

**CITY OF HORSESHOE BAY**

**ORDINANCE NO. ORD 10-01-26C**

**AMENDMENT OF ZONING REGULATIONS CODIFIED AS CHAPTER 14 OF  
THE CITY CODE AND THE ZONING MAP FOR PERMANENT ZONING  
CLASSIFICATIONS FOR 5 NEWLY ANNEXED AREAS**

**AN ORDINANCE OF THE CITY OF HORSESHOE BAY  
ESTABLISHING PERMANENT ZONING FOR FIVE NEWLY  
ANNEXED AREAS AND AMENDING THE ZONING MAP FOR  
ZONE 4A HORSESHOE BAY PROPER AND ZONE 10 SIENA  
CREEK BY PROVIDING INDIVIDUAL AREA AND TRACT  
DESIGNATIONS; PROVIDING FOR EFFECTIVE DATE,  
REPEALER, SEVERABILITY AND FINDING OF PROPER  
NOTICE AND MEETING.**

**WHEREAS**, Chapter 14 of the City of Horseshoe Bay's Zoning Code provides a Zoning Map for each of the Zones in the City; and

**WHEREAS**, the City Council has approved initial zoning designations for five newly annexed areas and tracts, and has received recommendations from the Planning and Zoning Commission for permanent zoning for these areas and tracts; and

**WHEREAS**, the City Council of Horseshoe Bay finds that amending the Zoning Code by amending the Zoning Map to permanently zone five newly annexed areas and tracts in Zone 4A Horseshoe Bay Proper and Zone 10 Siena Creek is in the best interests of the City and that it is necessary and proper for the good government;

**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. AMENDMENTS TO ZONING MAPS FOR ZONES 4A HORSESHOE  
BAY PROPER AND ZONE 10 SIENA CREEK**

**(a) Amendments to Zone 4A Horseshoe Bay Proper Zoning Map**

The following permanent zoning designations are hereby added to the Zone 4A Horseshoe Bay Proper Zoning Map:

**Area 1:** Tract 1 – a 22.08 acres portion of 34.48 acres consisting of 20.96 acres out of the Madison Putnam Survey No. 67, Abstract No. 587 and 1.12 acres out of the Nicholas Mendez Survey No. 3, Abstract No. 506 Llano County, Texas conveyed to Horseshoe Bay Resort, Ltd. recorded in Volume 1363, Page 757 Official Public Records of Llano County, Texas and Mathew Garrett Turner Trust recorded in Volume 1379, Page 216 of the Official Public Records of Llano County, Texas. Zoning for this Tract is C-2 General Commercial.

**Area 2** – 18.534 acres of M. Putnam Abstract #587 owned by Bobby N. & Norma Green. Zoning for this Area is C-2 General Commercial.

**Area 3** – includes the following Tracts out of M. Putnam Abstract #587: Tract 1 – 1.6 acres owned by Escondido Club, Inc. Zoning for this Tract is GUI Governmental Utility and Institutional; Tract 2 – 0.25 acres owned by Deneib, Ltd. Zoning for this Tract is C-2 General Commercial; Tract 3 – 1.838 acres owned by PEC. Zoning for this Tract is GUI Governmental Utility and Institutional; Tract 4 – 4.93 acres owned by James B. & Clelline Gammill. Zoning for this Tract is C-2 General Commercial; and Tract 5 – 1.23 acres owned by 2147 Investments, LLC. Zoning for this Tract is C-2 General Commercial.

**Area 5** – Unknown size tract, part of 245.0953 acre part of Tract KK-2, Horseshoe Bay Plat No. 54.1 owned by Horseshoe Bay Resort, Ltd. The Tract is Lake Bottom south of the Resort's marina. Zoning for this Area is A-1 Recreational.

**(b) Amendment to Zone 10 Siena Creek Zoning Map**

The following permanent zoning designation is hereby added to the Zone 10 Siena Creek Zoning Map:

**Area 4** – 1.36 acres of Horseshoe Bay Tract YY owned by Ron Mitchell. Zoning for this Area is R-1 Single Family Residential.

**III. EFFECTIVE DATE**

This Ordinance shall be and become effective immediately upon and after its passage and publication as may be required by governing law.

**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. 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.

