

## CITY OF HORSESHOE BAY

### PLANNING AND ZONING COMMISSION MINUTES OF REGULAR MEETING

May 7, 2019

The Planning and Zoning Commission of the City of Horseshoe Bay held a Regular Meeting in the Council Chambers at City Hall, located at #1 Community Drive, Horseshoe Bay, Llano County, Texas, on May 7, 2019, in accordance with the duly posted notice of said meeting.

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

**1. Call the Meeting to Order and Establish a Quorum:**

Chairman Neil Andrew called the meeting to order at 3:00 p.m. with a quorum of Commission Members as follows:

*Present*

Chairman Neil Andrew  
Commission Member Brent Lane  
Commission Member Edwin 'Scooter' Lofton

*Absent*

Vice-Chairman Pat Bouchard  
Commission Member Mark Hazelwood

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

Mayor Steve Jordan, Council Member Reagan Lambert, Mike Thuss, and Raleigh Van Trease with Legacy Homes were present but did not choose to speak.

**3. Approval of Minutes of the March 5, 2019 Regular Meeting**

Brent Lane made a motion to approve the March 5, 2019 meeting minutes, seconded by Scooter Lofton. The motion passed unanimously (3-0).

**4. Workshop**

- a. **Review, discussion and possible action on recommendation to the City Council regarding an Ordinance 2019- : Amending Chapter 14 Zoning, Article 14.02 Zoning Ordinance, Section 14.02.406 in Zone 4A Horseshoe Bay Proper; Adding MU-1 Mixed-Use as a new Zoning Classification;**
- b. **Ordinance 2019- : Updating Definitions to Accommodate Park-Model Homes; and adding Park Model Homes as a Permitted use in the M-1 Mobile Home classification in Zone 4B Horseshoe Bay South**

Chairman Neil Andrew called on Eric Winter to discuss these items. Eric Winter stated that he would like the Commission to table both Item 4a and 4b, because of an opinion he received from City Attorney Rex Baker that he passed out to the Commission that stated that any difference between a zoning classification for a property by the City and that shown on a plat representing zoning assigned by the Declarant in accordance with the CC&Rs of the subdivision, whichever zoning was more restrictive would rule. He stated that this affects the City's ability to rezone property to a less restrictive classification, say MU Mixed Use from a more restrictive classification, say R-1 Single Family Residential, as the R-1 zoning would prevail. This would also be the case for the next Item – 4b. Eric suggested the Commission table these two items to give staff time to meet with the Declarant, now the Resort, and with Sam Tarbet to determine what options are available for providing new zoning classifications that can be used to help implement the FLUM.

Chairman Neil Andrew opened the meeting for discussion. Mike Thuss spoke stating he was speaking as a Horseshoe Bay POA Board member. He stated that the POA Board represents property owners in the Uplands, Central, South and West Horseshoe Bay, and that the changes being considered affect specific neighborhoods. He requested that the POA Board be given a chance to comment on the changes at a publicly notified neighborhood meeting, and that it can be held in Quail Point, prior to them going to the City Council.

Mike Van Trease with Legacy Homes introduced himself and stated his partner Curt Hodgson is interested in revitalizing the Horseshoe Bay South mobile home section. He said that they were not opposed to item 4b, that the ACC would have control over appearance of park-model homes, and that these types of homes are regulated under the Recreational Vehicle Code for construction, not the manufactured housing code. Park Model Homes are not permitted under the current Zoning Ordinance.

Scooter Lofton made a motion to table Items 4a and 4b, seconded by Brent Lane. The motion passed unanimously (3-0).

**5. Adjournment**

Scooter Lofton made a motion to adjourn the meeting, seconded by Brent Lane. The meeting was adjourned at 3:45 p.m.

APPROVED this 2<sup>nd</sup> day of July 2019.

CITY OF HORSESHOE BAY, TEXAS

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Neil Andrew, Chairman

ATTEST:

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Eric W. Winter, Development Services Director