

CITY OF HORSESHOE BAY

PLANNING AND ZONING COMMISSION MINUTES OF SPECIAL MEETING

January 13, 2016

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

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

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

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

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

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

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

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

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

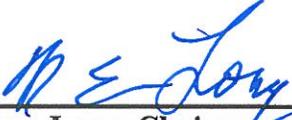
Commission member Pat Bouchard reiterated and clarified what Eric Winter had said that technical items with the plat were the only ones that could stop it from being approved. Commission member Lynette Morrison stated that none of the neighbors in the area supported the project, and asked that both the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

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

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

APPROVED this 2nd day of February, 2016.

CITY OF HORSESHOE BAY, TEXAS



Norm Long, Chairman

ATTEST:



Eric W. Winter, Development Services Manager