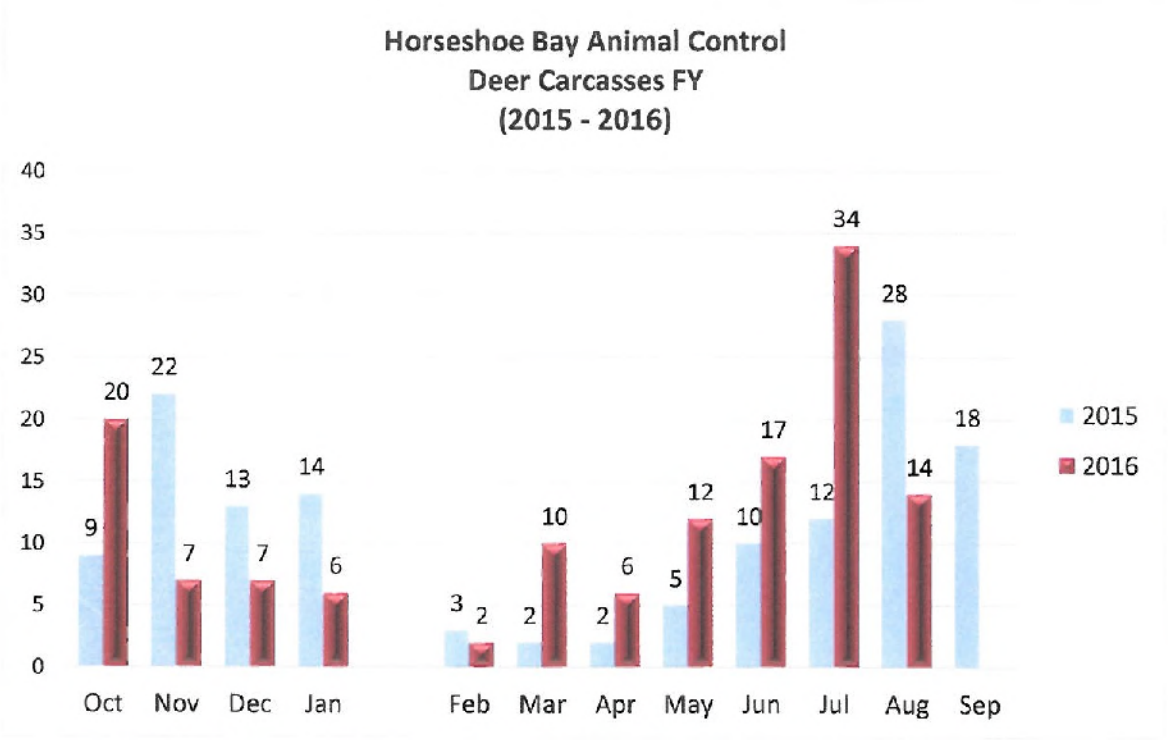
CITY OF HORSESHOE BAY

ANIMAL CONTROL
AUGUST 2016 FYACTIVITY REPORT

The Animal Control Person handled approximately one hundred twenty-five (125) calls within the month of August. Eighty-nine (89) of the calls were dispatched through either the Horseshoe Bay Police Department or Marble Falls Police Department, while thirty-six (36) of the calls were initiated by the Animal Control Officer.

The above information reflects the number of calls handled, but does not include the number of times traps were checked and did not have an animal in them. Police officers assisted or were assisted by the A.C.O. in twenty-five (25) of the calls for the month of August.

OPERATIONS	AUG 2016	AUG 2015	FYTD 2016	FYTD 2015
Buck Carcasses	1	3	18	15
Doe Carcasses	3	14	71	80
Fawn Carcasses	10	11	46	25
Total Deer Carcasses:	14	28	135	120
Other Carcasses	18	15	120	208
Blue Lake Carcasses	0	0	2	0
Total All Carcasses:	32	43	255	328
Cat related calls	2	6	67	59
Dog related calls	12	25	155	152
Total Other calls	79	71	785	1015
Total Calls:	125	145	1262	15554


Horseshoe Bay Animal Control
Deer Carcasses FY
(2015 - 2016)
40
35
30
25
20
15
10
5
0
9
20
22
7
13
7
14
6
3
2
2
10
2
6
5
12
10
17
12
34
28
14
18
Oct
Nov
Dec
Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
Sep
2015
2016

Item # 19

CITY OF HORSESHOE BAY

SEPTEMBER 20, 2016

To: Mayor and City Council

From: Stan R. Farmer, City Manager

RE: Discuss, Consider and Take Action Regarding Capital Area Council of Government General Assembly Representation for the City of Horseshoe Bay

Currently the City Manager is the representative for the City on the General Assembly of Capital Area Council of Government (CAPCOG). However, to be eligible to serve on the Executive Committee of CAPCOG a nominee must be an elected official. Therefore, if the City Council would like to nominate a representative for the City to the Executive Committee at any time it must nominate an elected official to serve on the General Assembly. The deadline for Executive Committee nominations this year is September 30. Thus, the City Council could appoint an elected official for the General Assembly on September 20 and that official could fill out the Executive Committee nomination application by September 30 to be considered for serving on the 2017 Executive Committee. Ultimately a Nomination Committee forwards recommendations to the full General Assembly for consideration and a vote in December.

The General Assembly only meets twice annually in September and December on second Wednesday of each month. The Executive Committee meets monthly on the second Wednesday.

Enclosures: Various Documents from CAPCOG Member Services Coordinator

Capital Area Council of Governments
6800 Burleson Road, Building 310, Suite 165 Austin, Texas 78744-2306
(p) 512.916.6000 (f) 512.916.6001
www.capcog.org

BASTROP BLANCO BURNET CALDWELL FAYETTE HAYS LEE LLANO TRAVIS WILLIAMSON

MEMORANDUM

DATE: September 9, 2016

TO: City and County Elected Officials

FROM: Betty Voights, Executive Director

RE: Nominations for CAPCOG's 2017 Executive Committee

CAPCOG's Nominating Committee is soliciting members who are interested in serving on the 2017 Executive Committee; eligible candidates are elected officials from cities and counties who represent their jurisdiction on the General Assembly. Also, the 2017 membership dues from that jurisdiction must be paid (due December 1, 2016) for an official to be elected to Executive Committee for the upcoming year. Any elected official interested in serving on the Executive Committee should submit the attached form to CAPCOG by **Friday, September 30, 2016.** The nomination is made by the interested elected official, not by the governing body of his or her jurisdiction.

A current list of General Assembly members is attached, so you can ensure we have the most current information about who represents your city or county; if our list is not current, please contact us immediately. Formal action by the governing body of the jurisdiction is required to designate General Assembly representatives. Your governing body may submit a General Assembly designation form with your Executive Committee nomination if necessary.

Please do not hesitate to call me or Mason W. Canales, CAPCOG's member services coordinator, if you need more information. Call us at 512-916-6000 or email bvoights@capcog.org or mcanales@capcog.org. A completed nomination form can be sent to Michelle Mooney, CAPCOG's administrative coordinator, at mmooney@capcog.org.

Encl: Nomination Form
General Assembly/Executive Committee Membership List
Roles and Functions of Executive Committee Members and Officers
CAPCOG Bylaws, Article V, Executive Committee
General Assembly Appointment Form

Capital Area Council of Governments
Executive Committee
Nomination Form

I, _____, representing _____

(Please print name) *(Name of Jurisdiction)*

place my name in nomination for the following seat on Capital Area Council of Governments (CAPCOG) Executive Committee *(Check one appropriate designation):*

- ☐ **Representative of a County**
- ☐ **Representative of the City of Austin**
- ☐ **City with population of more than 100,000**
- ☐ **City with population between 25,000 and 100,000**
- ☐ **City with population under 25,000**
- ☐ **At-Large**

With my signature below, I acknowledge the following:

- I am a designated representative to the CAPCOG General Assembly for my jurisdiction.
- I am an elected or newly-elected (and not yet sworn in) official of the governing body of my jurisdiction.
- I understand that membership on the Executive Committee requires my attendance at meetings on the second Wednesday of every month, and that per the bylaws, three absences may result in vacating the seat.
- I understand that this nomination is to fulfill the position for a full year, for a term from January 1, 2017 to expire December 31, 2017.
- I understand in order to serve on the Executive Committee my jurisdiction must pay its CAPCOG membership dues by December 1, 2016.

_____ _____

Signature Date

This form may be submitted to CAPCOG as follows:

Mail

Capital Area Council of Governments
6800 Burleson Road
Building 310, Suite 165
Austin, TX 78744

Fax

512-916-6001
Attn: Michelle Mooney

Email

mmooney@capcog.org

Please be sure to sign the form. It is due to the CAPCOG offices by **Friday, September 30, 2016**.

CAPITAL AREA COUNCIL OF GOVERNMENTS—GENERAL ASSEMBLY MEMBER REPRESENTATIVES

BASTROP COUNTY	REPRESENTATIVES
Bastrop County	Judge Paul Pape
Bastrop County	Commissioner Willie Pina
City of Bastrop	Mayor Ken Kesselus
City of Elgin	Mr. Marc Holm
City of Smithville	Mr. Mark A. Bunte

BLANCO COUNTY	REPRESENTATIVES
Blanco County	Judge Brett Bray
City of Blanco	Mr. Lambert Little
City of Johnson City	Mayor Dawn Capra
City of Round Mountain	Vacant

BURNET COUNTY	REPRESENTATIVES
Burnet County	Judge James Oakley
Burnet County	Commissioner Joe Don Dockery
City of Bertram	Mr. Allen Rodgers
City of Burnet	Council Member Tres Clinton
City of Cottonwood Shores	Ms. Sheila Moore
City of Granite Shoals	Mayor Carl Brugger
City of Highland Haven	Mayor Olan Kelley
City of Marble Falls	Mayor Pro Tem Jane Marie Hurst
City of Meadowlakes	Mayor Mary Ann Raesener

CALDWELL COUNTY	REPRESENTATIVES
Caldwell County	Judge Ken Schawe
Caldwell County	Commissioner Joe Ivan Roland
City of Lockhart	Council Member John Castillo
City of Lockhart	Mayor Lew White
City of Luling	Mayor Mike Hendricks
City of Martindale	Council Member Ross Purcell

FAYETTE COUNTY	REPRESENTATIVES
Fayette County	Judge Ed Janecka
Fayette County	Vacant
City of Carmine	Mayor Jerry Knox
City of Fayetteville	Mayor Ronald Pflughaupt
City of Flatonia	Mr. R. Scott Dixon
City of La Grange	Mayor Janet Moerbe
City of Round Top	Mayor Barnell Albers
City of Schulenburg	Mayor Roger Moellenberndt

HAYS COUNTY	REPRESENTATIVES
Hays County	Judge Bert Cobb
Hays County	Commissioner Debbie Gonzales Ingalsbe
Hays County	Commissioner Will Conley
City of Buda	Council Member Eileen Altmiller
City of Buda	City Manager Kenneth Williams
City of Dripping Springs	Mayor Todd Purcell
City of Kyle	Ms. Lucy Johnson
City of Kyle	Ms. Samantha LeMense
City of Mountain City	Mayor Tiffany Curnutt
City of San Marcos	Council Member Jane Hughson
City of San Marcos	Mayor Daniel Guerrero
City of San Marcos	Ms. Jamie Lee Pettijohn
City of Uhland	Vacant
City of Wimberley	Mayor Steve Thurber
City of Woodcreek	Mayor Michael Steinert

LEE COUNTY	REPRESENTATIVES
Lee County	Commissioner Maurice Pitts, Jr.
City of Giddings	Mayor John Dowell
City of Lexington	Mayor Charlotte Hooper

LLANO COUNTY	REPRESENTATIVES
Llano County	Judge Mary Cunningham
City of Llano	Mayor Mike Reagor
City of Horseshoe Bay	Mr. Stan R. Farmer, City Manager
City of Sunrise Beach Village	Council Member Dan Gower

TRAVIS COUNTY	REPRESENTATIVES
Travis County	Judge Sarah Eckhardt
Travis County	Commissioner Gerald Daugherty
Travis County	Commissioner Ron Davis
City of Austin	Council Member Ellen Troxclair
City of Austin	Council Member Sabino Renteria
City of Austin	Mr. DeWayne Lofton
City of Austin	Mr. Gilbert Rivera
City of Bee Cave	Mayor Caroline Murphy
City of Creedmoor	Mayor Robert Wilhite
City of Jonestown	Alderman Dave Nelsen
City of Lago Vista	Council Member Ed Tidwell
City of Lakeway	Mayor Joe Bain
City of Lakeway	Mayor Pro Tem Dwight Haley
City of Manor	Mayor Rita G. Jonse

TRAVIS COUNTY Continued	REPRESENTATIVES
City of Mustang Ridge	Mr. Alfred Vallejo II
City of Pflugerville	Council Member Omar Pena
City of Pflugerville	Mayor Jeff Coleman
City of Pflugerville	Council Member Brad Marshall
City of Rollingwood	Mayor Thom Farrell
City of Sunset Valley	Mayor Rose Cardona
City of West Lake Hills	Mr. Dave Claunch
Village of the Hills	Vacant
Village of Point Venture	Vacant
Village of San Leanna	Mayor Elizabeth Korts
Village of Volente	Mayor Ken Beck

WILLIAMSON COUNTY	REPRESENTATIVES
Williamson County	Judge Dan A. Gattis
Williamson County	Commissioner Cynthia Long
Williamson County	Vacant
City of Bartlett	Mayor Norris Ivy
City of Cedar Park	Council Member Corbin Van Arsdale
City of Cedar Park	Council Member Stephen Thomas
City of Cedar Park	Ms. Brenda Eivens, City Manager
City of Florence	Mayor Mary Condon
City of Georgetown	Mr. David Morgan, City Manager
City of Georgetown	Council Member Rachael Jonrowe
City of Granger	Vacant
City of Hutto	Ms. Debbie Holland
City of Hutto	Council Member Tom Hines
City of Jarrell	Mayor Larry Bush
City of Leander	Ms. Kirsten Lynch
City of Leander	Council Member Andrea Navarrette
City of Liberty Hill	Council Member Ron Rhea
City of Round Rock	Mayor Alan McGraw
City of Round Rock	Council Member Kris Whitfield
City of Round Rock	Mr. Russ Boles
City of Round Rock	Council Member Frank Leffingwell
City of Taylor	Council Member Donald Hill
City of Taylor	Council Member Brandt Rydell
City of Thrall	Mayor Troy Marx
City of Weir	Mayor Mervin Walker

ASSOCIATE MEMBERS	REPRESENTATIVES
Austin Independent School District	Mr. Joey Crumley
Barton Springs/Edwards Aquifer Conservation District	Mr. John Dupnik
Bluebonnet Electric Cooperative, Inc.	Mr. Johnny Sanders
Buda Economic Development Corporation	Ms. Ann Miller
Capital Area Metropolitan Planning Organization	Mr. Ashby Johnson
Central Health	Ms. Cynthia Valadez
Del Valle Independent School District	Ms. Darla Wegner
Dripping Springs Independent School District	Mr. Ron Jones
Eanes Independent School District	Vacant
Fayette County Central Appraisal District	Mr. Richard Moring
Georgetown Chamber of Commerce	Ms. Karen Sheldon
Giddings Independent School District	Mr. Allen Law
Guadalupe-Blanco River Authority	Mr. Jim Powers
Hays Central Appraisal District	Mr. David Valle
Hutto Independent School District	Dr. Douglas Killian
La Grange Independent School District	Dr. Randy Albers
Lower Colorado River Authority	Mr. Phil Wilson
Pedernales Electric Co-Op	Ms. Trista L. Fugate
Round Rock Chamber of Commerce	Ms. Lora Weber
Round Rock Independent School District	Mr. Paul J. Tisch
Travis County Emergency Services, Dist. 2	Chief Ron Moellenberg

2016 EXECUTIVE COMMITTEE

OFFICERS:

Commissioner Cynthia Long, Chair
Ms. Debbie Holland, 1st Vice Chair
Judge Bert Cobb, 2nd Vice Chair
Mayor Daniel Guerrero, Secretary
Mr. Marc Holm, Immediate Past Chair
Mayor Daniel Guerrero, Parliamentarian

MEMBERS:

Council Member Eileen Altmiller	Mayor Alan McGraw
Judge Brett Bray	Mayor Caroline Murphy
Mayor Jeff Coleman	Council Member Andrea Navarrette
Commissioner Will Conley	Judge James Oakley
Judge Mary Cunningham	Judge Paul Pape
Representative John Cyrier	Commissioner Maurice Pitts, Jr.
Commissioner Gerald Daugherty	Representative Eddie Rodriguez
Commissioner Joe Don Dockery	Judge Ken Schawe
Judge Sarah Eckhardt	Council Member Ellen Troxclair
Judge Dan A. Gattis	Council Member Corbin Van Arsdale
Representative Jason Isaac	Mayor Lew White
Judge Ed Janecka	Representative Paul Workman

Capital Area Council of Governments
6800 Burleson Road, Building 310, Suite 165 Austin, Texas 78744-2306
(p) 512.916.6000 (f) 512.916.6001
www.capcog.org

BASTROP BLANCO BURNET CALDWELL FAYETTE HAYS LEE LLANO TRAVIS WILLIAMSON

Roles and Functions of the Executive Committee Members and Officers

Board Duties:

- Focus on meeting overall needs of region, not just their own jurisdiction.
- Learn the organization's programs, mission and goals, and work plan; participate in orientation during first month of first term.
- Participate in at least one CAPCOG committee which might include an ad hoc work group, program advisory committee, or subcommittee of the Executive Committee.
- Set policy and strategic direction that guide the region council to run effectively, legally, and ethically.
- Advocate the use of the regional council as the primary convener and facilitator on regional issues.
- Set policies to guide the authority, responsibility, accountability, and overall performance of executive director; allow executive director to manage the day-to-day activities.
- Provide support to staff necessary to advance the priorities and goals of the organization.
- Remember that the regional council is not always under the same rules and restrictions as local government.
- Focus on putting decisions into the larger regional context and perspective.
- Serve as a goodwill ambassador for the organization and for regionalism.
- Avoid even the appearance of conflict of interest.
- Meet attendance requirements during January-December term.

Board Chair Duties:

- Commit the necessary time to prepare for meetings and review agenda with staff prior to meetings.
- Provide leadership to help board members keep local politics in perspective to regional needs and priorities.
- Encourage board members to have a firm grasp on financial conditions, integrity, and operations of the organization including budgeting, expenditures, and auditing.
- Delegate day-to-day financial management to executive director yet maintains appropriate internal controls.
- Appoint ad hoc work subcommittees as needed.
- Chair the budget, audit, and strategic planning subcommittee.
- Chair the Nominating Committee
- Represent the organization and the board at meetings, hearings, the state conference for regional planning commissions, and related activities as appropriate and necessary.

Board Vice Chair Duties:

- Serve as chair when necessary
- Chair the Legislative Work Group
- Attend state conference for regional planning commissions.

ARTICLE V – THE EXECUTIVE COMMITTEE

Section 5.1 – Governing Body

The Executive Committee is the governing body of the Council between meetings of the General Assembly. Members of the Executive Committee shall also serve on the Board of Managers of the Capital Area Emergency Communications District (CAECD) as an additional duty.

Section 5.2 – Composition

(a) The composition of the Executive Committee is as follows:

(1) two representatives from Travis County;
(2) one representative from each of the other nine counties in State Planning Region 12;
(3) one representative from the City of Austin;
(4) one representative from a city with a population in excess of one hundred thousand (100,000);
(5) four representatives from cities with populations between 25,000 and 100,000;
(6) five representatives from cities with populations under 25,000; and
(7) three at-large members.
(8) at least one State of Texas Legislator in accordance with Local Government Code, Section 391.006(c).

(b) At each Annual Meeting, the General Assembly shall elect members from the categories described in Subsections (a) (1) through (7) of this section 5.2.

(c) In selecting the medium-sized city, small city and at-large representatives, the General Assembly shall consider population and geography to ensure diversity among the members of the Executive Committee.

(d) All of the Executive Committee members, except for the ex-officio State Legislator, must be elected officials of the governing bodies of the full members of the Council.

(e) An elected official of the governing body of a full member of the Council remains eligible for membership on the Executive Committee if he or she was an elected official at the time of election to the Executive Committee.

(f) A State Legislator selected for the Executive Committee shall serve as an ex-officio member, will not be eligible to vote, to serve as an officer of the Council, or to serve on subcommittees, and will not count toward a quorum.

Section 5.3 – Meetings

(a) The Executive Committee shall meet regularly each month at a time and place specified by resolution.

(b) The Executive Committee shall meet specially on call of the chairperson of the Council or

upon the written request of at least one-third of the members of the Executive Committee.

Section 5.4 – Notice

Notice of regular and special meetings of the Executive Committee must comply with the Open Meetings Act.

Section 5.5 – Quorum and Action

(a) A quorum of the Executive Committee consists of a majority of the total number of members, excluding vacancies, but a quorum may not consist of fewer than thirteen members.

(b) If a quorum is present when a vote is taken, the affirmative vote of a majority of the members present is the act of the Executive Committee.

Section 5.6 – Term

Executive Committee members serve one-year terms, beginning on the date they are elected and expiring on December 31. An Executive Committee member whose term expires continues to serve until his or her successor is elected.

Section 5.7 – Vacancy

(a) A vacancy on the Executive Committee occurs:

(1) when a member dies;
(2) when a member resigns;
(3) when a member is removed;
(4) when a member becomes disqualified to serve; or
(5) when a member incurs four absences as described in subsection (b).

(b) If an Executive Committee member misses three Executive Committee meetings in a calendar year, the Executive Director shall notify the Executive Committee member in writing of the absences and that a fourth absence will vacate the member's position on the Executive Committee. If the Executive Committee member misses a fourth Executive Committee meeting, having received the Executive Director's notice, the Executive Committee shall declare the absent member's position on the Executive Committee vacant unless the member persuades the Executive Committee, at its next meeting, that there was good cause for the absence.

(c) Executive Committee members shall also serve on the Board of Managers of the CAECD; a missed meeting of the CAECD shall be counted toward the absences described in (b).

(d) If a vacancy occurs on the Executive Committee, the Nominating Committee may nominate at the request of the Executive Committee, and the Executive Committee shall elect a replacement to serve for the remainder of the unexpired term.

Section 5.8 – Powers and Responsibilities

(a) The Executive Committee has the following general powers:

(1) to sue and be sued in the name of the Council;
(2) to contract;
(3) to acquire, own, lease, transfer, or otherwise dispose of real and personal property, tangible or intangible, or any interest in it;
(4) to invest the Council's assets in real or personal property, tangible or intangible, or any interest in it;
(5) to sell, assign, mortgage, or pledge all or any part of the Council's real or personal property, or any interest in it;
(6) to borrow or lend money or other property;
(7) to apply for, receive, and use contributions and grants.

(b) The Executive Committee has the following general responsibilities:

(1) to have prepared, review, and submit an annual budget for the Council to the General Assembly;
(2) to designate one or more depositories for the Council's funds and specify the individuals authorized to sign and countersign checks and other instruments for withdrawal of the funds;
(3) to receive, review, and, if necessary, act upon reports and recommendations of its subcommittees and of committees of the Council, and to notify the General Assembly of any action taken;
(4) to make recommendations, formulate policy, and take action on matters referred to it by the General Assembly that best carry out the purposes of the Council.

Section 5.9 – Creation of Subcommittees

(a) The Executive Committee by resolution may create one or more subcommittees and appoint members of the Executive Committee to serve on them. Each subcommittee may have three or more members who serve at the pleasure of the Executive Committee.

(b) To the extent specified in the creating resolution, a subcommittee may exercise the Executive Committee's powers and carry out its responsibilities described in Section 5.8.

(c) The Executive Committee in the creating resolution shall appoint officers of the subcommittee from among its members and shall describe the meeting, quorum, and voting requirements for the subcommittee.

APPOINTMENT FORM - GENERAL ASSEMBLY REPRESENTATIVE
CAPITAL AREA COUNCIL OF GOVERNMENTS

The governing bodies of CAPCOG's members designate General Assembly representatives.

Counties:	Official appointments are made at Commissioners Court.
Cities, Towns, Villages:	Official appointments are made at City Council meetings.
Organizations:	Official appointments are made by the Board or other governing body.

PLEASE COMPLETE THE FOLLOWING SECTION

Governing Body:

_____ County Commissioners Court (e.g., Travis County Commissioners Court)

-OR-

_____ City Council (e.g., Austin City Council)

-OR-

_____ Other (Board or other governing body)

_____

City, County, or Organization being represented

_____ _____

Name of Representative **Position**

_____

Address

_____

City, Zip Code

(_____)_____ (_____)_____

Telephone Number **Fax Number**

_____

Email address ***(General Assembly Reps. will be subscribed to the CAPCOG Connections, Training, & Data Points email lists)***

Check One:

_____ Reappointment

_____ Filling Vacancy

_____ Changing Representative _____

Name of Previous Representative

I confirm our governing body appointed the above individual to serve as a CAPCOG General Assembly Representative for the above entity on _____.

Date of Meeting

_____ _____

Signature of Chief Elected Official **Date**

Please fax this form to 512-916-6001 or email to mmooney@capcog.org. Tel. 512-916-6018

Item # 20

CITY OF HORSESHOE BAY

SEPTEMBER 20, 2016

To: Mayor and City Council

Thru: Stan R. Farmer, City Manager

From: Eric W. Winter, Development Services Director

RE: Public Hearing, Discuss, Consider and Take Action on an Ordinance Amendment to Chapter 14 Zoning, Article 14.02 Zoning Ordinance, Division 3 Zones and Classifications, Section 14.02.401 Zones and Classifications Established to Update Both the Zones and the Classifications Information; to Change Secs. 14.02.420-14.02.460 Reserved to Section 14.02.420 Zone 17 The Hills That Rezones all Annexed Properties in The Hills Sections I – III, Quail Ridge and Golfview Estates From A-1 Recreational and R-1 Single Family Residential in Zone 3 Horseshoe Bay West to RR Rural Residential and Provides Zoning Regulations; and to Renumber Secs. 14.02.420-14.02.460 Reserved to Secs. 14.02.421-14.02.460 Reserved

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The attached Zoning Ordinance Amendment is proposed to do the following:

1. Update both the Zones and the Classifications in Division 3, Section 14.02.401 Zones and classifications established, including the addition of Zone 12 Summit Rock, Zone 14 Horseshoe Bay Corridor and Zone 17 The Hills.
2. Create Zone 17 The Hills and rezone the vacant annexed properties from A-1 Recreational in Zone 3 Horseshoe Bay West to RR Rural Residential and the developed annexed properties from R-1 Single Family Residential in Zone 3 Horseshoe Bay West to RR Rural Residential and provide zoning regulations totally based on the Covenants, Conditions and Restrictions (CC&Rs) for The Hills Section I, which will apply to the annexed properties in all three Sections of the Hills, Quail Ridge and Golfview Estates.
3. Renumber Secs. 14.02.420-14.02.460 set aside as Reserved at the end of the Zones and classifications established Section.

The public hearing notices for this Amendment have been published in the August 18 and September 1 issues of the Horseshoe Bay Beacon and the August 19 and September 2 issues of the Highlander in order to meet the new public hearing notice requirements. The public hearing notices have also been mailed to all property owners recently annexed in the three subdivisions, as well as all property owners within 500 feet of the entire area of the three subdivisions on August 11 and again on August 30.

In summary, the Zone 17 regulations include:

- Only a single family residence, and accessory structures such as a structure for farming or ranching, a guest house and 1 or more enclosed areas or sheds are permitted on a lot.
- Minimum dwelling size – 1,200 Sq. Ft.

- **Maximum height – 30 feet.**
- **Setbacks are: front yard – 50 feet; side yard – 25 feet each, except for corner lots which are 50 feet; and rear yard – 25 feet.**
- **2 parking spaces are required per dwelling in a garage or carport, or an exterior parking area screened from view of adjacent lots.**
- **No tract can be subdivided.**
- **One additional dwelling can be placed on a tract that is owned and is contiguous to an owned property with a dwelling on it, and does not have to meet the side or rear yard setback requirements, except it must meet the side yard setback on the side opposite the side with the existing dwelling.**

Attached are copies of the redline and clean versions of the Ordinance which show the changes to the Zones and the Classifications sections of the Ordinance, the addition of the Zone 17 The Hills regulations and the change to the Reserved section number.

Several people have called to request more information about the amendment, including a few people who requested copies of the amendment. However, staff is not aware of any objections to this Amendment. The Planning and Zoning Commission at its meeting on August 16 unanimously recommended approval of the Amendment to City Council, and staff also recommends approval of the Amendment.

Enclosures: Zoning Ordinance Amendment Redline
Zoning Ordinance Amendment Clean
Aerial Photo of Zone 17
Current Zoning Map for Zone 17

CITY OF HORSESHOE BAY

ORDINANCE NO. _____

ZONE 17 THE HILLS

AN ORDINANCE OF THE CITY OF HORSESHOE BAY AMENDING CHAPTER 14 ZONING, ARTICLE 14.02 ZONING ORDINANCE, DIVISION 3 ZONES AND CLASSIFICATIONS, SECTION 14.02.401 ZONES AND CLASSIFICATIONS ESTABLISHED TO UPDATE BOTH THE ZONES AND THE CLASSIFICATIONS INFORMATION; TO CHANGE SECTION 14.02.420 OF SECS. 14.02.420-14.02.460 RESERVED TO SECTION 14.02.420 ZONE 17 THE HILLS THAT REZONES ALL ANNEXED PROPERTIES IN THE HILLS SECTIONS I – III, QUAIL RIDGE AND GOLFVIEW ESTATES FROM A-1 RECREATIONAL AND R-1 SINGLE FAMILY RESIDENTIAL IN ZONE 3 HORSESHOE BAY WEST TO RR RURAL RESIDENTIAL AND PROVIDES ZONING REGULATIONS; AND TO RENUMBER SECS. 14.02.420-14.02.460 RESERVED TO SECS. 14.02.421-14.02.460 RESERVED; 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, there have been changes to several zones and classifications in Section 14.02.401 Zones and classifications established that need to be updated; and

WHEREAS, the City Council completed the annexation of The Hills Sections I, II and III, Quail Ridge and Golfview subdivisions on June 21, 2016; and

WHEREAS, the City Council desires to provide zoning regulations specific to those three subdivisions; and

WHEREAS, the City Council is of the opinion that updating the Zones and Classifications information and adopting Zone 17 The Hills zoning regulations are in the best interests of the City of Horseshoe Bay; 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:

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. AMENDMENT TO CHAPTER 14 ZONING, ARTICLE 14.02 ZONING ORDINANCE, SECTION 14.02.412 ZONES AND CLASSIFICATIONS ESTABLISHED

a. Chapter 14 Zoning, Article 14.02 Zoning Ordinance, Section 14.02.401 Zones and classifications established as heretofore amended be and the same is hereby amended to read as follows:

Sec. 14.02.401 Zones and classifications established

The city is hereby divided into the following zones. Each zone contains the classifications as set out herein. The zones and classifications established shall be known as follows:

ZONES	CLASSIFICATIONS
Zone 1 (Applehead Island)	R-1 Single-Family Residential
	R-2 Two-Family Residential
	R-4 Multiple-Family Residential
	A-1 Recreational
Zone 2 (Applehead)	R-1 Single-Family Residential
	R-4 Multiple Residential
	GH Garden Home
	A-1 Recreational
Zones 3 and 4A & 4B (Horseshoe Bay)	R-1 Single-Family Residential
	GH Garden Home
	R-2 Two-Family Residential
	R-4 Multiple Residential
	MURC-1 – Mixed Use Residential and Commercial for Marina Village in Zone 4A
	R-6 Apartment, Townhouse, Cottage
	M-1 Mobile Home
	C-2 General Commercial
	A-1 Recreational
	GUI Governmental, Utility, Institutional

Zone 5 (Bay Country)	R-R Rural Residential
	R-4 Multiple Residential
	C-2 General Commercial
	A-1 Recreational
	GUI Governmental, Institutional, Utility
Zone 6 (Pecan Creek)	R-6.5 Single-Family Residential
	R-16 Single-Family Residential
	A-1 Recreational
	C-2 General Commercial
	GUI Governmental, Institutional, Utility
Zone 7 (Peninsula)	R-1 Single-Family Residential
Zone 8 (Matern Island)	R-1 Single-Family Residential
	A-1 Recreational
Zone 9 (Escondido)	R-1 Estate Single-Family Residential
	R-1 Villa Single-Family Residential
	R-6 Townhouse
	A-1 Recreational
	C-2 General Commercial
Zone 10 (Siena Creek)	R-1 Single-Family Residential
	R-4 Multiple Residential
	A-1 Recreational
	C-2 General Commercial
	GUI Governmental, Utility, Institutional
Zone 11 (The Trails)	R-1 Single-Family Residential
	C-2 General Commercial
	A-1 Recreational
Zone 12 (Summit Rock)	R-1 Cabins - Single-Family Residential Only
	R-1 Cottages - Single-Family Residential Only
	R-1 Estates - Single-Family Residential Only
	R-1 Golf Single-Family Residential Adjacent to Golf Course

	R-1 Family Homesteads (8–12 Acre Tracts)
	R-1 Villas
	R-2 Villas
	R-4 Cabins - Multifamily Residential
	R-4 Multifamily Residential - Condominiums, Townhomes and Apartments
	C-2 Commercial
	C-3 Commercial
	A-1 Recreational
	DR Development Reserve
	GUI Governmental, Utility or Institutional
Zone 13 (Caprock)	(Currently subject to Moratorium)
Zone 14 (HSB Blvd. Corridor)	~~(Currently subject to Moratorium)~~ All Classifications below are the same as those in Zones 3 & 4A, some with additional Planned Development Zoning Authorizations (PDZAs)
Tract One - Tract CCC-1 Horseshoe Bay Plat 21.16	C-2 General Commercial with one PDZA
Tract Two - Tract J-9 Horseshoe Bay Plat 28.48	R-6 Multi-Family Residential
Tract Three - Tract J-5 Horseshoe Bay Plat 28.36	R-6 Multi-Family Residential
Tract Four - Tract J-7 Horseshoe Bay Plat 28.49	C-2 General Commercial - All uses under A-1 are permitted and with PDZAs
Tract Five – Lot 28043-C Horseshoe Bay Plat 28.52	C-2 General Commercial – Surface Parking Lot
Tract Six - Lot 28026-A Horseshoe Bay Plat 28.51	C-2 General Commercial - Surface Parking Lot

Tract Seven - Lot 28050-A Horseshoe Bay Plat 28.50	C-2 General Commercial with one PDZA
Tract Eight – Lot 15061-A Horseshoe Bay Plat 15.70	C-2 General Commercial with PDZAs
Tract Nine -- Tract J-8 Horseshoe Bay Plat 28.53	C-2 General Commercial - All uses under A-1 are permitted and with PDZAs
Tract Ten – Tract BBB-3 Horseshoe Bay Plat 15.27	C-2 General Commercial – Surface Parking Lot
Tracts Eleven A and Eleven B 11-A – Lot 15041-A Horseshoe Bay Plat 15.63 11-B – Tract AAA-5 Horseshoe Bay Plat 64.2	C-2 General Commercial – Surface Parking with Landscaping
Tract Twelve – 6.1 Acres of Tract AAA-2A Horseshoe Bay Plat 64.3	C-2 General Commercial with PDZAs
Tract Thirteen – Tract AAA-2B Horseshoe Bay Plat 64.4	M-1 Marina with PDZAs
Tract Fourteen – Lot 15030 Horseshoe Bay Plat 15.1	R-1 Single Family Residential
Zone 15 (Airport)	~~Airport~~ R-1 Single Family Residential, C-2 General Commercial, AM-1 Airport Mixed Use
Zone 16 (Lake Areas and LA Lake Area)	LA Lake Area
Zone 17 ~~(Centex)~~(The Hills)	~~R-4 Multiple Residential[2] (Included in map of Zone 4)~~ RR Rural Residential

Notes:

~~[1]~~ 1. Former Zone 12 (Hurd properties), Former Zone 16 (Amenities Land) and Former Zone 18 (Non-subdivision Tracts) referenced in the original comprehensive development plan, are included in adjacent zones and no longer identified as a separate zones.

2. Former Zone 17 (Centex) was R-4 Multiple Residential (Included in map of Zone 4). ~~[2]~~See discussion in original comprehensive development plan.

b. Chapter 14 Zoning, Article 14.02 Zoning Ordinance, Section 14.02.420 of Secs. 14.02.420-14.02.460 Reserved is hereby amended to read as follows:

~~**Secs. 14.02.420- 14.02.460 Reserved**~~

Sec. 14.02.420 Zone 17 The Hills

(a) The following provisions shall be applicable to all land within Zone 17 regardless of classification, except as may otherwise be provided:

(1) No business or professional service of any nature shall be conducted on any tract. No buildings or structure intended for or adapted to business or professional purposes, and no apartment house, double house, flat building, lodging house, rooming-house, hotel, hospital or sanitarium shall be erected, placed, permitted or maintained on any tract. No room or rooms in any dwelling nor any accessory building, or any part thereof, may be rented or leased to others.

(2) No air conditioning condensing unit and fan, evaporative cooler or other object, which is unsightly, shall be placed upon or above the roof of any dwelling or other building unless architecturally concealed from view as reflected in the plans submitted.

(3) No propane or other tank used for storage of gas or liquids for fuel shall be placed on any tract unless the same is architecturally concealed from view. In the event natural gas is made available to any tract, then the owner thereof shall properly connect with the source of natural gas and discontinue the use of propane gas.

(4) No hunting or discharging of firearms shall be allowed on any tract except in such areas or on such lot as its successors or assigns may designate with approval of the respective Section's Architectural Control Committee or Board (the Board).

(5) No subdivision of the tracts shall be permitted.

(6) No building, structure, wall, fence, garage, carport, accessory building or landscaping shall be maintained on any tract in such a manner as in the opinion of the Board may obstruct traffic sight lines and/or create traffic hazards.

(7) All driveways shall have minimum width of ten (10) feet and meet all minimum standards for driveway construction as specified by the Board. Where driveway access enters any street or road at points where landscaping, boundary structures or other visual barriers are located which may create a potential traffic hazard, such driveway access shall be installed and maintained so as to provide adequate sight lines from the vehicle onto such street or road.

(8) No mobile home, trailer of any kind, RV or boat shall be kept, placed or maintained on any tract except in a carport, garage or in an outside storage area

screened from view from streets and roads. None of these structures shall be used for occupancy either temporarily or permanently. A mobile home or a trailer may be used temporarily for storage of materials during construction, and shall be removed promptly after construction is completed.

(b) The following provisions shall be applicable to all land within Zone 17 classified as RR Rural Residential:

(1) Uses permitted.

(A) A single-family dwelling, including an attached carport or garage;

(B) Accessory structures, including: (i) one structure for farming and/or ranching purposes provided the total square footage of the structure (excluding guest house) does not exceed two (2) times the square footage of the authorized or completed (whichever *is* greater) dwelling on said tract, excluding the carport or garage; (ii) one attached or detached guest house per tract provided such guest house shall not exceed one-half (1/2) of the square foot area of the authorized or completed (whichever *is* greater) dwelling on said tract. In addition, the accessory structures may include one or more covered semi-enclosed areas or sheds not exceeding in the aggregate two (2) times the area of the carport or garage attached to the dwelling.

(C) In addition, each dwelling and accessory structure (including guest house) must also meet the requirements of the Board with respect to aesthetic compatibility and conformity with the overall development of the land.

(2) Maximum building height. Thirty (30) feet above the lowest elevation beneath the structure to the highest point of the roof or any projection.

(3) Minimum yard requirements. Except as specified to the contrary on an approved plat, which specification shall control, the following shall apply:

(A) Front yard setback shall conform to a minimum depth of fifty (50) feet from the front lot line or edge of the road pavement, whichever is greater, to the nearest projection of any portion of the dwelling or accessory structure.

(B) Side yard setbacks shall be twenty-five (25) feet from each side property line. Corner lots shall conform to a minimum depth of fifty (50) feet from the side property line or edge of the road pavement, whichever is greater.

(C) Except as provided below, rear yard setbacks shall be at least twenty-five (25) feet from the rear lot line to the nearest building line.

(D) Notwithstanding any other provision hereof, nothing in these regulations shall be so interpreted as to prohibit the owner or owners of contiguous tracts from erecting dwellings whether attached or detached in

disregard of the common side or rear tract lines of said contiguous tracts so long as the density of use created by such construction shall not exceed the density of use which would be created by the construction of one single family dwelling on each such contiguous tract and provided that such owner shall not violate front yard setbacks hereinbefore set forth nor shall such owner construct any such dwellings closer than twenty-five (25) feet to any side Tract line common with any tract not owned by said owner. Setback lines and other requirements shown on the subdivision plat which conflict with the foregoing shall prevail.

(4) Minimum dwelling size. All primary dwellings shall require not less than twelve hundred (1,200) square feet of living area measured from the outside walls of the principal dwelling.

(5) Parking. Each developed tract shall contain sufficient parking space for at least two (2) automobiles by one of the following means: (i) a garage or carport either attached to or detached from the dwelling or (ii) an exterior parking area screened from view of adjacent lots.

(6) Property being rezoned. The RR Rural Residential zoning provisions apply to the following property - for those tracts or lots that are vacant and when annexed were zoned A-1 Recreational in Zone 3 Horseshoe Bay West are hereby zoned RR Rural Residential, and for those tracts or lots that are developed and when annexed were zoned R-1 Single Family Residential in Zone 3 Horseshoe Bay West are hereby zoned RR Rural Residential:

(3.29 Acres), Llano County Property ID 50056 – as more fully described in deed recorded in Volume 1176, Page 38, Official Public Records of Llano County, Texas

(0.19 Acres), Llano County Property ID 50057 – as more fully described in deed recorded in Volume 1176, Page 38, Official Public Records of Llano County, Texas

(2.599 Acres), Llano County Property ID 5312 – as more fully described in deed recorded in Volume 1376, Page 942, Official Public Records of Llano County, Texas

(0.5 Acres), Llano County Property ID 5261 – Tract 2

(3.304 Acres), Llano County Property ID 5108 – Tract 1

(10.962 Acres), Llano County Property ID 10215 – Tract 28

(12.47 Acres), Llano County Property ID 52008 – Tract 3

(8.05 Acres), Llano County Property ID 5651 – Tract 4

(2.0 Acres), Llano County Property ID 5738 – Tract 5

(19.114 Acres), Llano County Property ID 5816 – Tract 6 through 9

(0.5 Acres), Llano County Property ID 6103 – Tract 8

(4.984 Acres), Llano County Property ID 6277 – Tract 10

(4.968 Acres), Llano County Property ID 7749 – Tract 11

(4.926 Acres), Llano County Property ID 7888 – Tract 12

(4.885 Acres), Llano County Property ID 7988 – Tract 13

(7.59 Acres), Llano County Property ID 8096 – Tract 14

(9.537 Acres), Llano County Property ID 8199 – Tract 15

(19.59 Acres), Llano County Property ID 8339 – Tract 16

(12.469 Acres), Llano County Property ID 8427 – Tract 17

(5.512 Acres), Llano County Property ID 8515 – Tract 18

(5.02 Acres), Llano County Property ID 8596 – Tract 19

(5.0 Acres), Llano County Property ID 52233 – Tract 26

(5.0 Acres), Llano County Property ID 10153 – Tract 27

(9.39 Acres), Llano County Property ID 6018 – Lot 8

(5.98 Acres), Llano County Property ID 6129 – Lot 9

(7.62 Acres), Llano County Property ID 6233 – Lot 10

(5.69 Acres), Llano County Property ID 7707 – Lot 11

(6.13 Acres), Llano County Property ID 7845 – Lot 12

(5.0 Acres), Llano County Property ID 7952 – Lot 13

(5.0 Acres), Llano County Property ID 8055 – Lot 14

(5.0 Acres), Llano County Property ID 68303 – Lot 15

(0.47 Acres), Llano County Property ID 8162 – Lot 15

(5.02 Acres), Llano County Property ID 5063 – Lot 1

(5.798 Acres), Llano County Property ID 6249 – Lot 10

(5.92 Acres), Llano County Property ID 7721 – Lot 11

(6.75 Acres), Llano County Property ID 7858 – Lot 12

(8.87 Acres), Llano County Property ID 64874 – Lot 13

(0.5 Acres), Llano County Property ID 7966 – Lot 13

(0.5 Acres), Llano County Property ID 8069 – Lot 14

(6.93 Acres), Llano County Property ID 65887 – Lot 14

(8.99 Acres), Llano County Property ID 8180 – Lot 15

(6.82 Acres), Llano County Property ID 8313 – Lot 16

(5.05 Acres), Llano County Property ID 8409 – Lot 17

(5.0 Acres), Llano County Property ID 8494 – Lot 18

(5.03 Acres), Llano County Property ID 8579 – Lot 19

(10.02 Acres), Llano County Property ID 9712 – Lot 22

(8.12 Acres), Llano County Property ID 9799 – Lot 23

(7.493 Acres), Llano County Property ID 69813/69814 – Lot 3

(7.493 Acres), Llano County Property ID 5370 – Lot 3

(10.88 Acres), Llano County Property ID 5494 – Lot 4

(8.23 Acres), Llano County Property ID 5616 – Lot 5

(5.05 Acres), Llano County Property ID 5783 – Lot 6

(6.12 Acres), Llano County Property ID 5906 – Lot 7

(5.05 Acres), Llano County Property ID 6033 – Lot 8

(5.17 Acres), Llano County Property ID 6144 – Lot 9

(0.5 Acres), Llano County Property ID 5230 – Lot 2

(10.46 Acres), Llano County Property ID 67523 – as more fully described in deed recorded in Volume 1346, Page 875, Official Records of Llano County, Texas

(0.5 Acres), Llano County Property ID 9614 – Lots 20 and 21

(16.68 Acres), Llano County Property ID 68701 – as more fully described in deed recorded in Volume 738, Page 271, Official Records of Llano County, Texas

(9.13 Acres), Llano County Property ID 32402 – Lot 24

(10.44 Acres), Llano County Property ID 32420 – Lot 25

(7.312 Acres), Llano County Property ID 32440 – Lot 26

(0.5 Acres), Llano County Property ID 32458 – Lot 27

(4.84 Acres), Llano County Property ID 32465 – Lot 27

(6.69 Acres), Llano County Property ID 32477 – Lot 28

(6.01 Acres), Llano County Property ID 32494 – Lot 29

(7.53 Acres), Llano County Property ID 32509 – Lot 30

(5.98 Acres), Llano County Property ID 32525 – Lot 31

(5.32 Acres), Llano County Property ID 32542 – Lot 32

(5.12 Acres), Llano County Property ID 32557 – Lot 33

(5.29 Acres), Llano County Property ID 27251 – Lot 36

(5.09 Acres), Llano County Property ID 32612 – Lot 37

(16.6 Acres), Llano County Property ID 32574 – Lots 34 and 35

(5.0 Acres), Llano County Property ID 27285 – Lot 38

(5.0 Acres), Llano County Property ID 27335 – Lot 41

(6.01 Acres), Llano County Property ID 27349 – Lot 42

(5.0 Acres), Llano County Property ID 27364 – Lot 43

(5.0 Acres), Llano County Property ID 27379 – Lot 44

(5.0 Acres), Llano County Property ID 27405 – Lot 46

(5.0 Acres), Llano County Property ID 27303 – Lot 39

(5.0 Acres), Llano County Property ID 27317 – Lot 40

(5.0 Acres), Llano County Property ID 27392 – Lot 45

(1.14 Acres), Llano County Property ID 55559 — as more fully described in deed recorded in Volume 1281, Page 305, Official Public Records of Llano County, Texas

(1.42 Acres), Llano County Property ID 50055 — as more fully described in deed recorded in Volume 1176, Page 0038, Official Public Records of Llano County, Texas

(0.190 Acres), Llano County Property ID 50057— as more fully described in deed recorded in Volume 1176, Page 0038, Official Public Records of Llano County, Texas

(4.998 Acres), Llano County Property ID 8675 — as more fully described in deed recorded in Volume 360, Page 140, Official Public records of Llano County, Texas

(5,0 Acres), Llano County Property ID 10153 — as more fully described in deed recorded in Volume 1542, Page 4132, Official Public Records of Llano County, Texas

c. Chapter 14 Zoning, Article 14.02 Zoning Ordinance, Secs. 14.02.420-14.02.460 Reserved is hereby amended to read as follows:

Secs. 14.02.421-14.02.460 Reserved

III. 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.

IV. REPEALER

All ordinances or parts of ordinances in force when the provisions of this Ordinance becomes 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.

V. EFFECTIVE DATE

This Ordinance shall be in full force and effective from and after its date of passage and

publication as may be required by governing law.

VI. PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed 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.

APPROVED AND ADOPTED on this 30th day of August, 2016 by a vote of the City Council of the City of Horseshoe Bay, Texas.

CITY OF HORSESHOE BAY, TEXAS

_____

Stephen T. Jordan, Mayor

ATTEST:

_____

Teresa L. Moore, City Secretary

CITY OF HORSESHOE BAY

ORDINANCE NO. _____

ZONE 17 THE HILLS

AN ORDINANCE OF THE CITY OF HORSESHOE BAY AMENDING CHAPTER 14 ZONING, ARTICLE 14.02 ZONING ORDINANCE, DIVISION 3 ZONES AND CLASSIFICATIONS, SECTION 14.02.401 ZONES AND CLASSIFICATIONS ESTABLISHED TO UPDATE BOTH THE ZONES AND THE CLASSIFICATIONS INFORMATION; TO CHANGE SECTION 14.02.420 OF SECS. 14.02.420-14.02.460 RESERVED TO SECTION 14.02.420 ZONE 17 THE HILLS THAT REZONES ALL ANNEXED PROPERTIES IN THE HILLS SECTIONS I – III, QUAIL RIDGE AND GOLFVIEW ESTATES FROM A-1 RECREATIONAL AND R-1 SINGLE FAMILY RESIDENTIAL IN ZONE 3 HORSESHOE BAY WEST TO RR RURAL RESIDENTIAL AND PROVIDES ZONING REGULATIONS; AND TO RENUMBER SECS. 14.02.420-14.02.460 RESERVED TO SECS. 14.02.421-14.02.460 RESERVED; 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, there have been changes to several zones and classifications in Section 14.02.401 Zones and classifications established that need to be updated; and

WHEREAS, the City Council completed the annexation of The Hills Sections I, II and III, Quail Ridge and Golfview subdivisions on June 21, 2016; and

WHEREAS, the City Council desires to provide zoning regulations specific to those three subdivisions; and

WHEREAS, the City Council is of the opinion that updating the Zones and Classifications information and adopting Zone 17 The Hills zoning regulations are in the best interests of the City of Horseshoe Bay; 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:

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.

I. AMENDMENT TO CHAPTER 14 ZONING, ARTICLE 14.02 ZONING ORDINANCE, SECTION 14.02.412 ZONES AND CLASSIFICATIONS ESTABLISHED

a. Chapter 14 Zoning, Article 14.02 Zoning Ordinance, Section 14.02.401 Zones and classifications established as heretofore amended be and the same is hereby amended to read as follows:

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Zone 9 (Escondido)	R-1 Estate Single-Family Residential
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	R-1 Cottages Single-Family Residential Only
	R-1 Estates Single-Family Residential Only
	R-1 Golf Single-Family Residential Adjacent to Golf Course
	R-1 Family Homesteads (8–12 Acre Tracts)
	R-1 Villas
	R-2 Villas
	R-4 Cabins Multifamily Residential

	R-4 Multifamily Residential - Condominiums, Townhomes and Apartments
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	(Currently subject to Moratorium)
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Tract One - Tract CCC-1 Horseshoe Bay Plat 21.16	C-2 General Commercial with PDZA
Tract Two - Tract J-9 Horseshoe Bay Plat 28.48	R-6 Multi-Family Residential
Tract Three - Tract J-5 Horseshoe Bay Plat 28.36	R-6 Multi-Family Residential
Tract Four - Tract J-7 Horseshoe Bay Plat 28.49	C-2 General Commercial - All uses under A-1 are permitted and with PDZAs
Tract Five – Lot 28043-C Horseshoe Bay Plat 28.52	C-2 General Commercial – Surface Parking Lot
Tract Six - Lot 28026-A Horseshoe Bay Plat 28.51	C-2 General Commercial - Surface Parking Lot
Tract Seven - Lot 28050-A Horseshoe Bay Plat 28.50	C-2 General Commercial with PDZA
Tract Eight – Lot 15061-A Horseshoe Bay Plat 15.70	C-2 General Commercial with PDZAs
Tract Nine – Tract J-8 Horseshoe Bay Plat 28.53	C-2 General Commercial - All uses under A-1 are permitted and with PDZAs
Tract Ten – Tract BBB-3 Horseshoe Bay Plat 15.27	C-2 General Commercial – Surface Parking Lot

Tracts Eleven A and Eleven B 11-A – Lot 15041-A Horseshoe Bay Plat 15.63 11-B – Tract AAA-5 Horseshoe Bay Plat 64.2	C-2 General Commercial – Surface Parking with Landscaping
Tract Twelve – 6.1 Acres of Tract AAA-2A Horseshoe Bay Plat 64.3	C-2 General Commercial with PDZAs
Tract Thirteen – Tract AAA-2B Horseshoe Bay Plat 64.4	M-1 Marina with PDZAs
Tract Fourteen – Lot 15030 Horseshoe Bay Plat 15.1	R-1 Single Family Residential
Zone 15 (Airport)	R-1 Single Family Residential, C-2 General Commercial, AM-1 Airport Mixed Use
Zone 16 (Lake Areas and LA Lake Area)	LA Lake Area
Zone 17 (The Hills)	RR Rural Residential

Notes:

1. Former Zone 12 (Hurd properties), Former Zone 16 (Amenities Land) and Former Zone 18 (Non-subdivision Tracts) referenced in the original comprehensive development plan, are included in adjacent zones and no longer identified as separate zones.

2. Former Zone 17 (Centex) was R-4 Multiple Residential (Included in map of Zone 4). See discussion in original comprehensive development plan.

b. Chapter 14 Zoning, Article 14.02 Zoning Ordinance, Section 14.02.420 of Secs. 14.02.420-14.02.460 Reserved is hereby amended to read as follows:

Sec. 14.02.420 Zone 17 The Hills

(a) The following provisions shall be applicable to all land within Zone 17 regardless of classification, except as may otherwise be provided:

(1) No business or professional service of any nature shall be conducted on any tract. No buildings or structure intended for or adapted to business or professional purposes, and no apartment house, double house, flat building, lodging house, rooming-house, hotel, hospital or sanitarium shall be erected, placed, permitted or maintained on any tract. No room or rooms in any dwelling nor any accessory building, or any part thereof, may be rented or leased to others.

(2) No air conditioning condensing unit and fan, evaporative cooler or other object, which is unsightly, shall be placed upon or above the roof of any dwelling or other building unless architecturally concealed from view as reflected in the plans submitted.

(3) No propane or other tank used for storage of gas or liquids for fuel shall be placed on any tract unless the same is architecturally concealed from view. In the event natural gas is made available to any tract, then the owner thereof shall properly connect with the source of natural gas and discontinue the use of propane gas.

(4) No hunting or discharging of firearms shall be allowed on any tract except in such areas or on such lot as its successors or assigns may designate with approval of the respective Section's Architectural Control Committee or Board (the Board).

(5) No subdivision of the tracts shall be permitted.

(6) No building, structure, wall, fence, garage, carport, accessory building or landscaping shall be maintained on any tract in such a manner as in the opinion of the Board may obstruct traffic sight lines and/or create traffic hazards.

(7) All driveways shall have minimum width of ten (10) feet and meet all minimum standards for driveway construction as specified by the Board. Where driveway access enters any street or road at points where landscaping, boundary structures or other visual barriers are located which may create a potential traffic hazard, such driveway access shall be installed and maintained so as to provide adequate sight lines from the vehicle onto such street or road.

(8) No mobile home, trailer of any kind, RV or boat shall be kept, placed or maintained on any tract except in a carport, garage or in an outside storage area screened from view from streets and roads. None of these structures shall be used for occupancy either temporarily or permanently. A mobile home or a trailer may be used temporarily for storage of materials during construction, and shall be removed promptly after construction is completed.

(b) The following provisions shall be applicable to all land within Zone 17 classified as RR Rural Residential:

(1) Uses permitted.

(A) A single-family dwelling, including an attached carport or garage;

(B) Accessory structures, including: (i) one structure for farming and/or ranching purposes provided the total square footage of the structure (excluding guest house) does not exceed two (2) times the square footage of the authorized or completed (whichever *is* greater) dwelling on said tract, excluding the carport or garage; (ii) one attached or detached guest house per tract provided such guest house shall not exceed one-half (1/2) of the square foot area of the authorized or completed (whichever *is*

greater) dwelling on said tract. In addition, the accessory structures may include one or more covered semi-enclosed areas or sheds not exceeding in the aggregate two (2) times the area of the carport or garage attached to the dwelling.

(C) In addition, each dwelling and accessory structure (including guest house) must also meet the requirements of the Board with respect to aesthetic compatibility and conformity with the overall development of the land.

(2) Maximum building height. Thirty (30) feet above the lowest elevation beneath the structure to the highest point of the roof or any projection.

(3) Minimum yard requirements. Except as specified to the contrary on an approved plat, which specification shall control, the following shall apply:

(A) Front yard setback shall conform to a minimum depth of fifty (50) feet from the front lot line or edge of the road pavement, whichever is greater, to the nearest projection of any portion of the dwelling or accessory structure.

(B) Side yard setbacks shall be twenty-five (25) feet from each side property line. Corner lots shall conform to a minimum depth of fifty (50) feet from the side property line or edge of the road pavement, whichever is greater.

(C) Except as provided below, rear yard setbacks shall be at least twenty-five (25) feet from the rear lot line to the nearest building line.

(D) Notwithstanding any other provision hereof, nothing in these regulations shall be so interpreted as to prohibit the owner or owners of contiguous tracts from erecting dwellings whether attached or detached in disregard of the common side or rear tract lines of said contiguous tracts so long as the density of use created by such construction shall not exceed the density of use which would be created by the construction of one single family dwelling on each such contiguous tract and provided that such owner shall not violate front yard setbacks hereinbefore set forth nor shall such owner construct any such dwellings closer than twenty-five (25) feet to any side Tract line common with any tract not owned by said owner. Setback lines and other requirements shown on the subdivision plat which conflict with the foregoing shall prevail.

(4) Minimum dwelling size. All primary dwellings shall require not less than twelve hundred (1,200) square feet of living area measured from the outside walls of the principal dwelling.

(5) Parking. Each developed tract shall contain sufficient parking space for at least two (2) automobiles by one of the following means: (i) a garage or carport either attached to or detached from the dwelling or (ii) an exterior parking area screened from view of adjacent lots.

(6) Property being rezoned. The RR Rural Residential zoning provisions apply to the following property - for those tracts or lots that are vacant and when annexed were zoned A-1 Recreational in Zone 3 Horseshoe Bay West are hereby zoned RR Rural Residential, and for those tracts or lots that are developed and when annexed were zoned R-1 Single Family Residential in Zone 3 Horseshoe Bay West are hereby zoned RR Rural Residential:

(3.29 Acres), Llano County Property ID 50056 – as more fully described in deed recorded in Volume 1176, Page 38, Official Public Records of Llano County, Texas

(0.19 Acres), Llano County Property ID 50057 – as more fully described in deed recorded in Volume 1176, Page 38, Official Public Records of Llano County, Texas

(2.599 Acres), Llano County Property ID 5312 – as more fully described in deed recorded in Volume 1376, Page 942, Official Public Records of Llano County, Texas

(0.5 Acres), Llano County Property ID 5261 – Tract 2

(3.304 Acres), Llano County Property ID 5108 – Tract 1

(10.962 Acres), Llano County Property ID 10215 – Tract 28

(12.47 Acres), Llano County Property ID 52008 – Tract 3

(8.05 Acres), Llano County Property ID 5651 – Tract 4

(2.0 Acres), Llano County Property ID 5738 – Tract 5

(19.114 Acres), Llano County Property ID 5816 – Tract 6 through 9

(0.5 Acres), Llano County Property ID 6103 – Tract 8

(4.984 Acres), Llano County Property ID 6277 – Tract 10

(4.968 Acres), Llano County Property ID 7749 – Tract 11

(4.926 Acres), Llano County Property ID 7888 – Tract 12

(4.885 Acres), Llano County Property ID 7988 – Tract 13

(7.59 Acres), Llano County Property ID 8096 – Tract 14

(9.537 Acres), Llano County Property ID 8199 – Tract 15

(19.59 Acres), Llano County Property ID 8339 – Tract 16

(12.469 Acres), Llano County Property ID 8427 – Tract 17

(5.512 Acres), Llano County Property ID 8515 – Tract 18

(5.02 Acres), Llano County Property ID 8596 – Tract 19

(5.0 Acres), Llano County Property ID 52233 – Tract 26

(5.0 Acres), Llano County Property ID 10153 – Tract 27

(9.39 Acres), Llano County Property ID 6018 – Lot 8

(5.98 Acres), Llano County Property ID 6129 – Lot 9

(7.62 Acres), Llano County Property ID 6233 – Lot 10

(5.69 Acres), Llano County Property ID 7707 – Lot 11

(6.13 Acres), Llano County Property ID 7845 – Lot 12

(5.0 Acres), Llano County Property ID 7952 – Lot 13

(5.0 Acres), Llano County Property ID 8055 – Lot 14

(5.0 Acres), Llano County Property ID 68303 – Lot 15

(0.47 Acres), Llano County Property ID 8162 – Lot 15

(5.02 Acres), Llano County Property ID 5063 – Lot 1

(5.798 Acres), Llano County Property ID 6249 – Lot 10

(5.92 Acres), Llano County Property ID 7721 – Lot 11

(6.75 Acres), Llano County Property ID 7858 – Lot 12

(8.87 Acres), Llano County Property ID 64874 – Lot 13

(0.5 Acres), Llano County Property ID 7966 – Lot 13

(0.5 Acres), Llano County Property ID 8069 – Lot 14

(6.93 Acres), Llano County Property ID 65887 – Lot 14

(8.99 Acres), Llano County Property ID 8180 – Lot 15

(6.82 Acres), Llano County Property ID 8313 – Lot 16

(5.05 Acres), Llano County Property ID 8409 – Lot 17

(5.0 Acres), Llano County Property ID 8494 – Lot 18

(5.03 Acres), Llano County Property ID 8579 – Lot 19

(10.02 Acres), Llano County Property ID 9712 – Lot 22

(8.12 Acres), Llano County Property ID 9799 – Lot 23

(7.493 Acres), Llano County Property ID 69813/69814 – Lot 3

(7.493 Acres), Llano County Property ID 5370 – Lot 3

(10.88 Acres), Llano County Property ID 5494 – Lot 4

(8.23 Acres), Llano County Property ID 5616 – Lot 5

(5.05 Acres), Llano County Property ID 5783 – Lot 6

(6.12 Acres), Llano County Property ID 5906 – Lot 7

(5.05 Acres), Llano County Property ID 6033 – Lot 8

(5.17 Acres), Llano County Property ID 6144 – Lot 9

(0.5 Acres), Llano County Property ID 5230 – Lot 2

(10.46 Acres), Llano County Property ID 67523 – as more fully described in deed recorded in Volume 1346, Page 875, Official Records of Llano County, Texas

(0.5 Acres), Llano County Property ID 9614 – Lots 20 and 21

(16.68 Acres), Llano County Property ID 68701 – as more fully described in deed recorded in Volume 738, Page 271, Official Records of Llano County, Texas

(9.13 Acres), Llano County Property ID 32402 – Lot 24

(10.44 Acres), Llano County Property ID 32420 – Lot 25

(7.312 Acres), Llano County Property ID 32440 – Lot 26

(0.5 Acres), Llano County Property ID 32458 – Lot 27

(4.84 Acres), Llano County Property ID 32465 – Lot 27

(6.69 Acres), Llano County Property ID 32477 – Lot 28

(6.01 Acres), Llano County Property ID 32494 – Lot 29

(7.53 Acres), Llano County Property ID 32509 – Lot 30

(5.98 Acres), Llano County Property ID 32525 – Lot 31

(5.32 Acres), Llano County Property ID 32542 – Lot 32

(5.12 Acres), Llano County Property ID 32557 – Lot 33

(5.29 Acres), Llano County Property ID 27251 – Lot 36

(5.09 Acres), Llano County Property ID 32612 – Lot 37

(16.6 Acres), Llano County Property ID 32574 – Lots 34 and 35

(5.0 Acres), Llano County Property ID 27285 – Lot 38

(5.0 Acres), Llano County Property ID 27335 – Lot 41

(6.01 Acres), Llano County Property ID 27349 – Lot 42

(5.0 Acres), Llano County Property ID 27364 – Lot 43

(5.0 Acres), Llano County Property ID 27379 – Lot 44

(5.0 Acres), Llano County Property ID 27405 – Lot 46

(5.0 Acres), Llano County Property ID 27303 – Lot 39

(5.0 Acres), Llano County Property ID 27317 – Lot 40

(5.0 Acres), Llano County Property ID 27392 – Lot 45

(1.14 Acres), Llano County Property ID 55559 — as more fully described in deed recorded in Volume 1281, Page 305, Official Public Records of Llano County, Texas

(1.42 Acres), Llano County Property ID 50055 — as more fully described in deed recorded in Volume 1176, Page 0038, Official Public Records of Llano County, Texas

(0.190 Acres), Llano County Property ID 50057— as more fully described in deed recorded in Volume 1176, Page 0038, Official Public Records of Llano County, Texas

(4.998 Acres), Llano County Property ID 8675 — as more fully described in deed recorded in

Volume 360, Page 140, Official Public records of Llano County, Texas

(5,0 Acres), Llano County Property ID 10153 — as more fully described in deed recorded in Volume 1542, Page 4132, Official Public Records of Llano County, Texas

c. Chapter 14 Zoning, Article 14.02 Zoning Ordinance, Secs. 14.02.420-14.02.460 Reserved is hereby amended to read as follows:

Secs. 14.02.421-14.02.460 Reserved

III. 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.

IV. REPEALER

All ordinances or parts of ordinances in force when the provisions of this Ordinance becomes 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.

V. EFFECTIVE DATE

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

VI. PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed 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.

APPROVED AND ADOPTED on this 30th day of August, 2016 by a vote of the City Council of the City of Horseshoe Bay, Texas.

CITY OF HORSESHOE BAY, TEXAS

_____

Stephen T. Jordan, Mayor

ATTEST:

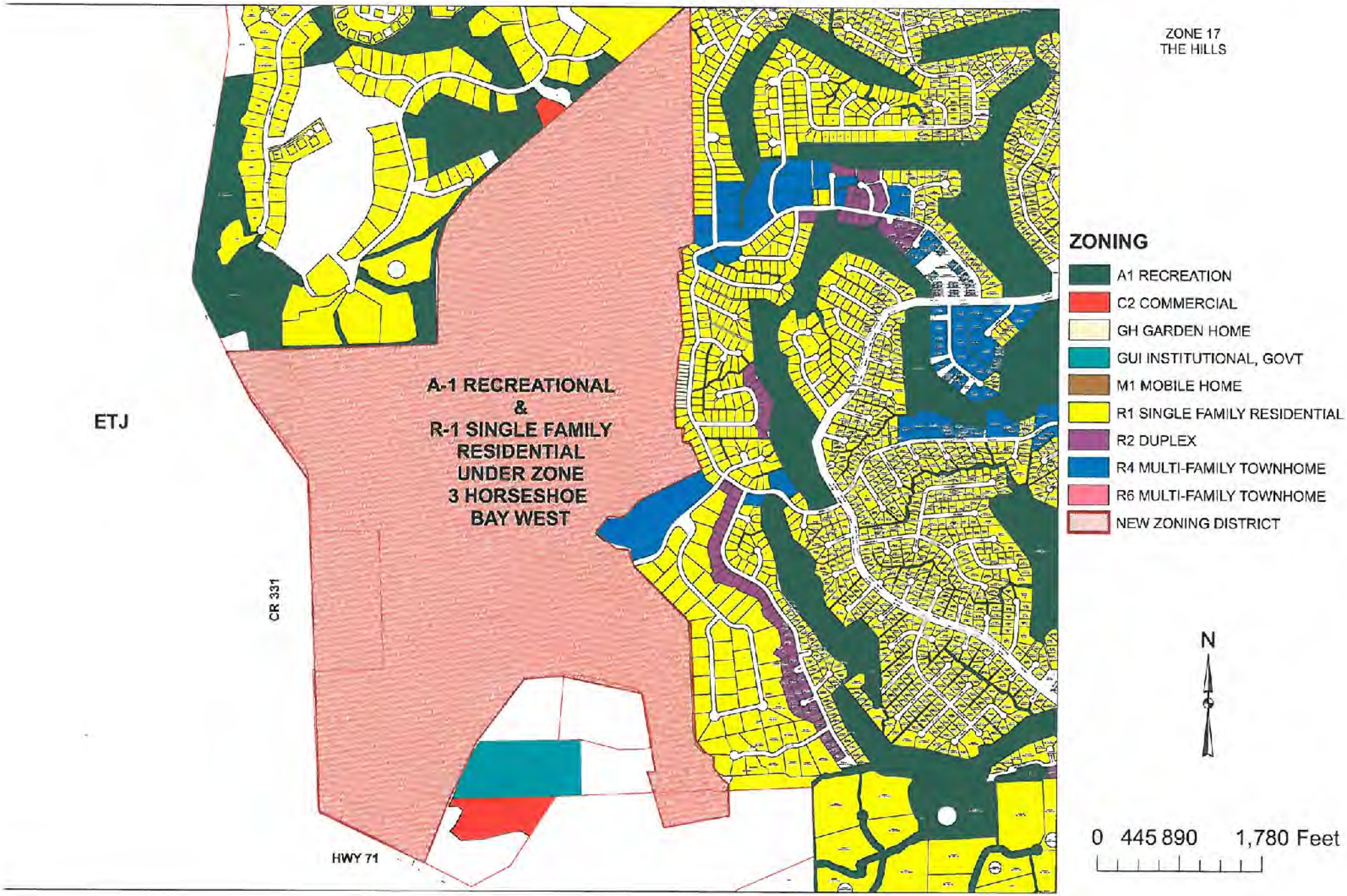
_____

Teresa L. Moore, City Secretary

ZONE 17
THE HILLS

N

0 460 920 1,840 Feet


ZONE 17
THE HILLS
ETJ
A-1 RECREATIONAL
&
R-1 SINGLE FAMILY
RESIDENTIAL
UNDER ZONE
3 HORSESHOE
BAY WEST
CR 331
HWY 71
ZONING
A1 RECREATION
C2 COMMERCIAL
GH GARDEN HOME
GUI INSTITUTIONAL, GOVT
M1 MOBILE HOME
R1 SINGLE FAMILY RESIDENTIAL
R2 DUPLEX
R4 MULTI-FAMILY TOWNHOME
R6 MULTI-FAMILY TOWNHOME
NEW ZONING DISTRICT
N
0 445 890 1,780 Feet

Item # 21

CITY OF HORSESHOE BAY

SEPTEMBER 20, 2016

To: Mayor and City Council

Thru: Stan R. Farmer, City Manager

From: Eric W. Winter, Development Services Director

RE: Public Hearing, Discuss, Consider and Take Action on an Ordinance Amendment to Chapter 14 Zoning, Article 14.02 Zoning Ordinance, Division 3 Zones and Classifications, Section 14.02.419 Zone 16 Lake Area to Provide Regulations for Boat Houses and Boat Slips on Vacant Properties

---

The attached Zoning Ordinance Amendment is proposed to do the following:

1. Prohibit a boat house on or contiguous to a lot that does not have a residence; and
2. Prohibit one or more boat slips on or contiguous to a lot that does not have a residence

This Amendment is the result of an issue brought to staff's attention from the Hidden Coves Planned Development. However, the primary reason for preparing this Amendment is to be proactive in not allowing a boat slip or boat house on a $1 million lakefront property as the only improvement for primarily weekend use with such things as outdoor furniture and grills, causing complaints from neighboring developed properties with $2.5 million for example invested. In discussing this issue with Sam Tarbet of the Horseshoe Bay ACC, he stated that the ACC would not approve of any boat slip or boat house on a lakefront lot without a residence on or contiguous to the property. However, he does not have purview over all ACCs and thus provided the attached e-mail in support of the Amendment for City-wide compliance.

Staff has prepared both redline and clean versions to show the two additions to the Zone 16 regulations, which are as follows:

1. Sec. 14.02.419(b)(1)(B) includes as the last statement in that Section: "A boat house shall not be permitted on or contiguous to a lot without a residential building."
2. Section 14.02.419(b)(1)(F) adds: ", provided that no boat slips shall be permitted on or contiguous to a lot without a residential building." after the words "Boat slips" as a permitted use in the Zone.

The public hearing notices for this Amendment were published in the August 18 and the September 1 issues of the Horseshoe Bay Beacon, and also in the August 19 and September 2 issues of the Highlander.

The Planning and Zoning Commission at its September 6 meeting, after defeating a motion to approve the amendment with additional language allowing for approval of a boat house/boat slip with approval of a Variance by the Board of Adjustment, did not take any action regarding this Amendment. Staff is not aware of any objections to this Amendment and recommends approval.

Enclosures: Zone 16 Lake Area Ordinance Amendment Redline
Zone 16 Lake Area Ordinance Amendment Clean
Letter of Support from Sam Tarbet

CITY OF HORSESHOE BAY

ORDINANCE NO. _____

AMENDMENT TO CHAPTER 14 ZONING, ARTICLE 14.02 ZONING ORDINANCE, DIVISION 3 ZONES AND CLASSIFICATIONS, SECTION 14.02.419 ZONE 16 LAKE AREA

AN ORDINANCE OF THE CITY OF HORSESHOE BAY AMENDING CHAPTER 14 ZONING, ARTICLE 14.02 ZONING ORDINANCE, DIVISION 3 ZONES AND CLASSIFICATIONS, SECTION14.02.419 ZONE 16 LAKE AREA TO PROHIBIT BOAT HOUSES AND BOAT SLIPS ON LOTS THAT DO NOT HAVE RESIDENTIAL BUILDINGS; 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 Zone 16 Lake Area regulations do not address boat houses and boat slips on or contiguous to lots where residential buildings do not exist, which could be detrimental to neighboring residents; and

WHEREAS, the City Council is of the opinion that revising the Zone 16 Lake Area regulations in Division 3 of the Zoning Ordinance to prohibit boat houses and boat slips on or contiguous to lots that do not have residences is in the best interests of the City of Horseshoe Bay; 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:

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. AMENDMENT OF CHAPTER 14 ZONING, ARTICLE 14.02 ZONING ORDINANCE, DIVISION 3 ZONES AND CLASSIFICATIONS, SECTION 14.02.419 ZONE 16 LAKE AREA

a. Chapter 14 Zoning, Article 14.02 Zoning Ordinance, Section 14.02.419 Zone 16 Lake

Area, Subsection 14.02.419(b)(1)(B) as heretofore amended, be and the same is hereby amended to read as follows:

(B) Boat houses as defined in this article shall not have any temporary or permanent walled and/or roofed enclosures above any first level roof over the slip. Except for Zone 7 Peninsula, the boat house may not exceed fifteen (15) feet in height from the walk or pier to the peak of the roof or the top of the handrail if a deck is located on top of the boat house. Boat houses located underneath a part of the house with living quarters above are considered a part of the residential structure. A boat house shall not be permitted on or contiguous to a lot without a residential building.

Chapter 14 Zoning of the City Code of Horseshoe Bay, Texas as heretofore amended, be and the same is hereby amended to read as follows:

b. Chapter 14 Zoning, Article 14.02 Zoning Ordinance, Section 14.02.419 Zone 16 Lake Area, Subsection 14.02.419(b)(1)(F) is hereby amended to read as follows:

(F) Boat slips~~.~~, provided that no boat slips shall be permitted on or contiguous to a lot without a residential building.

III. 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.

IV. REPEALER

All ordinances or parts of ordinances in force when the provisions of this Ordinance becomes 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.

V. EFFECTIVE DATE

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

VI. PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed 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.

APPROVED AND ADOPTED on this 20th day of September, 2016 by a vote of the City Council of the City of Horseshoe Bay, Texas.

CITY OF HORSESHOE BAY, TEXAS

_____

Stephen T. Jordan, Mayor

ATTEST:

_____

Teresa L. Moore, City Secretary

CITY OF HORSESHOE BAY

ORDINANCE NO. _____

AMENDMENT TO CHAPTER 14 ZONING, ARTICLE 14.02 ZONING ORDINANCE, DIVISION 3 ZONES AND CLASSIFICATIONS, SECTION 14.02.419 ZONE 16 LAKE AREA

AN ORDINANCE OF THE CITY OF HORSESHOE BAY AMENDING CHAPTER 14 ZONING, ARTICLE 14.02 ZONING ORDINANCE, DIVISION 3 ZONES AND CLASSIFICATIONS, SECTION14.02.419 ZONE 16 LAKE AREA TO PROHIBIT BOAT HOUSES AND BOAT SLIPS ON LOTS THAT DO NOT HAVE RESIDENTIAL BUILDINGS; 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 Zone 16 Lake Area regulations do not address boat houses and boat slips on or contiguous to lots where residential buildings do not exist, which could be detrimental to neighboring residents; and

WHEREAS, the City Council is of the opinion that revising the Zone 16 Lake Area regulations in Division 3 of the Zoning Ordinance to prohibit boat houses and boat slips on or contiguous to lots that do not have residences is in the best interests of the City of Horseshoe Bay; 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:

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. AMENDMENT OF CHAPTER 14 ZONING, ARTICLE 14.02 ZONING ORDINANCE, DIVISION 3 ZONES AND CLASSIFICATIONS, SECTION 14.02.419 ZONE 16 LAKE AREA

a. Chapter 14 Zoning, Article 14.02 Zoning Ordinance, Section 14.02.419 Zone 16 Lake Area, Subsection 14.02.419(b)(1)(B) as heretofore amended, be and the same is hereby amended

to read as follows:

(B) Boat houses as defined in this article shall not have any temporary or permanent walled and/or roofed enclosures above any first level roof over the slip. Except for Zone 7 Peninsula, the boat house may not exceed fifteen (15) feet in height from the walk or pier to the peak of the roof or the top of the handrail if a deck is located on top of the boat house. Boat houses located underneath a part of the house with living quarters above are considered a part of the residential structure. A boat house shall not be permitted on or contiguous to a lot without a residential building.

b. Chapter 14 Zoning, Article 14.02 Zoning Ordinance, Section 14.02.419 Zone 16 Lake Area, Subsection 14.02.419(b)(1)(F) is hereby amended to read as follows:

Boat slips, provided that no boat slips shall be permitted on or contiguous to a lot without a residential building.

III. 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.

IV. REPEALER

All ordinances or parts of ordinances in force when the provisions of this Ordinance becomes 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.

V. EFFECTIVE DATE

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

VI. PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed 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.

APPROVED AND ADOPTED on this 20th day of September, 2016 by a vote of the City Council of the City of Horseshoe Bay, Texas.

CITY OF HORSESHOE BAY, TEXAS

_____

Stephen T. Jordan, Mayor

ATTEST:

_____

Teresa L. Moore, City Secretary

Eric Winter

From: Sam Tarbet [tarbet@nctv.com]
Sent: Thursday, September 08, 2016 5:29 PM
To: Eric Winter
Subject: Proposed Ordinance to prohibit Boat Docks with no Residence

Eric:

The position of the Horseshoe Bay Architectural Committee is that we prohibit construction of a Boat Slip, Boat Dock, or Boat House on or contiguous to a Lot that does not contain a Residential Structure, unless the Residential is being built simultaneously.

We wholeheartedly agree with the proposed ordinance, and fully support the passage of this Ordinance.

Best regards,

Sam J Tarbet
Chairman
Horseshoe Bay Architectural Committee=

Item # 22

CITY OF HORSESHOE BAY

SEPTEMBER 20, 2016

To: Mayor and City Council

Thru: Stan R. Farmer, City Manager

From: Eric Winter, Development Services Director

RE: Public Hearing, Discuss, Consider and Take Action Regarding an Ordinance Amendment to Chapter 14 Zoning, Article 14.02 Zoning Ordinance, Division 4 Planned Developments, Sections 14.02.461 Through 14.02.467 to Provide Consistent and Streamlined Regulations

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The attached Zoning Ordinance Amendment is proposed to do the following:

1. Reduce duplicative language;
2. Clarify requirements that the City will enforce;
3. Eliminate unnecessary language for information items that are not needed; and
4. Change "Issues important to the City" to "Items that need to be addressed".

This Amendment is the result of issues brought to staff's attention from reviews of the last two Planned Developments, and is an attempt to address and resolve those issues. Staff has prepared both redline and clean versions to show the items that have been eliminated, added and clarified. Examples of some of the revisions include elimination of:

1. Some of the confusing and unnecessary language, such as the three mentions of "buildings, transportation improvements, open space and landscaping", when one item including the information from all three is sufficient;
2. The item that reads "To provide an appropriate balance between the intensity of development and the ability to provide adequate supporting public facilities and services"; and
3. Some duplicate language, including most of the duplicate items for nonresidential uses which were the same as for residential uses.

The Amendment also clarifies the difference between major and minor amendments to the concept plan and how each are processed.

The public hearing notice for this Amendment was published in the August 18 and September 1 issues of the Horseshoe Bay Beacon and in the August 18 and September 1 issues of the Highlander.

The Planning and Zoning Commission at its meeting on September 6 recommended approval of the Amendment to the City Council, with the addition of language that the City Manager shall consult with the Director of Development Services in determining whether an amendment is

major or minor. Staff is not aware of any objections to this Amendment and recommends approval.

Enclosures: Zoning Ordinance Amendment Redline
Zoning Ordinance Amendment Clean

CITY OF HORSESHOE BAY

ORDINANCE NO. _____

AMENDMENT TO CHAPTER 14 ZONING, DIVISION 4 PLANNED DEVELOPMENTS

AN ORDINANCE OF THE CITY OF HORSESHOE BAY AMENDING CHAPTER 14 ZONING, ARTICLE 14.02 ZONING ORDINANCE, DIVISION 4 PLANNED DEVELOPMENTS, SECTIONS 14.02.461 THROUGH 14.02.467 TO STREAMLINE THE PLANNED DEVELOPMENT REVIEW AND DEVELOPMENT PROCESS; 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, staff has found that the Planned Development (PD) regulations in the Zoning Ordinance are cumbersome, duplicative and in need of being revised; and

WHEREAS, the City Council desires to provide PD zoning regulations that are more streamlined and helpful to future applicants, while at the same time protecting the surrounding development and the city as a whole; and

WHEREAS, the City Council is of the opinion that revising the PD zoning regulations in Division 4 of the Zoning Ordinance is in the best interests of the City of Horseshoe Bay; 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:

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. AMENDMENT TO CHAPTER 14 ZONING, ARTICLE 14.02 ZONING ORDINANCE, DIVISION 4 PLANNED DEVELOPMENTS, SECTIONS 14.02.461 THROUGH 14.02.467

a. Chapter 14 Zoning, Article 14.02 Zoning Ordinance, Section 14.02.461 Purpose of planned development zones as heretofore amended, be and the same is hereby amended to read as follows:

Sec. 14.02.461 Purpose of planned development zones

The ~~general~~ purpose of a planned development (PD) zone is to provide for the development of land as an integral unit for single or mixed use in accordance with an approved PD concept plan. ~~that may include~~ ~~U~~uses, regulations and other requirements in a PD Ordinance ~~that~~ may vary from the provisions of ~~other~~ the existing zone the property is located in~~zones~~. The use of PD zones ~~are intended~~ is one way to implement ~~generally~~ the goals and objectives of the comprehensive plan. PD zones are also intended to encourage flexible and creative planning~~,~~ and to ensure the compatibility of land uses within a single project.~~,~~ ~~and to allow for the adjustment of changing demands~~ PD zones that are triggered by a large scale project, a high density or high intensity rezoning request, the need for a mix of land uses, or that propose new types of designs or development, need to meet ~~the current needs of the community by meeting~~ one or more of the following purposes:

(1) To provide for a mix of residential and/or commercial uses and amenities within a single project when such a mix is desirable and in the best interest of the community;

(2) ~~To provide for a superior design of lots or buildings~~To encourage the creative development of land, provide locations for well-planned developments or meet other objectives of the Comprehensive Plan;

(3~~2~~) To provide for increased recreation and open space opportunities for public use;

(4~~3~~) To protect or preserve natural amenities and environmental assets such as trees, creeks, ponds, floodplains, slopes, hills, viewscapes, and wildlife habitats; or

~~(4) To protect or preserve existing historical buildings, structures, features or places;~~

~~(5) To provide an appropriate balance between the intensity of development and the ability to provide adequate supporting public facilities and services; or~~

(5~~6~~) To meet or exceed the present standards of this article.

b. Chapter 14 Zoning, Article 14.02 Zoning Ordinance, Section 14.02.462 Nature of PD zones and minimum standards as heretofore amended, be and the same is hereby amended to read as follows:

Sec. 14.02.462 Nature of PD zones and minimum standards

(a) Each PD shall be a freestanding zone in which land uses and intensities of land use are

designed~~may be tailored~~ to fit the physical features of the site and to achieve compatibility with existing and planned adjacent uses. Minimum standards for residential and/or nonresidential uses proposed for the PD must be incorporated within a~~n~~ PD O~~o~~rdinance adopted by the city council as a rezoning request. In ~~the~~ adopting the PD ordinance, the city council may incorporate minimum standards by making reference to the~~an~~ existing zone that the PD is located in.

(b) To the extent that a PD concept plan and~~or~~ PD ordinance create~~s~~ standards or impose~~s~~ restrictions or duties which differ from those imposed by other city ordinances, rules or regulations, the standards, restrictions or duties imposed by the PD concept plan and PD ordinance, adopted pursuant to this division, shall supersede such other provisions to the extent of any conflict or inconsistency. Any inconsistency or conflict shall be identified by the applicant at the time of application for the PD zone.

c. Chapter 14 Zoning, Article 14.02 Zoning Ordinance, Section 14.02.463 Land use as heretofore amended, be and the same is hereby amended to read as follows:

Sec. 14.02.463 Land use

(a) An application for a PD zone shall specify the use or the combination of uses proposed and the ~~.~~

~~(b) Location. The~~ location of all authorized uses in the PD Ordinance shall be consistent with the PD concept plan.

(b~~e~~) Residential and/or commercial uses. Unless otherwise provided by the PD ordinance, the following standards shall apply to all residential and/or commercial uses within a PD zone:

(1) Drainage. Drainage features shall be integrated into the design of the development and shall be contained within ponds and streams with a natural appearance wherever possible.

(2) ~~Issues important to the city in regard to residential development include, but are not limited to~~The following items shall be addressed in the PD ordinance for a PD containing residential and/or commercial uses:

(A) Density, including ~~H~~height, number of stories, and size of buildings and other structures;

(B) The percentage of a lot that is occupied;

(C) The size of yards, courts, and ~~other~~ open space~~s~~;

~~(D) Density;~~

(D~~E~~) The location and use of buildings, other structures, and land;

~~(F) The pumping, extraction, and use of groundwater;~~

~~(G) Construction, reconstruction, alteration, or razing of buildings and other structures in the case of designated places and areas of historical, cultural, or architectural significance;~~

(E~~H~~) The bulk of buildings;

(F~~I~~) Landscaping;

(G~~J~~) Fencing, walls, and screening;

(H~~K~~) Steep slope protection;

(I~~L~~) Exterior construction and design;

(J~~M~~) Lighting in compliance with the City's Outdoor Lighting Ordinance;

(K~~N~~) Parking and loading;

(L~~O~~) Amenities;

(M~~P~~) Ingress/egress; and

(N~~Q~~) Traffic impact and flow.

PD zone applicants are encouraged to discuss with the ~~mayor~~ city manager and development services director~~manager~~ these items~~issues~~ early in the process, preferably prior to the preparation of a PD concept plan.

~~(d) Nonresidential uses. Unless otherwise provided by the PD ordinance, the following standards shall apply to all nonresidential uses within a PD zone:~~

~~(1) Drainage. Drainage features shall be integrated into the design of the development and shall be contained within ponds and streams with a natural appearance wherever possible.~~

(3~~2~~) Open space standards. ~~Unless otherwise provided by the PD ordinance,~~ A~~a~~ minimum of twenty percent (20%) of the gross land area within the entire PD zone shall be devoted to open space. Open space for PD zones may be satisfied by either public or a combination of public and private open space.

(4~~3~~) Preservation of natural features~~. Unless otherwise provided by the PD ordinance or PD concept plan:~~

(A) Floodplain areas shall be preserved and maintained as open space; and

(B) Stands of native trees and shrubs shall be preserved and protected from destruction or alteration.

(~~5~~4) Dimensional and area standards. ~~Unless otherwise provided by the PD ordinance,~~ ~~D~~dimensional and area standards for uses shall be the most restrictive standards authorized by the city's zoning regulations for the same or similar uses. unless other standards are approved by city council.

~~(5) Other issues important to the city in regard to nonresidential development include, but are not limited to:~~

~~(A) Height, number of stories, and size of buildings and other structures;~~

~~(B) The percentage of a lot that is occupied;~~

~~(C) The size of yards, courts, and other open spaces;~~

~~(D) Density;~~

~~(E) The location and use of buildings, other structures, and land;~~

~~(F) The pumping, extraction, and use of groundwater;~~

~~(G) Construction, reconstruction, alteration, or razing of buildings and other structures in the case of designated places and areas of historical, cultural, or architectural significance;~~

~~(H) The bulk of buildings;~~

~~(I) Landscaping;~~

~~(J) Fencing, walls, and screening;~~

~~(K) Steep slope protection;~~

~~(L) Exterior construction and design;~~

~~(M) Lighting;~~

~~(N) Parking;~~

~~(O) Amenities;~~

~~(P) Ingress/egress; and~~

~~(Q) Traffic flow.~~

~~PD zone applicants are encouraged to discuss with the mayor and development services manager these issues early in the process, preferably prior to the preparation of a PD concept plan.~~

d. Chapter 14 Zoning, Article 14.02 Zoning Ordinance, Section 14.02.464 Concept plan required as heretofore amended, be and the same is hereby amended to read as follows:

Sec. 14.02.464 Concept plan required

(a) PD concept plan. The PD concept plan is mandatory, and is intended to be used as the first step in the PD process. It establishes general guidelines for the PD zone by identifying the proposed land uses and intensities,~~ thoroughfare~~ street and utility locations, and open space ~~boundaries~~. It also illustrates the integration of these elements into a master plan for the~~ whole~~ PD zone. The PD concept plan~~, as~~ is incorporated in the PD ordinance and together~~ with~~ they ~~text of the ordinance,~~ establish~~es~~ the development standards for the PD zone. ~~A~~The concept plan shall be submitted along with ~~a~~the PD rezoning request, and both shall be processed simultaneously~~ with the PD rezoning request~~. If the PD rezoning application is approved, the PD concept plan shall be incorporated and made a part of the PD rezoning ordinance.

(b) Compliance with approved plan. ~~Except as may otherwise be provided by the city's subdivision ordinance, n~~No development shall begin and no building permit shall be issued for any land within a PD zone until a PD ordinance that is consistent with the PD concept plan has been approved. Each PD zone shall be developed, used, and maintained in compliance with the approved PD concept plan. Compliance with the PD ordinance shall be required as a condition ~~precedent to granting~~ for issuance of any ~~of~~ certificates of occupancy in the PD zone. The subdivision platting regulations of Chapter 10 Subdivision Regulations must also be complied with as required and must be in conformance with the approved PD Concept Plan.

e. Chapter 14 Zoning, Article 14.02 Zoning Ordinance, Section 14.02.465 Establishment of PD zone and concept plan as heretofore amended, be and the same is hereby amended to read as follows:

Sec. 14.02.465 Establishment of PD zone and concept plan

(a) The procedures for establishing a PD zone ~~shall be~~are the same as for any other type of rezoning request, except that the application shall also include the following~~, in addition to any other information required by this article~~:

(1) A PD concept plan;

(2) ~~A list of~~ The proposed PD zone development standards in the PD Ordinance;

(3) Identification of an existing zone, if any, whose regulations ~~which~~ shall apply to the ~~extent not otherwise provided by the PD concept plan or by the~~ proposed PD zone~~district development standards~~;

(4) A general statement setting forth how the proposed PD zone will relate to the comprehensive plan;

(5) The total acreage within the proposed PD zone; and

(6) If the development is to occur in phases, a conceptual phasing plan that identifies the currently anticipated general sequence of development, including the currently anticipated general sequence for installation of ~~major capital improvements~~utilities and streets to serve the development.

~~(b) Except to the extent provided by the PD concept plan and the PD ordinance, development within the PD zone shall be governed by all of the ordinances, rules, and regulations of the city in effect at the time of such development, including the standards of any zone identified in the application. In the event of any conflict between the PD concept plan and the PD ordinance and the then-current ordinances, rules, and regulations of the city, the terms, provisions, and intent of the PD concept plan and PD ordinance shall control.~~

(b~~e~~) Proposed PD development standards. Proposed PD district development standards in the PD Ordinance shall be reviewed~~processed simultaneously with the PD rezoning application~~, and if the PD zoning application is approved, such standards shall ~~be incorporated as part of the PD ordinance~~control. Such proposed development standards are those listed in Section 14.02.463(b)(2) of this Article and shall~~may~~ include, but shall not be limited to:~~,~~ uses;~~ density; lot size;~~ building ~~size~~setbacks; lot dimensions and sizes;~~ setbacks; coverage; height; landscaping; lighting; screening; fencing; parking and loading; signage; open space; drainage;~~ and utility and street standards. Any graphic depictions used to illustrate such standards~~, unless otherwise provided in the PD ordinance,~~ shall be considered as regulatory standards. In the event of any conflict, the more stringent standards shall apply.

(c) Other city development standards apply: Except to the extent provided by the PD concept plan and the PD ordinance, development within the PD zone shall be governed by all of the ordinances, rules, and regulations of the city in effect at the time of such development, including the standards of any zone identified in the application. In the event of any conflict between the PD concept plan and PD ordinance and the then-current ordinances, rules, and regulations of the city, the terms, provisions, and intent of the PD concept plan and PD ordinance shall control.

f. Chapter 14 Zoning, Article 14.02 Zoning Ordinance, Section 14.02.465 Project design as heretofore amended, be and the same is hereby amended to read as follows:

Sec. 14.02.466 Project design

It is the intent of these regulations to encourage outstanding project design for PD zones. The following standards will be used to evaluate project design:

(1) The arrangement of all uses and improvements should preserve and enhance the natural character of the site and should reflect the natural capabilities and limitations of the site as well as the characteristics and limitations of adjacent property.

(2) Development must be compatible with the ~~immediate environment of the site and~~ neighborhood relative to architectural design,~~;~~ scale, bulk and building height~~; historical character; and disposition and orientation of buildings on the lot~~.

~~(3) Buildings, transportation improvements, and open space areas, must be arranged on the site so that activities are compatible with the neighborhood.~~

(~~3~~4) Buildings, transportation improvements, open space, and landscaping, must be designed with consideration for natural conditions and views, and be arranged to produce an efficient, functionally organized, and ~~cohesive~~ coordinated development.

~~(5) Buildings, transportation improvements, open space and landscaping, must be in favorable relationship to the existing natural topography, natural vegetation and creeks, exposure to sunlight and wind, and long or scenic views.~~

(~~4~~6) ~~The PD should, and should be designed to reflect the existing topography and natural systems.~~ Vegetative communities, ~~located in floodplains,~~ existing tree stands and ~~along~~ steep slopes should be maintained as open areas and wildlife habitat. Creeks and streams should be preserved and enhanced as amenities.

~~(7) The project should preserve historic elements of the site.~~

(~~5~~8) ~~Utilization of o~~Open space should be enhanced through provision of amenities.

g. Chapter 14 Zoning, Article 14.02 Zoning Ordinance, Section 14.02.467 Amendment of concept plan as heretofore amended, be and the same is hereby amended to read as follows:

Sec. 14.02.467 Amendment of concept plan

PD concept plans are considered part of the PD ordinance. Any major amendment to a PD concept plan shall be considered a zoning change, and shall be processed as such. The city manager in consultation with the director of development services shall determine if an amendment is major or minor, and if minor, the change only requires the city manager's approval.~~, unless the changes are provided for in the PD zone ordinance. (Ordinance 07-09-18E, sec. 4.7, adopted 9/18/07)~~

III. 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.

IV. REPEALER

All ordinances or parts of ordinances in force when the provisions of this Ordinance becomes 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.

V. EFFECTIVE DATE

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

VI. PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed 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.

APPROVED AND ADOPTED on this 20th day of September, 2016 by a vote of the City Council of the City of Horseshoe Bay, Texas.

CITY OF HORSESHOE BAY, TEXAS

_____

Stephen T. Jordan, Mayor

ATTEST:

_____

Teresa L. Moore, City Secretary

CITY OF HORSESHOE BAY

ORDINANCE NO. _____

AMENDMENT TO CHAPTER 14 ZONING, DIVISION 4 PLANNED DEVELOPMENTS

AN ORDINANCE OF THE CITY OF HORSESHOE BAY AMENDING CHAPTER 14 ZONING, ARTICLE 14.02 ZONING ORDINANCE, DIVISION 4 PLANNED DEVELOPMENTS, SECTIONS 14.02.461 THROUGH 14.02.467 TO STREAMLINE THE PLANNED DEVELOPMENT REVIEW AND DEVELOPMENT PROCESS; 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, staff has found that the Planned Development (PD) regulations are cumbersome, duplicative and in need of being revised; and

WHEREAS, the City Council desires to provide PD zoning regulations that are more streamlined and helpful to future applicants, while at the same time protecting the surrounding development and the city as a whole; and

WHEREAS, the City Council is of the opinion that revising the PD zoning regulations in Division 4 of the Zoning Ordinance is in the best interests of the City of Horseshoe Bay; 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:

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. AMENDMENT TO CHAPTER 14 ZONING, ARTICLE 14.02 ZONING ORDINANCE, DIVISION 4 PLANNED DEVELOPMENTS, SECTIONS 14.02.461 THROUGH 14.02.467

a. Chapter 14 Zoning, Article 14.02 Zoning Ordinance, Section 14.02.461 Purpose of planned development zones as heretofore amended, be and the same is hereby amended to read as follows:

Sec. 14.02.461 Purpose of planned development zones

The purpose of a planned development (PD) zone is to provide for the development of land as an integral unit for single or mixed use in accordance with an approved PD concept plan. Uses, regulations and other requirements in a PD Ordinance may vary from the provisions of the existing zone the property is located in. The use of PD zones is one way to implement the goals and objectives of the comprehensive plan. PD zones are also intended to encourage flexible and creative planning and to ensure the compatibility of land uses within a single project. PD zones that are triggered by a large scale project, a high density or high intensity rezoning request, the need for a mix of land uses, or that propose new types of designs or development, need to meet one or more of the following purposes::

(1) To provide for a mix of residential and/or commercial uses and amenities within a single project when such mix is desirable and in the best interest of the community;

(2) To encourage the creative development of land, provide locations for well-planned developments or meet other objectives of the Comprehensive Plan;

(3) To provide for increased recreation and open space opportunities for public use;

(4) To protect or preserve natural amenities and environmental assets such as trees, creeks, ponds, floodplains, slopes, hills, viewscapes, and wildlife habitats; or

(5) To meet or exceed the present standards of this article.

b. Chapter 14 Zoning, Article 14.02 Zoning Ordinance, Section 14.02.462 Nature of PD zones and minimum standards as heretofore amended, be and the same is hereby amended to read as follows:

Sec. 14.02.462 Nature of PD zones and minimum standards

(a) Each PD shall be a freestanding zone in which land uses and intensities of land use are designed to fit the physical features of the site and to achieve compatibility with existing and planned adjacent uses. Minimum standards for residential and/or nonresidential uses proposed for the PD must be incorporated within a PD Ordinance adopted by the city council as a rezoning request. In adopting the PD ordinance, the city council may incorporate minimum standards by making reference to the existing zone that the PD is located in.

(b) To the extent that a PD concept plan and PD ordinance create standards or impose restrictions or duties which differ from those imposed by other city ordinances, rules or regulations, the standards, restrictions or duties imposed by the PD concept plan and PD ordinance, adopted pursuant to this division, shall supersede such other provisions to the extent of any conflict or inconsistency. Any inconsistency or conflict shall be identified by the applicant at the time of application for the PD zone.

c. Chapter 14 Zoning, Article 14.02 Zoning Ordinance, Section 14.02.463 Land use as heretofore amended, be and the same is hereby amended to read as follows:

Sec. 14.02.463 Land use

(a) An application for a PD zone shall specify the use or the combination of uses proposed and the location of all authorized uses in the PD Ordinance shall be consistent with the PD concept plan.

(b) Residential and commercial uses. Unless otherwise provided by the PD ordinance, the following standards shall apply to all residential and commercial uses within a PD zone:

(1) Drainage. Drainage features shall be integrated into the design of the development and shall be contained within ponds and streams with a natural appearance wherever possible.

(2) The following items shall be addressed in the PD ordinance for a PD containing residential and/or commercial uses:

(A) Density, including height, number of stories, and size of buildings and other structures;

(B) The percentage of a lot that is occupied;

(C) The size of yards, courts, and open space;

(D) The location and use of buildings, other structures, and land;

(E) The bulk of buildings;

(F) Landscaping;

(G) Fencing, walls, and screening;

(H) Steep slope protection;

(I) Exterior construction and design;

(J) Lighting in compliance with the City's Outdoor Lighting Ordinance;

(K) Parking and loading;

(L) Amenities;

(M) Ingress/egress; and

(N) Traffic impact and flow.

PD zone applicants are encouraged to discuss with the city manager and development services director these items early in the process, preferably prior to the preparation of a PD concept plan.

(3) Open space standards. A minimum of twenty percent (20%) of the gross land area within the entire PD zone shall be devoted to open space. Open space for PD zones may be satisfied by either public or a combination of public and private open space.

(4) Preservation of natural features

(A) Floodplain areas shall be preserved and maintained as open space; and

(B) Stands of native trees and shrubs shall be preserved and protected from destruction or alteration.

(5) Dimensional and area standards. Dimensional and area standards for uses shall be the most restrictive standards authorized by the city's zoning regulations for the same or similar uses, unless other standards are approved by city council.

d. Chapter 14 Zoning, Article 14.02 Zoning Ordinance, Section 14.02.464 Concept plan required as heretofore amended, be and the same is hereby amended to read as follows:

Sec. 14.02.464 Concept plan required

(a) PD concept plan. The PD concept plan is mandatory, and is intended to be used as the first step in the PD process. It establishes general guidelines for the PD zone by identifying the proposed land uses and intensities, street and utility locations, and open space. It also illustrates the integration of these elements into a master plan for the PD zone. The PD concept plan is incorporated in the PD ordinance and together they establish the development standards for the PD zone. The concept plan shall be submitted along with the PD rezoning request, and both shall be processed simultaneously. If the PD rezoning application is approved, the PD concept plan shall be incorporated and made a part of the PD rezoning ordinance.

(b) Compliance with approved plan. No development shall begin and no building permit shall be issued for any land within a PD zone until a PD ordinance that is consistent with the PD concept plan has been approved. Each PD zone shall be developed, used, and maintained in compliance with the approved PD concept plan. Compliance with the PD ordinance shall be required as a condition for issuance of any certificates of occupancy in the PD zone. The subdivision platting regulations of Chapter 10 Subdivision Regulations must also be complied with as required and must be in conformance with the approved PD Concept Plan.

e. Chapter 14 Zoning, Article 14.02 Zoning Ordinance, Section 14.02.465 Establishment of PD zone and concept plan as heretofore amended, be and the same is hereby amended to read as follows:

Sec. 14.02.465 Establishment of PD zone and concept plan

(a) The procedures for establishing a PD zone are the same as for any other type of rezoning request, except that the application shall also include the following:

(1) A PD concept plan;

(2) The proposed PD zone development standards in the PD Ordinance;

(3) Identification of an existing zone, if any, whose regulations shall apply to the proposed PD zone;

(4) A general statement setting forth how the proposed PD zone will relate to the comprehensive plan;

(5) The total acreage within the proposed PD zone; and

(6) If the development is to occur in phases, a conceptual phasing plan that identifies the currently anticipated general sequence of development, including the currently anticipated general sequence for installation of utilities and streets to serve the development.

(b) Proposed PD development standards. Proposed PD district development standards in the PD Ordinance shall be reviewed, and if the PD zoning application is approved, such standards shall control. Such proposed development standards are those listed in Section 14.02.463(b)(2) of this Article and shall include, but shall not be limited to: uses; building setbacks; lot dimensions and sizes; and utility and street standards. Any graphic depictions used to illustrate such standards shall be considered as regulatory standards. In the event of any conflict, the more stringent standards shall apply.

(c) Other city development standards apply: Except to the extent provided by the PD concept plan and the PD ordinance, development within the PD zone shall be governed by all of the ordinances, rules, and regulations of the city in effect at the time of such development, including the standards of any zone identified in the application. In the event of any conflict between the PD concept plan and PD ordinance and the then-current ordinances, rules, and regulations of the city, the terms, provisions, and intent of the PD concept plan and PD ordinance shall control.

f. Chapter 14 Zoning, Article 14.02 Zoning Ordinance, Section 14.02.465 Project design as heretofore amended, be and the same is hereby amended to read as follows:

Sec. 14.02.466 Project design

It is the intent of these regulations to encourage outstanding project design for PD zones. The following standards will be used to evaluate project design:

(1) The arrangement of all uses and improvements should preserve and enhance the natural character of the site and should reflect the natural capabilities and limitations of the site as well as the characteristics and limitations of adjacent property.

(2) Development must be compatible with the neighborhood relative to architectural design, scale, bulk and building height.

(3) Buildings, transportation improvements, open space, and landscaping, must be designed with consideration for natural conditions and views, and be arranged to produce an efficient, functionally organized, and coordinated development.

(4) Vegetative communities, existing tree stands and steep slopes should be maintained as open areas and wildlife habitat. Creeks and streams should be preserved and enhanced as amenities.

(5) Open space should be enhanced through provision of amenities.

g. Chapter 14 Zoning, Article 14.02 Zoning Ordinance, Section 14.02.467 Amendment of concept plan as heretofore amended, be and the same is hereby amended to read as follows:

Sec. 14.02.467 Amendment of concept plan

PD concept plans are considered part of the PD ordinance. Any major amendment to a PD concept plan shall be considered a zoning change, and shall be processed as such. The city manager in consultation with the director of development services shall determine if an amendment is major or minor, and if minor, the change only requires the city manager's approval.

III. 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.

IV. REPEALER

All ordinances or parts of ordinances in force when the provisions of this Ordinance becomes 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.

V. EFFECTIVE DATE

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

VI. PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed 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.

APPROVED AND ADOPTED on this 20th day of September, 2016 by a vote of the City Council of the City of Horseshoe Bay, Texas.

CITY OF HORSESHOE BAY, TEXAS

_____

Stephen T. Jordan, Mayor

ATTEST:

_____

Teresa L. Moore, City Secretary

Item # 23

CITY OF HORSESHOE BAY

SEPTEMBER 20, 2016

To: Mayor and City Council

Thru: Stan R. Farmer, City Manager

From: Eric W. Winter, Development Services Director

RE: Public Hearing, Discuss, Consider and Take Action on an Ordinance Amendment to Chapter 10 Subdivision Regulations, Article 10.03 Subdivision Ordinance, Deleting Division 9 Planned Development Zones, Sections 10.03.311 and 10.03.312 and Secs. 10.03.313-10.03.370 in Their Entirety

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The attached Subdivision Ordinance Amendment as proposed will eliminate confusing and duplicative language between this Division and Division 4 of Article 14.02 of the Zoning Ordinance. Like the Zoning Ordinance Amendment regarding Planned Developments, this Amendment is the result of issues brought to staff's attention from reviews of the last two Planned Developments, and is an attempt to address and resolve those issues by deleting the entire Division in the Subdivision Ordinance that is confusing to both staff and applicants and is basically duplicative of the regulations regarding PDs in Division 4 of Article 14.02 of the Zoning Ordinance.

The public hearing notice for this Amendment was published in the August 18 and September 1 issues of the Horseshoe Bay Beacon and in the August 18 and September 1 issues of the Highlander.

The Planning and Zoning Commission at its meeting on September 6 recommended approval of the Amendment to the City Council. Staff is not aware of any objections to this Amendment and recommends approval.

Enclosures: Subdivision Ordinance Amendment Redline
Subdivision Ordinance Amendment Clean

CITY OF HORSESHOE BAY

ORDINANCE NO. _____

AMENDMENT TO CHAPTER 10 SUBDIVISION REGULATIONS, ARTICLE 10.03 SUBDIVISION ORDINANCE DELETING DIVISION 9 PLANNED DEVELOPMENT ZONES

AN ORDINANCE OF THE CITY OF HORSESHOE BAY AMENDING CHAPTER 10 SUBDIVISION REGULATIONS, ARTICLE 10.03 SUBDIVISION ORDINANCE, DIVISION 9 PLANNED DEVELOPMENT ZONES BY DELETING THE DIVISION IN ITS ENTIRETY; 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, staff has found that the Planned Development regulations in the Subdivision Ordinance are confusing and duplicative with the Planned Development regulations in Division 4 of the Zoning Ordinance, and are in need of elimination; and

WHEREAS, the City Council desires to eliminate confusing and duplicative requirements regarding Planned Developments in Chapter 10 Subdivision Regulations; and

WHEREAS, the City Council is of the opinion that deleting Division 9 Planned Development Zones in the Article 10.03 of the Subdivision Ordinance is in the best interests of the City of Horseshoe Bay; and

WHEREAS, the City Council in the exercise of its legislative discretion has concluded that Chapter 10 Subdivision Regulations 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:

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. AMENDMENT TO CHAPTER 10 SUBDIVISION REGULATIONS, ARTICLE 10.03 SUBDIVISION ORDINANCE, DELETING DIVISION 9 PLANNED DEVELOPMENT ZONES

Chapter 14 Subdivision Regulations, Article 10.03 Subdivision Ordinance, Division 9 Planned Developments is hereby deleted in its entirety.

~~Division 9. Planned Development Zones~~

~~Sec. 10.03.311 – Purpose~~

~~(a) – In certain instances, the purposes of this article may be achieved through the use of planned developments which do not conform in all respects to the land use pattern designated in the comprehensive development plan, or the subdivision requirements of this article. A planned development zone (PD) may include a combination of different dwelling types and/or a variety of land uses which creatively complement each other and harmonize with existing and proposed land uses in the vicinity, and which can be considered as a sustainable development, potentially providing multipurpose uses within a single project.~~

~~(b) – For purposes of this article, a planned development zone shall have the same meaning as provided for in the zoning ordinance.~~

~~(Ordinance 07-09-18F, sec. IX(a), adopted 9/18/07)~~

~~Sec. 10.03.312 – Subdivision requirements for a planned development zone~~

~~(a) – It is the intent of this article that subdivision review under this ordinance is carried out simultaneously with the review of a planned development zone.~~

~~(b) – The preliminary plat and final plat shall be in conformance with the requirements of the approved planned development zone before they may be approved by the city council. Where a development plan, site plan, or other mechanism showing street layouts is made a part of the amending ordinance creating such planned development zone, the preliminary plat, final plat and construction plans shall be in accordance with such plan or layout.~~

~~(c) – This article contains regulations that apply to the design of streets, utilities and open spaces. In any proposed planned development zone for which the provisions of this article are varied, written recommendations from development services shall be provided to the city council as part of their consideration of approval of such proposed planned development zone and variance to this article.~~

~~(d) – Procedure.~~

> ~~(1) – Formal application for a development plan approval shall be made by the subdivider or his/her agent in the manner prescribed by the development services department, and shall be processed and considered by the city council.~~
>
> ~~(2) – Review and consideration by the city council shall proceed simultaneously and independent of any related requirement of this article.~~

~~(e) Development plan and specifications. The development plan required under this division shall contain such information as required under the zoning ordinance and shall include the following:~~

~~(1) A survey of the development area by a registered land surveyor with a recordable legal description, including all existing utilities and recorded easements.~~

~~(2) A site plan showing location of all structures, all other features to be constructed and all other uses of land, to scale, and with sufficient detail to determine the extent of each use of said structures and land.~~

~~(3) A topographic map with a contour interval of not more than 1 inch = 2 feet and sufficient spot elevations to determine the nature of the grade in the proposed development.~~

~~(4) Building plans in sufficient detail such that the use of each floor can be determined and the bulk of the building and the aesthetic nature of the building may be determined.~~

~~(5) A planting plan sufficient in detail to indicate the nature of all landscaping to be done in the proposed development.~~

~~(6) A statement of the various phases, if more than one phase is intended, by which the development is proposed to be constructed or undertaken, and the time limit of the completion of each phase, together with a description of the real property to be included in each phase. If more than one phase is proposed, a site plan shall be furnished, showing the physical location of each phase.~~

~~(7) A statement of the proposed changes, if any, in locations of streets and any proposed street closings or vacations.~~

~~(8) A statement related to the adequacy of public facilities and utilities.~~

~~(9) A statement of the proposed method of financing the development in sufficient detail to evidence the probability that the developer will be able to finance or arrange to finance the development.~~

~~(Ordinance 07-09-18F, sec. IX(b), adopted 9/18/07)~~

~~**Secs. 10.03.313–10.03.370 Reserved**~~

IV. 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.

V. REPEALER

All ordinances or parts of ordinances in force when the provisions of this Ordinance becomes

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.

VI. EFFECTIVE DATE

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

VII. PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed 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.

APPROVED AND ADOPTED on this 20th day of September, 2016 by a vote of the City Council of the City of Horseshoe Bay, Texas.

CITY OF HORSESHOE BAY, TEXAS

_____

Stephen T. Jordan, Mayor

ATTEST:

_____

Teresa L. Moore, City Secretary

CITY OF HORSESHOE BAY

ORDINANCE NO. _____

AMENDMENT TO CHAPTER 10 SUBDIVISION REGULATIONS, ARTICLE 10.03 SUBDIVISION ORDINANCE, DIVISION 9 PLANNED DEVELOPMENT ZONES

AN ORDINANCE OF THE CITY OF HORSESHOE BAY AMENDING CHAPTER 10 SUBDIVISION REGULATIONS, ARTICLE 10.03 SUBDIVISION ORDINANCE, DIVISION 9 PLANNED DEVELOPMENT ZONES BY DELETING IT IN ITS ENTIRETY; 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, staff has found that the Planned Development regulations in the Subdivision Ordinance are confusing and duplicative of the Planned Development regulations in Zone 4 of Article 14.02 Zoning Ordinance, and are in need of elimination; and

WHEREAS, the City Council desires to provide one place in the City's Code of Ordinances for regulations regarding Planned Developments, which should be in the Zoning Ordinance; and

WHEREAS, the City Council is of the opinion that deleting the Planned Development regulations in Division 9 of the Subdivision Ordinance is in the best interests of the City of Horseshoe Bay; and

WHEREAS, the City Council in the exercise of its legislative discretion has concluded that Chapter 10 Subdivision Regulations 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:

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. AMENDMENT TO CHAPTER 10 SUBDIVISION REGULATIONS, ARTICLE 10.03 SUBDIVISION ORDINANCE DELETING DIVISION 9 PLANNED DEVELOPMENT ZONES

Chapter 14 Subdivision Regulations, Article 10.03 Subdivision Ordinance, Division 9 Planned Development Zones is hereby deleted in its entirety.

III. 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.

IV. REPEALER

All ordinances or parts of ordinances in force when the provisions of this Ordinance becomes 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.

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

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CITY OF HORSESHOE BAY, TEXAS

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Stephen T. Jordan, Mayor

ATTEST:

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Teresa L. Moore, City Secretary