PLANNING AND ZONING COMMISSION
NOTICE OF REGULAR PUBLIC MEETING

November 26, 2019

Notice is hereby given to all interested members of the public that the Horseshoe Bay Planning and Zoning Commission will hold a Regular Public Meeting on Tuesday, November 26, 2019 in the City Council Chambers at City Hall, #1 Community Drive, Horseshoe Bay, Llano County, Texas. The Regular Public Meeting will begin at 3:00 p.m. The agenda for the Regular Public Meeting is to discuss and/or act on the following:

1. Call the Meeting to Order and Establish a Quorum
2. Public Comments (Those who wish to speak are asked to limit their comments to three minutes)
3. Approval of Minutes of the October 29, 2019 Regular Meeting
4. Continued Public Hearing and recommendation to City Council on a request to rezone a 0.708 Acre Tract out of Out Tract 14 and out of Tract 3 Summit Rock Golf Course Plat No. 1.1 from A-1 Recreational to GUI Governmental, Utility & Institutional to allow location of a temporary 5,000 gallon LP gas tank, to be followed later by a permanent 30,000 gallon LP gas tank to serve Tuscan Village in Summit Rock – NOTE: ALTERNATIVE LOCATIONS FOR BOTH A 1,000 GALLON TEMPORARY TANK AND A 30,000 GALLON PERMANENT TANK INSIDE OF TUSCAN VILLAGE HAVE BEEN PROPOSED THAT ARE NOT WITHIN 500 FEET OF ANY OTHER PROPERTY OWNER, SO A NEW PUBLIC NOTICE IS NOT NECESSARY
5. Continued Public Hearing and recommendation to City Council on a request to create a new Zoning Classification of R-1 Single Family Townhouse Residential in Zone 10 Siena Creek
6. Continued Public Hearing and recommendation to City Council on a request to rezone a portion of Lot 17 and all of Lot 18 in Zone 10 Siena Creek from R-4 Multi-Family to R-1 Single Family Townhouse Residential
7. Public Hearing and recommendation to City Council regarding Approval of The Villas at Siena Creek Plat No. 1.1. A Replat of a portion of Lot 17 and all of Lot 18 in Zone 10 Siena Creek
8. Approval of 2020 Planning and Zoning Commission Meeting Schedule
9. Adjournment

Eric W. Winter

Eric W. Winter, Development Services Dir.

The Planning and Zoning Commission may go into closed session, if necessary and appropriate, pursuant to the applicable section of the Texas Open Meetings Act, Texas Government Code, Chapter 551, Subchapter D, on any matter that may come before the Commission that is listed on the Agenda and for which a closed session is authorized. No final action, decision, or vote will be taken by the Commission on any subject or matter while in closed session. Any action, decision or vote will be taken by the Commission only in open meeting.

CITY OF HORSESHOE BAY

PLANNING AND ZONING COMMISSION
MINUTES OF REGULAR MEETING

October 29, 2019

The Planning and Zoning Commission of the City of Horseshoe Bay held a Regular Meeting in the Police Department Conference Room, located at #1 Community Drive, Horseshoe Bay, Llano County, Texas, on October 29, 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 3:02 P.M. with a quorum of 4 Commission Members present.

   Present:
   Chairman Neil Andrew
   Brent Lane
   Scooter Lofton
   Mike Thuss

   Absent: Vice-Chairman Pat Bouchard

2. **Public Comments (Those who wish to speak are asked to limit their comments to three minutes)**
   Mayor Steve Jordan and Ron Mitchell were in attendance but there were no Public Comments.

3. **Approval of Minutes of the October 1, 2019 Regular Meeting and the October 8, 2019 Special Meeting.**
   The motion to approve the minutes was made by Mike Thuss and seconded by Scooter Lofton. The motion passed unanimously (4-0).

4. **Continued Public Hearing and recommendation to City Council on a request to rezone a 0.708 Acre Tract out of Out Tract 14 and out of Tract 3 Summit Rock Golf Course Plat No. 1.1 from A-1 Recreational to GUI Governmental, Utility & Institutional to allow location of a temporary 5,000 gallon LP gas tank, to be followed later by a permanent 30,000 gallon LP gas tank to serve Tuscan Village in Summit Rock – NOTE: ALTERNATIVE LOCATIONS FOR BOTH A 1,000 GALLON**

TEMPORARY TANK AND A 30,000 GALLON PERMANENT TANK INSIDE OF TUSCAN VILLAGE HAVE BEEN PROPOSED THAT ARE NOT WITHIN 500 FEET OF ANY OTHER PROPERTY OWNER, SO A NEW PUBLIC NOTICE IS NOT NECESSARY

Eric Winter stated that the applicant was working on engineering studies and has requested to be continued to the November 26, 2019 meeting.

The motion to continue this item to the regular scheduled meeting on November 26, 2019 was made by Brent Lane and seconded by Scooter Lofton. The motion was approved unanimously (4-0).

5. **Public Hearing and recommendation to City Council on a request to create a new Zoning Classification of R-1 Single Family Townhouse Residential in Zone 10 Siena Creek – NOTE: THIS ITEM WILL NEED TO BE CONTINUED TO THE NOVEMBER 26 P&Z MEETING – SUBMITTAL INFORMATION NOT RECEIVED BY THE DEADLINE**

The motion to continue this item to the regular scheduled meeting on November 26, 2019 was made by Mike Thuss and seconded by Scooter Lofton. Motion was approved unanimously (4-0).

6. **Public Hearing and recommendation to City Council on a request to rezone a portion of Lot 17 and all of Lot 18 in Zone 10 Siena Creek from R-4 Multi-Family Townhouse to R-1 Single Family Townhouse – NOTE: THIS ITEM WILL NEED TO BE CONTINUED TO THE NOVEMBER 26 P&Z MEETING – SUBMITTAL INFORMATION NOT RECEIVED BY THE DEADLINE**

The motion to continue this item to the regular scheduled meeting on November 26, 2019 was made by Scooter Lofton and seconded by Mike Thuss. The motion was approved unanimously (4-0).

General Discussion

Commission Member Mike Thuss asked questions about the Long Range Planning Advisory Committee. It was clarified that each Planning and Zoning Commissioner could make individual statements or comments. The Commission will not make one statement from the group.

Eric Winter asked each Commission member to notify Stan Farmer and copy Eric Winter if they will be attending.

Commissioner Brent Lane asked if the rule establishing a quorum has been changed from 2 members to 3 members. Eric Winter stated that the rule had not been revised yet.

7. **Adjournment**

   The motion to adjourn the meeting was made by Brent Lane and seconded by Scooter Lofton. The motion was approved unanimously (4-0). The meeting was adjourned at 3:15 P.M.

APPROVED this 26th day of November, 2019.

CITY OF HORSESHOE BAY, TEXAS

_____

Neil Andrew, Chairman

ATTEST:

_____

Eric W. Winter, Development Services Director

Item # 4

CITY OF HORSESHOE BAY
PLANNING & ZONING COMMISSION
NOVEMBER, 26 2019

To: Planning & Zoning Commission

Thru: Stan R. Farmer, City Manager

From: Eric W. Winter, Development Services Director

RE: Public Hearing, discussion and possible action on a recommendation to City Council regarding a request to rezone a 0.708 acre tract out of Out Tract 14 and out of Tract 3 Summit Rock Golf Course Plat No. 1.1 from A-1 Recreational to GUI Governmental, Utility & Institutional to allow instillation of a temporary buried 5,000 gallon LP gas tank, to be followed soon by a buried permanent 30,000 gallon LP gas tank to serve Tuscan Village in Summit Rock, on the south side of the 200 block of Mayapple outside of the Tuscan Village entrance - NOTE: ALTERNATIVE LOCATIONS FOR BOTH A 1,000 GALLON TEMPORARY TANK AND A 30,000 GALLON PERMANENT TANK INSIDE OF TUSCAN VILLAGE HAVE BEEN PROPOSED THAT ARE NOT WITHIN 500 FEET OF ANY OTHER PROPERTY OWNER, SO A NEW PUBLIC NOTICE IS NOT NECESSARY

P&Z at the last meeting postponed their decision on this application based on Tuscan Village's request to allow additional time to find a new internal location that was compatible with the existing installed gas lines. The temporary 1,000 gallon tank was issued a building permit and has been installed, but no inspections have been requested as required. The tank is not available to serve any of the ten units that need final inspections, as they won't pass without a source for heating and cooking. A new location for the permanent 30,000 gallon tank has been determined and engineering tested to be able to work with the existing lines. The property being proposed is near the Clubhouse property, but is not part of the Clubhouse. The proposed location for this tank is on Common Area property, which is not currently zoned. The property will also need to be approved as a one lot Minor Plat for 911 addressing and building permit purposes.

Tuscan Village did not submit the site plan showing the location of the proposed LP Gas Tank by the deadline, so unless they submit it at the meeting, this item should be continued to the January 7, 2020 meeting.

Enclosures: Ordinance 2020-____

CITY OF HORSESHOE BAY

ORDINANCE NO. 2020-____

AMENDMENT OF CHAPTER 14 ZONING AND THE ZONING MAP TO ZONE A ____ ACRE TRACT OF COMMON AREA NEAR THE CLUBHOUSE TRACT IN TUSCAN VILLAGE TO GUI GOVERNMENTAL, UTILITY & INSTITUTIONAL

AN ORDINANCE OF THE CITY OF HORSESHOE BAY CLASSIFYING A ____ ACRE TRACT OF COMMON AREA GUI GOVERNMENTAL, UTILITY & INSTITUTIONAL IN HORSESHOE BAY, LLANO COUNTY, TEXAS; AMENDING THE CONCEPT PLAN FOR EXHIBIT D TUSCAN VILLAGE PLANNED DEVELOPMENT BY CHANGING THE DESIGNATION OF A ____ ACRE TRACT OF COMMON AREA AS GUI GOVERNMENTAL, UTILITY & INSTITUTIONAL; PROVIDING FOR SEVERABILITY; REPEALER; EFFECTIVE DATE; AND PROPER NOTICE AND MEETING

WHEREAS, Chapter 14 Zoning of the City of Horseshoe Bay's Code of Ordinances provides the zoning classifications for all property in the city and a Zoning Map reflecting the classifications; and

WHEREAS, the City Council has conducted a public hearing on the request to zone a ____ acre tract of Common Area with no property owned by anyone other than Tuscan Village within 500 feet as GUI Governmental, Utility & Institutional;

WHEREAS, the City Council has received a report with a recommendation from the Planning and Zoning Commission regarding the zoning of a ____ acre tract of Common Area as GUI Governmental, Utility & Institutional; and

WHEREAS, the City Council, in the exercise of its legislative discretion has concluded that Chapter 14 Zoning and the Concept Plan for Exhibit D Tuscan Village of the Horseshoe Bay City Code of Ordinances should be amended as herein described.

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

I. FINDINGS OF FACT

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

II. AMENDMENT OF EXHIBIT D TUSCAN VILLAGE PLANNED DEVELOPMENT

The Concept Plan for Exhibit D Tuscan Village is hereby amended as follows:

The ____ acre tract of Common Area shown on Attachment A near the Clubhouse Tract is hereby classified GUI Governmental, Utility & Institutional.

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

V. EFFECTIVE DATE

This Ordinance shall be and become effective immediately upon and after its 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 adopted was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

ADOPTED AND APPROVED on this the 10th day of December, 2019 by a vote of the City Council of the City of Horseshoe Bay, Texas.

CITY OF HORSESHOE BAY, TEXAS

_____

Cynthia Clinesmith, Mayor

Attest:

_____

Kerri Craig
City Secretary

Item # 5

CITY OF HORSESHOE BAY
PLANNING & ZONING COMMISSION
NOVEMBER 26, 2019

To: Planning & Zoning Commission

Thru: Stan R. Farmer, City Manager

From: Eric W. Winter, Development Services Director

RE: Continued Public Hearing and Recommendation to City Council regarding a request to approve Ordinance 2020-___: Amending Chapter 14 Zoning, Article 14.02 Zoning Ordinance, Section 14.02.412 by Adding new Subsection (g) R-1 Single Family Townhouse Residential Classification; Ron Mitchell is Applicant

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The new R-1 Townhouse Residential classification is attached. Staff found some issues between the Ordinance and the existing buildings regarding setbacks and are presenting those issues below. Approval of the Ordinance will make a number of existing buildings non-conforming, and require the owners to seek variances for the items they do not conform to when they request building permits that in any way enlarge or increase their non-conformity.

Lots 17-1, 17-2, 17-3, 17-8, 17-24, 17-25 and 17-26 (these lots already have homes constructed) do not meet the following requirements of the new R-1 Single Family Townhome Zoning classification:

a. **Section 14.02.412(g)(2)(A)i - Encroachment into the 15 foot Front Yard Setback;**
b. **Section 14.02.412a(g)(4) - Maximum lot coverage of impervious cover is 60%. Note: we have requested which of these is to be used;**
c. **Section 14.02.4129(g)(6) - No more than 50% of the total lot area will be used for the dwelling and other structures; and**
d. **Section 14.02.412(g)(7) – Driveways must have a minimum of 2 parking spaces and must be a minimum of 15 feet from the front lot line.**

If variances for these lots are to be requested with the plat, the variances have to be requested from the City Council at a public hearing with 15 days-notice in the 2 newspapers and mailed notice to all owners within 200 feet from all of the lots for which variances are requested. The next available City Council meeting is January 21, 2020.

If the applicant of the replat does not want to request a variance for all of the affected lots, I would suggest that the Commission may want to require that all of the owners of the existing buildings indicate in writing that they are in agreement that they will become non-conforming, and understand what it will mean to them to become non-conforming as a result of adoption of the new classification.

Ron Mitchell has been made aware of these issues, but he is of the opinion that this situation is no different than the non-conforming situation created for R-4 and R-6 properties when the Council adopted the new larger minimum unit sizes. In fact, these are different situations, this is a request for a new classification that changes the requirements and makes a number of lots non-conforming, whereas the minimum unit size increase applies only to new construction.

Staff has made Ron Mitchell aware of two choices regarding these issues – request the variance for the affected lots and include it on the plat, or, if so required by the Commission, require all owners to sign affidavits that they are aware of the non-conformity, understand the consequences and agree to it.

Staff recommends that the Commission recommend approval to the Council, with one or the other of these two choices.

Enclosures: **Aerial Photo**
Zoning Map
Ordinance 2020-___

Item # 5

CITY OF HORSESHOE BAY

ORDINANCE NO. ORD 2020-

ZONING ORDINANCE TEXT AMENDMENT AMENDING SECTION 14.02.412 ZONE 10 SIENA CREEK ADDING NEW SUBSECTION (g) FOR ZONING CLASSIFICATION R-1 SINGLE FAMILY TOWNHOUSE RESIDENTIAL

AN ORDINANCE OF THE CITY OF HORSESHOE BAY, TEXAS AMENDING CHAPTER 14 ZONING, ARTICLE 14.02 ZONING ORDINANCE, SECTION 14.02.412 IN ZONE 10 SIENA CREEK, BY ADDING NEW SUBSECTION (g) FOR ZONING CLASSIFICATION R-1 SINGLE FAMILY TOWNHOUSE RESIDENTIAL FOR CERTAIN LOTS WITHIN ZONE 10, AS PROVIDED BELOW; 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, that currently, certain properties, being a portion of Lot 17 and all of Lot 18 are currently zoned R-4 Multi-Family and are hereby determined more suitable for single family townhome dwellings; and

WHEREAS, the City Council is of the opinion that adding a new zoning classification R-1 Single Family Townhouse Residential will be conducive to effectively managing these properties as a single family townhome development in Horseshoe Bay; and replatting and rezoning the existing R-4 Multi-Family lots as R-1 Single Family Townhouse Residential lots; and

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

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

I. FINDINGS OF FACT

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

II. AMENDMENT OF CHAPTER 14 ZONING, ARTICLE 14.02 ZONING ORDINANCE, SECTION 14.02.412 ADDING NEW SUBSECTION (g)

Section 14.02.412 is hereby amended by adding new Subsection (g) to read as follows:

(g) The following uses and regulations will apply to all land within Zone 10 and classified as R-1 Single Family Townhouse Residential:

(1) Uses permitted.

(A) Single-family dwelling;

(B) Accessory structures necessary to such use located on the same lot.

(2) Minimum setback distances. Minimum setback distances from lot property lines are as follows:

(A) As to R-1 Residential Townhome Lots within Lot 17:

i. Front (applicable to all lot boundaries that abut rights-of-way) 15'.

ii. Side (applicable to all lot boundaries that abut rights-of-way) 5'.

iii. Side Street Yard Setback on Lots 17-6 and 17-28 only: 5'.

iv. Rear 10'.

v. Except for Lots 17-6 and 17-28, when the side setbacks intersect with the front or rear setbacks, the restrictions associated with both types of setbacks apply, so the total would be 20' for front and side setbacks and 25' for front and rear setbacks.

(B) As to R-1 Residential Townhome Lots within Lot 18:

i. Front (applicable to all lot boundaries that abut rights-of-way) 15'.

ii. Side (applicable to all lot boundaries that abut rights-of-way) 5'.

iii. Side Street Yard Setback 15'.

iv. Rear Yard Setback is at BMPE Line.

v. When the side setbacks intersect with the front or rear setbacks, the restrictions associated with both types of setbacks apply, so the total would be 20' for front and side setbacks and 25' for front and rear setbacks.

(3) Slab elevation. All improvement foundations shall be set at the minimum elevation as shown on the recorded plat.

(4) Impervious cover. The maximum lot coverage is sixty percent (60%).

(5) Minimum dwelling unit size. The minimum square footage permissible for any dwelling shall be Fifteen Hundred (1500) square feet of heated /airconditioned space for a one story Villa and Two Thousand (2000) square feet of heated/airconditioned space for a two story Villa.

(6) Maximum area of dwelling. Notwithstanding uses otherwise permitted herein, no more than fifty percent (50%) of the total lot area will be used for the dwelling and other structures.

(7) Driveways. Each lot shall be accessed by only one driveway. Access drives must be located to preserve and protect important natural features, such as large or significant plant materials, trees, drainageways, and rock outcroppings. The driveway must be designed to allow for two uncovered parking spaces. The spaces shall be a minimum of fifteen feet (15') from the front lot line. The paved surface of a driveway shall be a maximum of fourteen feet (14') wide except for the turn-around near the garage. The driveway shall intersect the street at a right angle. Driveway paving should have flared aprons where it intersects the roadway pavement. Flared sections at the road may not exceed an 8-foot-wide radius. Where possible, a driveway should be flush with the finished grade. Driveway surfaces shall be a minimum of 4" thick concrete. Driveways shall be located where the least amount of cut or fill is required. Driveway material may be of natural gray concrete, integrally colored concrete, exposed aggregate concrete, pattern stamped concrete or natural materials such as such stone or brick. NOTE: Add this to list of non-conforming lots if they are created.

(8) Garages and garage doors. All lots shall provide for at least one garage of no less than 420 square feet per dwelling unit so as to accommodate two standard-size vehicles, and such structure shall be connected to the main structure. The connection may be by a breezeway. Each garage shall have a minimum width, as measured from inside walls, of ten feet (10') per car and a minimum depth for each car of twenty-one feet (21'). All garages shall be completely enclosed and may face a street or side street.

(9) Additional restrictions on accessory structures. All accessory structures necessary to such primary use may occupy not more than fifty (50) percent of a required rear yard and may not be more than fifteen (15) feet in height. No accessory structure will be erected closer than fifteen (15) feet to the line of an abutting lot and no such building will occupy any portion of a required front or side yard.

VI. 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.

VII. REPEALER

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

VIII. EFFECTIVE DATE

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

Item # 5

IX. PROPER NOTICE AND MEETING

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

ADOPTED AND APPROVED on this the 10th day of December, 2019 by a vote of the City Council of the City of Horseshoe Bay, Texas.

CITY OF HORSESHOE BAY, TEXAS

_____

Cynthia Clinesmith, Mayor

Attest:

_____

Kerri Craig, City Secretary

Item # 6

CITY OF HORSESHOE BAY
PLANNING & ZONING COMMISSION
NOVEMBER 26, 2019

To: Planning & Zoning Commission

Thru: Stan R. Farmer, City Manager

From: Eric W. Winter, Development Services Director

RE: Continued Public Hearing and Recommendation to City Council regarding a request to approve Ordinance 2020-___: Rezoning a Portion of Lot 17 and all of Lot 18 in Zone 10 Siena Creek from R-4 Multi-Family to R-1 Single Family Townhouse; Ron Mitchell is Applicant

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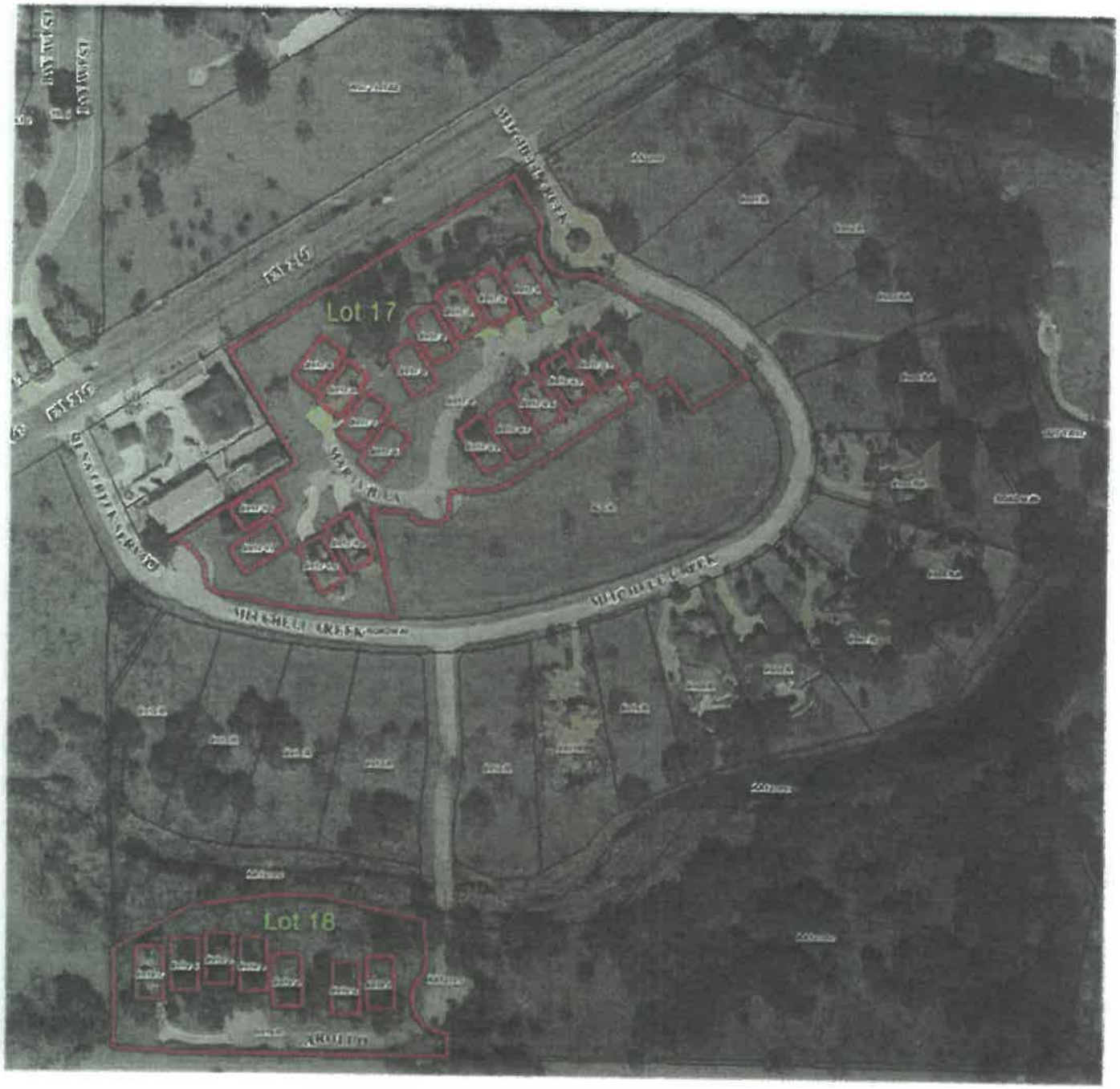
This Ordinance would rezone in Lot 17 Villas at Siena Creek Condo Units 17-1 through 17-13 and 17-24 through 17-28 and all of Lot 18 – Lots 18-1 through 18-7 from R-4 Multi-Family to new classification R-1 Single Family Townhouse Residential.

The action on this item should be based on the issues brought up and action taken on the previous item.

Enclosures: Aerial Photo
Zoning Map
Ordinance 2020-____

Siena Creek Phase One (Rezoning Request): A Portion of Lot 17 and Lot 18



CITY OF HORSESHOE BAY ★ TEXAS ★ 2005 ★

Rezoning from R-4 Mutli-family Residential to R1 Single family Townhouse Residential

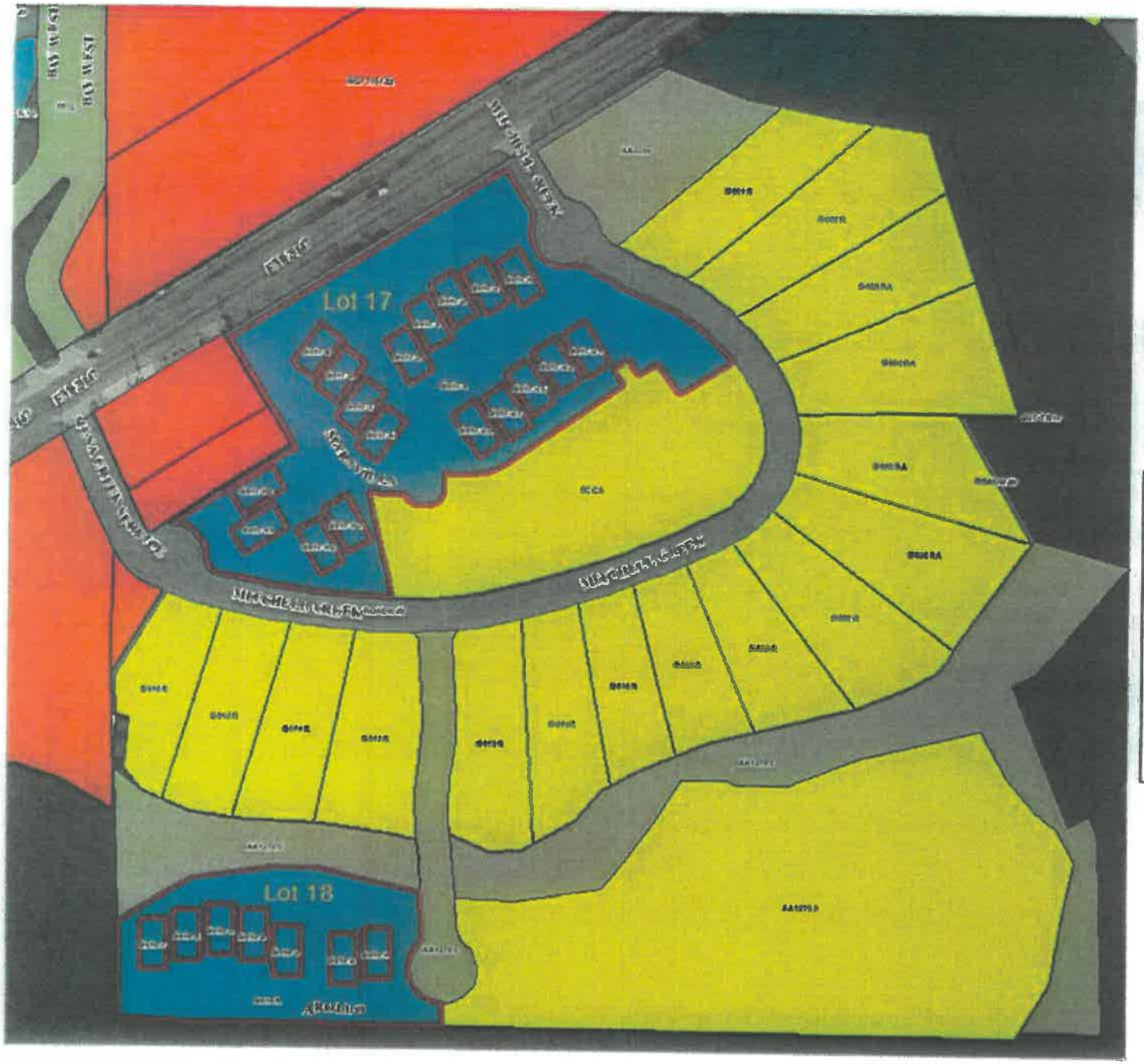
LEGEND

■ Lots 17 & 18

N

NTS

Siena Creek Phase One (Rezoning Request): A Portion of Lot 17 and Lot 18



CITY OF HORSESHOE BAY ★ TEXAS ★ 2005 ★

Rezoning from R-4 Mutli-family Residential to R1 Single family Townhouse Residential

LEGEND

- A-1 RECREATIONAL
- C-2 GENERAL COMMERCIAL
- R-1 SINGLE-FAMILY RESIDENTIAL
- R-4 MULTI-FAMILY RESIDENTIAL
- CA COMMON AREA

N

NTS

CITY OF HORSESHOE BAY

ORDINANCE NO. ORD 2020-___

ZONING ORDINANCE TEXT AMENDMENT REZONING SPECIFIC VILLAS AT SIENA CREEK CONDO UNITS IN LOT 17 AND ALL LOTS IN LOT 18 ZONE 10 SIENA CREEK FROM R-4 MULTI-FAMILY RESIDENTIAL TO R-1 SINGLE FAMILY TOWNHOUSE RESIDENTIAL

AN ORDINANCE OF THE CITY OF HORSESHOE BAY, TEXAS AMENDING CHAPTER 14 ZONING AND THE ZONING MAP FOR ZONE 10 SIENA CREEK, BY REZONING VILLAS AT SIENA CREEK CONDO UNITS 17-1 THROUGH 17-13 AND 17-24 THROUGH 17-28 AND LOTS 18-1 THROUGH 18-7 IN LOT 18 ZONE 10 SIENA CREEK FROM R-4 MULTI-FAMILY RESIDENTIAL TO R-1 SINGLE FAMILY TOWNHOUSE RESIDENTIAL; 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, that currently, certain properties, being a portion of Lot 17 and all of Lot 18 are currently zoned R-4 Multi-Family and are hereby determined more suitable for single family townhome dwellings; and

WHEREAS, the City Council is of the opinion that rezoning the specific lots from R-4 Multi-Family to R-1 Single Family Townhouse Residential will be conducive to effectively managing these properties as a single family townhome development in 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, TEXAS:

I. FINDINGS OF FACT

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

II. AMENDMENT OF CHAPTER 14 ZONING AND THE ZONING MAP FOR ZONE 10 SIENA CREEK

The Zoning Map for Zone 10 Siena Creek is hereby amended as follows:

(a) Villas at Siena Creek Condo Units 17-1 through 17-13 and 17-24 through 17-28 are hereby rezoned

from R-4 Multi-Family Residential to R-1 Single Family Townhouse Residential

(b) Lots 18-1 through 18-7 are hereby rezoned from R-4 Multi-Family Residential to R-1 Single Family Townhouse Residential

VI. 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.

VII. REPEALER

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

VIII. EFFECTIVE DATE

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

IX. PROPER NOTICE AND MEETING

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

ADOPTED AND APPROVED on this the 10th day of December, 2019 by a vote of the City Council of the City of Horseshoe Bay, Texas.

CITY OF HORSESHOE BAY, TEXAS

_____

Cynthia Clinesmith, Mayor

Attest:

_____

Kerri Craig, City Secretary

Item # 7

CITY OF HORSESHOE BAY
PLANNING & ZONING COMMISSION
NOVEMBER 26, 2019

To: Planning & Zoning Commission

Thru: Stan R. Farmer, City Manager

From: Eric W. Winter, Development Services Director

RE: Public Hearing and Recommendation to City Council regarding the Replat of 5.18 acres of Lot 17 Siena Creek Phase One to form 18 R-1 Single Family Townhouse Residential Lots, two common area lots and the ROW for Maravilla Way, a private street; and the replat of all of Lot 18 Siena Creek Phase Two to form 7 R-1 Single Family Townhouse Residential lots and a 50 foot ROW for Arollo Court, a private street; Ron Mitchell is the Applicant

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This is an unusual request to replat the existing developed and some of the undeveloped areas in Siena Creek and plat them into individual lots along with the ROWs for the two existing streets, Maravilla Way and Arollo Ct., which should remain as private streets because Mitchell Creek Drive that is the access to these streets is gated, and because of the condition of the bridge

The purpose of the replat is to create lots for the existing condo units as single family townhouse lots, based on the previous requests for the new R-1 Single Family Residential Townhouse classification and the rezoning of the existing lots from R-4 Multi-Family to R-1 Single Family Townhouse Residential.

Staff has determined this application to be administratively complete for forwarding to City Council for review. Don Sherman has been authorized by the owner of the properties to act on his behalf.

A copy of an aerial photograph, a Zoning Map, the preliminary replat, the final replat, and the original plat with the lots highlighted are included in the Council's agenda packet. Original copies of the replat and all supporting information for this application are available for review in Development Services.

This is the final of the three requests for this project, and action should be based on actions taken with the other requests, and at a minimum any approval should include all of the staff comments as deemed required.

Enclosures:
- Aerial Photograph
- Zoning Map
- Preliminary Replat
- Original Plat with Lot Highlighted
- Staff Review Comments

Siena Creek Phase One (Replat Request): A Portion of Lot 17 and Lot 18

Replat of a portion of lot 17 to create 18 single family lots & replat of lot 18 to create 7 single family lots.

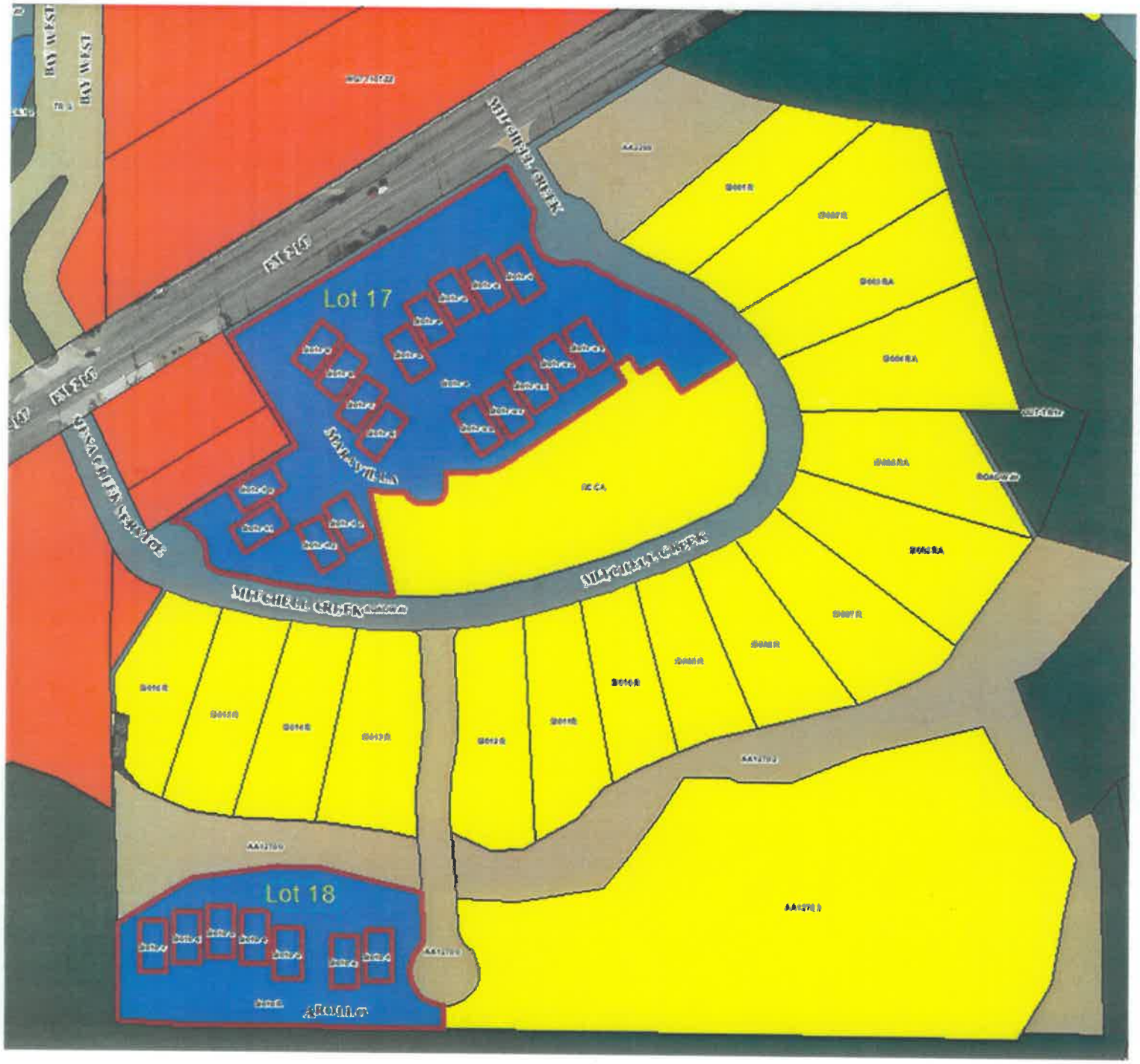
LEGEND

Lots 17 & 18

N

NTS

Siena Creek Phase One (Replat Request): A Portion of Lot 17 and Lot 18



CITY OF HORSESHOE BAY ★ TEXAS ★ 2005 ★

Replat of a portion of lot 17 to create 18 single family lots & replat of lot 18 to create 7 single family lots.

LEGEND

Lots 17 & 18

N

NTS

INSTRUMENT NO._____

STATE OF TEXAS:
COUNTY OF LLANO:

KNOW ALL MEN BY THESE PRESENTS: THAT JAFFE INTEREST, LP., A TEXAS LIMITED PARTNERSHIP, BEING THE OWNER OF LOT 17, SIENA CREEK, PHASE ONE RECORDED IN VOLUME 14, PAGE 22, PLAT RECORDS, LLANO COUNTY TEXAS AND LOT 18, SIENA CREEK, PHASE TWO, RECORDED IN VOLUME 15, PAGE 73, PLAT RECORDS, LLANO COUNTY, TEXAS DOES HEREBY JOIN IN THE DEDICATION OF THE ATTACHED RE-PLAT OF A 5.18 ACRE PORTION OF SAID LOT 17 AND ALL OF SAID LOT 18 AS SHOWN HEREON AND DO HEREBY ADOPT THIS PLAT TO BE KNOWN AS "THE VILLAS AT SIENA CREEK, PLAT NO. 1.1, 7.38 ACRES OUT OF THE A. MURCHISON SURVEY NO. 85, ABSTRACT NO. 556, LLANO COUNTY, TEXAS" AS THE OFFICIAL PLAT OF SAME IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND DO HEREBY DEDICATE TO ALL PUBLIC UTILITY PROVIDERS THE USE OF THE EASEMENTS SHOWN HEREON.

JAFFE INTEREST, LP
BY: JAFFE ENTERPRISES, LLC
A TEXAS LIMITED LIABILITY COMPANY, MANAGER

_____
BY: RON LYN MITCHELL, CHAIRMAN/C.E.O.
P.O. BOX 7766
HORSESHOE BAY, TX. 78657
(830) 598-3989

JAFFE INTEREST, LP
BY: JAFFE REALTY, INC. A CORPORATION ORIGINATED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS

_____
BY: RON LYN MITCHELL, VICE CHAIRMAN/PRESIDENT

STATE OF TEXAS:
COUNTY OF LLANO:

BEFORE ME, IN AND FOR SAID COUNTY AND STATE THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RON LYNN MITCHELL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2019.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS:
COUNTY OF LLANO:

KNOW ALL MEN BY THESE PRESENTS: THIS PLAT OF "THE VILLAS AT SIENA CREEK, PLAT NO. 1.1, 7.38 ACRES OUT OF THE A. MURCHISON SURVEY NO. 85, ABSTRACT NO. 556, LLANO COUNTY, TEXAS" COMPLIES WITH THE EXISTING CONVENANTS AND RESTRICTIONS OF SIENA CREEK, AND SIENA CREEK PROPERTY OWNERS ASSOCIATION, INC. DOES HEREBY JOIN IN THE DEDICATION OF THE ATTACHED PLAT.

WITNESS MY HAND THIS _____ DAY OF _____, 2019.

SIENA CREEK PROPERTY OWNERS ASSOCIATION, INC.

_____
RON LYNN MITCHELL, PRESIDENT

STATE OF TEXAS:
COUNTY OF LLANO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RON LYNN MITCHELL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2019.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS:
COUNTY OF BURNET:

KNOW ALL MEN BY THESE PRESENTS; THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT OF "THE VILLAS AT SIENA CREEK, PLAT NO. 1.1, 7.38 ACRES OUT OF THE A. MURCHISON SURVEY NO. 85, ABSTRACT NO. 556, LLANO COUNTY, TEXAS" BEING A RE-PLAT OF A 5.18 ACRE PORTION OF LOT 17, SIENA CREEK, PHASE ONE RECORDED IN VOLUME 14, PAGE 22, PLAT RECORDS, LLANO COUNTY TEXAS AND ALL OF LOT 18, SIENA CREEK, PHASE TWO, RECORDED IN VOLUME 15, PAGE 73, PLAT RECORDS, LLANO COUNTY, TEXAS COMPLIES WITH THE SURVEY REQUIRMENTS OF THE CITY OF HORSESHOE BAY, TEXAS SUBDIVISION REGULATIONS AND FURTHER CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

_____ 10/15/19
DONALD SHERMAN DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1877

STATE OF TEXAS
DONALD SHERMAN
1877
REGISTERED
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS:
COUNTY OF LLANO:

THE ATTACHED PLAT OF "THE VILLAS AT SIENA CREEK, PLAT NO. 1.1, 7.38 ACRES OUT OF THE A. MURCHISON SURVEY NO. 85, ABSTRACT NO. 556, LLANO COUNTY, TEXAS" BEING A RE-PLAT OF A 5.18 ACRE PORTION OF LOT 17, SIENA CREEK, PHASE ONE RECORDED IN VOLUME 14, PAGE 22, PLAT RECORDS, LLANO COUNTY TEXAS AND ALL OF LOT 18, SIENA CREEK, PHASE TWO, RECORDED IN VOLUME 15, PAGE 73, PLAT RECORDS, LLANO COUNTY, TEXAS, WAS SUBMITTED TO THE UNDERSIGNED DEVELOPMENT SERVICES DIRECTOR OF THE CITY OF HORSESHOE BAY, TEXAS ON THE ___ DAY OF _____, 2018 AND IS RECOMMENDED TO THE CITY COUNCIL FOR ITS CONSIDERATION AND APPROVAL.

_____ DATE:_____
ERIC W. WINTER, DEVELOPMENT SERVICES DIRECTOR
CITY OF HORSESHOE BAY, TEXAS

STATE OF TEXAS:
COUNTY OF LLANO

THIS PLAT HAS BEEN SUBMITTED TO THE CITY COUNCIL OF THE CITY OF HORSESHOE BAY, TEXAS AT ITS MEETING ON THE _____DAY OF _____, 2019, AND IS DULY CONSIDERED AND FOUND TO COMPLY WITH THE LAWS AND STATUTES OF THE STATE OF TEXAS AND CHAPTER 30 SUBDIVISION REGULATIONS AND THE CODE OF ORDINANCES OF THE CITY OF HORSESHOE BAY, TEXAS.

BY:_____
STEPHEN T. JORDAN MAYOR, CITY OF HORSESHOE BAY, TEXAS

ATTEST:

_____
KERRI CRAIG, CITY SECRETARY

DEVELOPMENT PERMIT PLAT NOTE:

ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S HIGHLAND LAKES WATERSHED ORDINANCE. WRITTEN NOTIFICATION AND /OR PERMITS ARE REQUIRED PRIOR TO COMMENCING ANY DEVELOPMENT ACTIVITIES ON ANY PORTION OF THE TRACT SHOWN HEREON. CONTACT LCRA WATERSHED MANAGEMENT AT 1-800-776-5272, EXTENSION 2324 FOR MORE INFORMATION.

Willis - Sherman Associates, Inc.
LAND SURVEYORS AND PLANNERS
310 MAIN • MARBLE FALLS,
TEXAS • 78654
(830) 693-3566 FAX (830) 693-5362
FIRM NUMBER: 10027600

THE PERMANENT WATER QUALITY BEST MANAGEMENT PRACTICE (BMP) EASEMENT IS FOR THE PURPOSE OF PROTECTING THE ENVIRONMENT BY IMPROVING THE QUALITY OF STORMWATER RUNOFF FROM DEVELOPED LANDS. NO STRUCTURE OR OTHER IMPROVEMENT MAY BE CONSTRUCTED OR MAINTAINED WITHIN A WATER QUALITY BMP EASEMENT AREA UNLESS SPECIFICALLY AUTHORIZED AND APPROVED IN WRITING IN ADVANCE BY THE LOWER COLORADO RIVER AUTHORITY (LCRA).

THE WATER QUALITY BMP EASEMENT MAY BE ENFORCED BY THE LOWER COLORADO RIVER AUTHORITY OR ANY OTHER GOVERNMENTAL ENTITY WITH THE AUTHORITY TO PROTECT THE ENVIRONMENT FOR THE BENEFIT OF THE PUBLIC, BY INJUNCTION OR OTHER ACTION IN A COURT OF APPROPRIATE JURISDICTION.

STATE OF TEXAS:
COUNTY OF LLANO:
FIELD NOTES OF A 5.18 ACRE TRACT OF LAND OUT OF THE A. MURCHISON SURVEY NO. 85, ABSTRACT NO. 556, BEING A PORTION OF LOT 17, SIENA CREEK, PHASE ONE, RECORDED IN VOLUME 14, PAGE 22, PLAT RECORDS, LLANO COUNTY, TEXAS. THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE GRID, CENTRAL ZONE, NAD 83.
BEGINNING AT THE NORTH CORNER THIS 5.18 ACRES AND OF SAID LOT 17, BEING IN THE WEST RIGHT OF WAY LINE OF MITCHELL CREEK DRIVE OF SAID SIENA CREEK, PHASE ONE FROM WHICH THE NORTHWEST CORNER OF SAID MURCHISON SURVEY BEARS N42°10'51"W 914.75'.
THENCE WITH THE EAST LINE OF SAID LOT 17 AND THE WEST RIGHT OF WAY LINE OF MITCHELL CREEK DRIVE THE NEXT 7 CALLS AS FOLLOWS:
1) S31°39'28"E 68.30' TO A 1/2" REBAR FOUND WITH CAP STAMPED "RPLS 1877";
2) WITH A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 21.03' A RADIUS OF 25.00' A CHORD BEARING AND LENGTH OF S07°53'47"E 20.41' TO A 1/2" REBAR FOUND WITH CAP STAMPED "RPLS 1877";
3) WITH A CURVE TO THE LEFT WITH AN ARC LENGTH OF 100.86' A RADIUS OF 50.00' A CHORD BEARING AND LENGTH OF S41°39'26"E 84.61' TO A 1/2" REBAR FOUND WITH CAP STAMPED "RPLS 1877";
4) WITH A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 36.14' A RADIUS OF 50.00' A CHORD BEARING AND LENGTH OF S78°40'28"E 35.36' TO A 1/2" REBAR FOUND;
5) S57°58'11"E 8.80' TO A 1/2" REBAR FOUND WITH CAP STAMPED "RPLS 1877";
6) WITH A CURVE TO THE LEFT WITH AN ARC LENGTH OF 75.57' A RADIUS OF 350.00' A CHORD BEARING AND LENGTH OF S64°09'18"E 75.42' TO A 1/2" REBAR FOUND WITH CAP STAMPED "RPLS 1877";
7) WITH A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 103.81' A RADIUS OF 300.00' A CHORD BEARING AND LENGTH OF S60°25'37"E 103.29' BEING THE MOST EASTERLY CORNER HEREOF;
THENCE LEAVING THE RIGHT OF WAY LINE OF SAID MITCHELL CREEK DRIVE LONG THE SOUTH LINE OF THIS 5.12 ACRES THE NEXT 5 CALLS AS FOLLOWS:
1) S55°16'29"W 362.22' TO A 1/2" REBAR FOUND WITH CAP STAMPED "RPLS 1877"; 2) S86°52'29"W 58.21' TO A 1/2" REBAR FOUND WITH CAP STAMPED "RPLS 1877";
3) WITH A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 144.89' A RADIUS OF 50.00' A CHORD BEARING AND LENGTH OF S64°22'00"W 99.16' TO 1/2" REBAR FOUND WITH CAP STAMPED "RPLS 1877";
4) WITH A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 35.05' A RADIUS OF 125.00' A CHORD BEARING AND LENGTH OF N86°33'03"W 34.94' TO A 1/2" REBAR FOUND WITH CAP STAMPED "RPLS 1877";
5) S14°44'13"E 148.92' TO A 1/2" REBAR FOUND WITH CAP STAMPED "RPLS 1877" BEING THE SOUTH CORNER HEREOF AND BEING IN THE NORTH RIGHT OF WAY LINE OF SAID MITCHELL CREEK DRIVE;
THENCE ALONG THE SOUTH LINE OF THIS 5.12 ACRES AND THE NORTH RIGHT OF WAY LINE OF SAID MITCHELL CREEK DRIVE AND THE SOUTH LINE OF SAID LOT 17 THE NEXT 3 CALLS AS FOLLOWS:
1) WITH A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 272.10' A RADIUS OF 1325.00' A CHORD BEARING AND LENGTH OF N83°14'11"W 271.62' TO A 1/2" REBAR FOUND;
2) WITH A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 33.04' A RADIUS OF 25.00' A CHORD BEARING AND LENGTH OF N39°29'21"W 30.69' TO A MAG NAIL WITH WASHER STAMPED "RPLS 1877";
3) WITH A CURVE TO THE LEFT WITH AN ARC LENGTH OF 78.24' A RADIUS OF 50.00' A CHORD BEARING AND LENGTH OF N46°27'13"W 70.50' TO A 1/2" REBAR FOUND BEING THE WEST CORNER HEREOF ;
THENCE LEAVING THE RIGHT OF WAY LINE OF SAID MITCHELL CREEK DRIVE ALONG THE NORTH LINE OF THIS 5.12 ACRES AND OF SAID LOT 17 THE NEXT 3 CALLS AS FOLLOWS:
1) N58°02'04"E 214.38' TO A 1/2" REBAR FOUND WITH CAP STAMPED "RPLS 1877"; 2) N51°52'37"W 188.72' TO A 1/2" REBAR FOUND; 3) N58°00'32"E 478.74' TO THE PLACE OF BEGINNING.

FIELD NOTES OF A 2.20 ACRE TRACT OF LAND OUT OF THE A. MURCHISON SURVEY NO. 85, ABSTRACT NO. 556, BEING ALL OF LOT 18, SIENA CREEK, PHASE TWO, RECORDED IN VOLUME 15, PAGE 73 & 74, PLAT RECORDS, LLANO COUNTY, TEXAS. THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE GRID, CENTRAL ZONE, NAD 83.
BEGINNING AT THE NORTH CORNER THIS 2.20 ACRES AND OF SAID LOT 18, BEING IN THE WEST RIGHT OF WAY LINE OF SIENA CROSSING OF SAID SIENA CREEK, PHASE TWO FROM WHICH THE NORTHWEST CORNER OF SAID MURCHISON SURVEY BEARS N15°34'04"W 1818.27.
THENCE S04°18'31"E 59.96' TO A 1/2" REBAR FOUND WITH CAP STAMPED "RPLS 1877";

WITH A CURVE TO THE LEFT WITH AN ARC LENGTH OF 24.38' A RADIUS OF 30.00' A CHORD BEARING AND LENGTH OF N18°58'31"W 23.72' TO A 1/2" REBAR FOUND HEREOF ;

WITH A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 114.96' A RADIUS OF 50.00' A CHORD BEARING AND LENGTH OF S23°36'33"E 91.26' TO A 1/2" REBAR FOUND;

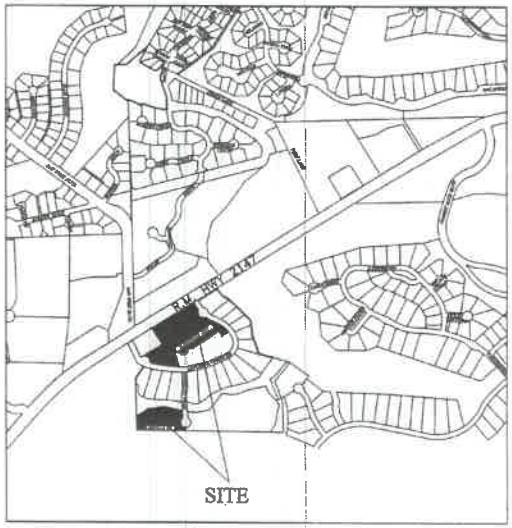
THENCE S00°31'22"W 33.35' TO A 1/2" REBAR FOUND BEING THE SOUTHEAST CORNER OF THIS 2.20 ACUES;

THENCE N89°28'38"W 480.92' TO A 1/2" REBAR FOUND BEING THE SOUTHWEST CORNER OF THIS 2.20 ACRES;

THENCE N01°54'34"W 139.05' TO A 1/2" REBAR FOUND BEING THE NORTHWEST CORNER OF THIS 2.20 ACRES;

THENCE IN THE NORTH LINE OF THIS 2.20 ACRES AND THE SOUTH LINE OF COMMON AREA 3 THE NEXT 6 CALLS ARE AS FOLLOWS:
1) N37°28'12"E 138.69' TO A 1/2" REBAR FOUND;

2) N80°34'48"E 55.05' TO A 1/2" REBAR FOUND;
3) N82°13'06"E 72.22' TO A 1/2" REBAR FOUND;
4) N88°13'58"E 64.17' TO A 1/2" REBAR FOUND;
5) S76°07'55"E 105.68' TO A 1/2" REBAR FOUND;
6) S76°53'12"E 44.11' TO A 1/2" REBAR FOUND AND THE PLACE OF BEGINNING;



VICINITY MAP

NOTES:
1.) EACH LOT SHALL BE SERVED BY A CENTRAL WATER AND SEWER SYSTEM CONTROLLED BY THE CITY OF HORSESHOE BAY, TEXAS.
2.) ALL BEARINGS ARE BASED ON TEXAS STATE PLANE GRID, CENTRAL ZONE, NAD 83.
3.) EACH LOT SHALL BE SERVED ELECTRICITY BY PEDERNALES ELECTRIC COOPERATIVE.
4.) EACH LOT SHALL BE SERVED TELEPHONE BY FRONTIER COMMUNITATIONS.
5.) EACH LOT WILL BE ASSESSED THE NORMAL ANNUAL ASSESSMENT AMOUNT FOR A LOT IN SIENA CREEK.
6.) THIS PLAT HEREBY DELETES AND TAKES THE PLACE OF 5.18 ACRES OF LOT 17, SIENA CREEK, PHASE ONE, VOLUME 14, PAGE 22, PLAT RECORDS, LLANO COUNTY, TEXAS AND ALL OF LOT 18, SIENA CREEK, PHASE TWO, VOLUME 15, PAGE 73, PLAT RECORDS, LLANO COUNTY, TEXAS.
7.) THE OWNER(S) WILL BE RESPONSIBLE FOR THE RELOCATION OF THE WATER/WASTEWATER SERVICE AND/OR HOLD THE CITY OF HORSESHOE BAY HARMLESS FOR ANY MAINTENANCE OF SAME.

FLOOD NOTE:
A PORTION OF THE PROPERTY SHOWN HEREON IS WITHIN ZONE "AE", AREAS DETERMINED TO BE INSIDE THE 100-YEAR FLOOD PLAIN, AS SHOWN ON THE LLANO COUNTY CITY OF HORSESHOE BAY "FIRM" MAP NO. 480149 0550C DATED MAY 2, 2012 REVISED TO REFLECT LOMR EFFECTIVE NOVEMBER 26, 2014.

LCRA DEVELOPMENT PERMIT PLAT NOTE:
ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S HIGHLAND LAKES WATERSHED ORDINANCE. WRITTEN NOTIFICATION AND /OR PERMITS ARE REQUIRED PRIOR TO COMMENCING ANY DEVELOPMENT ACTIVITIES. CONTACT LCRA WATERSHED MANAGEMENT AT 1-800-776-5272, EXTENSION 2324 FOR MORE INFORMATION.

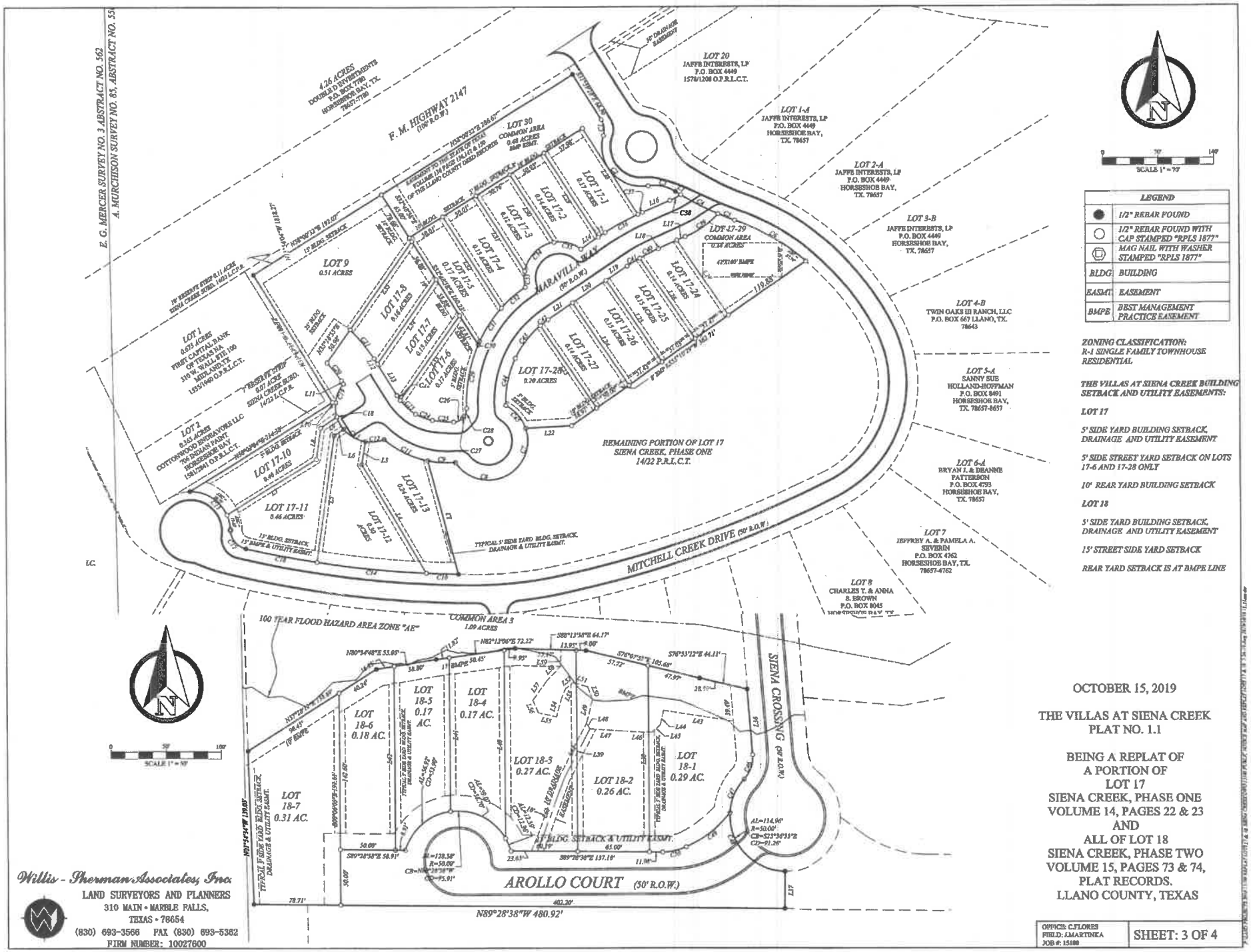
OCTOBER 15, 2019

THE VILLAS AT SIENA CREEK PLAT NO. 1.1

BEING A REPLAT OF
A PORTION OF
LOT 17
SIENA CREEK, PHASE ONE
VOLUME 14, PAGES 22 & 23
AND
ALL OF LOT 18
SIENA CREEK, PHASE TWO
VOLUME 15, PAGES 73 & 74,
PLAT RECORDS.
LLANO COUNTY, TEXAS

OFFICE: C. FLORES FIELD: J. MARTINKA JOB #: 15100	SHEET: 1 OF 4

INSTRUMENT NO._____



LEGEND	
●	1/2" REBAR FOUND
○	1/2" REBAR FOUND WITH CAP STAMPED "RPLS 1877"
⬡	MAG NAIL WITH WASHER STAMPED "RPLS 1877"
BLDG	BUILDING
EASMT.	EASEMENT
BMPE	BEST MANAGEMENT PRACTICE EASEMENT

ZONING CLASSIFICATION:
R-1 SINGLE FAMILY TOWNHOUSE RESIDENTIAL

THE VILLAS AT SIENA CREEK BUILDING SETBACK AND UTILITY EASEMENTS:

LOT 17

5' SIDE YARD BUILDING SETBACK, DRAINAGE AND UTILITY EASEMENT

5' SIDE STREET YARD SETBACK ON LOTS 17-6 AND 17-28 ONLY

10' REAR YARD BUILDING SETBACK

LOT 18

5' SIDE YARD BUILDING SETBACK, DRAINAGE AND UTILITY EASEMENT

15' STREET SIDE YARD SETBACK

REAR YARD SETBACK IS AT BMPE LINE

OCTOBER 15, 2019

THE VILLAS AT SIENA CREEK
PLAT NO. 1.1

BEING A REPLAT OF
A PORTION OF
LOT 17
SIENA CREEK, PHASE ONE
VOLUME 14, PAGES 22 & 23
AND
ALL OF LOT 18
SIENA CREEK, PHASE TWO
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LLANO COUNTY, TEXAS

Willis - Sherman Associates, Inc.
LAND SURVEYORS AND PLANNERS
310 MAIN • MARBLE FALLS,
TEXAS • 78654
(830) 693-3566 FAX (830) 693-5362
FIRM NUMBER: 10027600

OFFICE: C.FLORES
FIELD: J.MARTINEZ
JOB #: 15100

SHEET: 3 OF 4

03-8344

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

LEGEND:

- ○ DENOTES 1/2" ST. SK. SET WITH PLASTIC CAP STAMPED RPLS 1577
- ● DENOTES 1/2" ST. SK. FND. WITH PLASTIC CAP STAMPED RPLS 1577
- ⊕ DENOTES 1/2" ST. SK. FND.
- [ ] DENOTES SURFACE INFORMATION
- ( ) DENOTES RECORD INFORMATION

BEARING BASIS: ALL BEARINGS, DISTANCES AND ELEVATIONS BASED ON TEXAS LAMBERT GRID, CENTRAL ZONE, NAD 83/NAVD 88 USING LCRA GPS CONTROL POINTS. SURFACE DISTANCES CAN BE OBTAINED USING SURFACE ADJUSTMENT FACTOR OF 1.00012

OWNER:

JDS MITCHELL TRACT, L.P.
1111 NORTH I-35
ROUND ROCK, TEXAS, 78664

SCALE : 1" = 100'

LOCATION MAP
SCALE 1" = 4000'

NOTES:

ZONING DESIGNATION

LOTS 1-16: R-1 SINGLE FAMILY RESIDENTIAL
LOT 17: R-4 MULTI FAMILY RESIDENTIAL

1551.16 LINEAR FEET OF ROADWAY

WATER AND SEWER SERVICE TO BE PROVIDED BY LBJ MUD.

ELECTRICAL SERVICE TO BE PROVIDED BY PEC.

TELEPHONE SERVICE TO BE PROVIDED BY VERIZON.

ALL JOINER PROPERTY IS UNDEVELOPED.

FINAL PLAT OF SIENA CREEK PHASE ONE

21.75 ACRES

BEING APPROXIMATELY 0.14 ACRES OUT OF THE E. G. MERCER SURVEY NO. 3 ABSTRACT NO. 562 AND APPROXIMATELY 21.61 ACRES OUT OF THE A. MURCHISON SURVEY NO. 85 ABSTRACT NO. 556 AND BEING A 21.75 ACRE PORTION OF 35.87 ACRES JDS MITCHELL TRACT L.P. VOLUME 1199 PAGE 504 OF THE OFFICIAL PUBLIC RECORDS OF

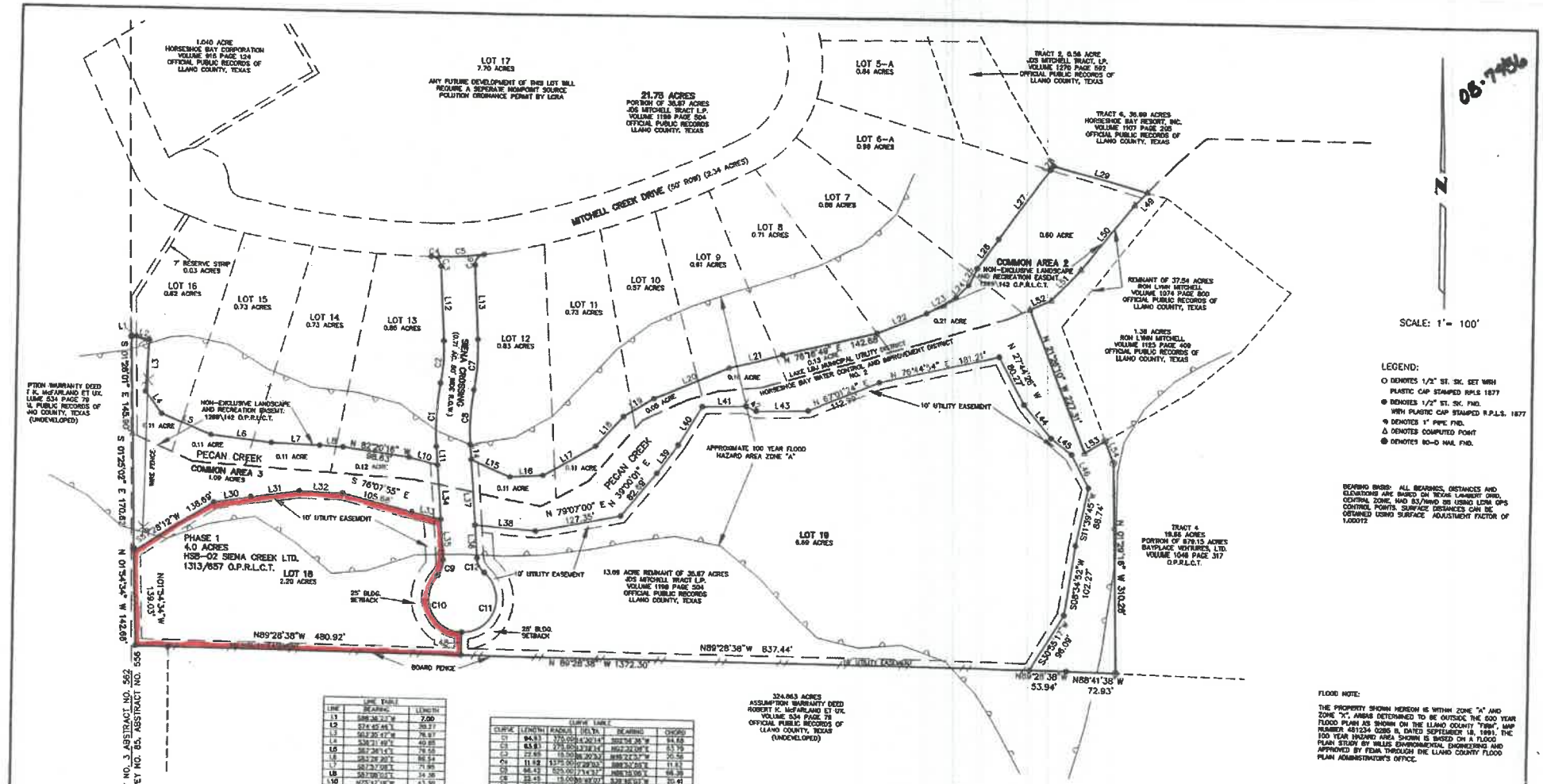
LLANO COUNTY, TEXAS

Willis-Sherman Associates, Inc.
LAND SURVEYORS AND PLANNERS
310 MAIN • MARBLE FALLS, TEXAS • 78654
(830) 693-3586 FAX (830) 693-3582

VOL. 14 PG. 83 PAGE 2 OF 2

OFFICE M. LEONARDO	JOB NO. 10767FINAL
FIELD D. WILLIS	FIELD BOOK NO. 2003-3

560



LINE TABLE		
LINE	BEARING	LENGTH
L1	S88°36'31"W	7.00
L2	S74°45'46"E	39.37
L3	S62°30'47"W	76.87
L4	S36°31'49"E	40.85
L5	S67°26'13"E	76.56
L6	S83°28'20"E	98.54
L7	S87°37'08"E	71.95
L8	S87°08'02"E	34.38
L9	N75°12'18"W	43.30
L10	S04°18'31"E	72.21
L11	S03°07'31"E	108.18
L12	S03°07'31"E	109.28
L13	S04°18'31"E	21.81
L14	S88°24'18"E	61.67
L15	N88°24'11"E	48.68
L16	N88°24'02"E	88.30
L17	N42°01'30"E	60.41
L18	N56°27'44"E	51.65
L19	N88°27'48"E	120.47
L20	N75°28'24"E	80.60
L21	N86°52'22"E	78.90
L22	N81°55'31"E	48.52
L23	N44°20'42"E	28.36
L24	N20°37'43"E	27.86
L25	N36°04'28"E	53.66
L26	N30°08'42"E	127.76
L27	N33°14'58"E	7.85
L28	S74°59'43"E	143.19
L29	N80°24'58"E	88.95
L30	N82°13'08"E	72.17
L31	S88°13'08"E	64.67
L32	S76°53'13"E	44.17
L33	S04°18'31"E	85.79
L34	S04°18'31"E	58.88
L35	S04°18'31"E	48.64
L36	S04°18'31"E	87.50
L37	S04°18'31"E	84.83
L38	N80°17'28"W	92.56
L39	N36°08'06"E	67.24
L40	N31°03'28"E	61.74
L41	N88°46'14"E	18.90
L42	S60°24'05"E	76.11
L43	N88°49'31"E	63.45
L44	S39°16'28"E	38.40
L45	S87°26'37"E	54.81
L46	S28°00'31"E	33.55
L47	S00°21'22"W	36.09
L48	S44°15'45"W	170.84
L49	S28°20'17"W	63.10
L50	S42°24'24"W	33.78
L51	N86°22'24"W	38.49
L52	S39°03'12"W	34.40
L53	N21°28'10"W	
L54		

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	94.83	375.00	14°29'14"	S02°34'26"W	94.58
C2	63.83	275.00	13°18'14"	N02°22'06"E	63.70
C3	22.68	15.00	86°39'33"	N86°23'37"W	20.58
C4	11.12	375.00	1°42'00"	N88°36'28"E	11.12
C5	66.43	625.00	6°14'37"	N88°35'06"E	66.39
C6	22.68	15.00	86°39'33"	S28°16'03"E	20.61
C7	75.94	325.00	13°38'14"	N02°22'06"E	75.76
C8	82.22	325.00	14°29'14"	S02°34'26"W	82.00
C9	24.36	30.00	46°34'02"	N05°28'24"E	23.72
C10	119.96	50.00	137°31'44"	S32°36'33"E	91.28
C11	133.38	50.00	152°32'00"	N12°46'24"E	94.38
C12	24.36	30.00	46°34'02"	S27°35'32"E	23.72

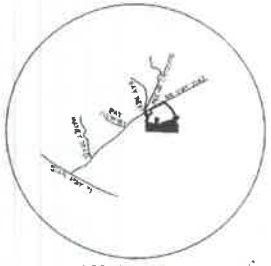
NOTES:

ZONING DESIGNATION

LOTS 18-19: R-4 MULTI FAMILY RESIDENTIAL

2083.33 LINEAR FEET OF ROADWAY

SEWER SERVICE TO BE PROVIDED BY LBJ MUD.



LOCATION MAP
SCALE 1" = 4000'

FLOOD NOTE:

THE PROPERTY SHOWN HEREON IS WITHIN ZONE "A" AND ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS SHOWN ON THE LLANO COUNTY "FIRM", MAP NUMBER 481234 0285 B, DATED SEPTEMBER 18, 1991. THE 100 YEAR HAZARD AREA SHOWN IS BASED ON A FLOOD PLAIN STUDY BY WILLIS ENVIRONMENTAL ENGINEERING AND APPROVED BY FEMA THROUGH THE LLANO COUNTY FLOOD PLAIN ADMINISTRATOR'S OFFICE.

FINAL PLAT OF SIENA CREEK, PHASE TWO 13.69 ACRES OUT OF THE A. MURCHISON SURVEY NO. 85, ABSTRACT NO. 556 LLANO COUNTY, TEXAS.

Willis-Sherman Associates, Inc.
LAND SURVEYORS AND PLANNERS
310 MAIN MARBLE FALLS, TEXAS 78654
(830) 693-3586 FAX (830) 693-5362

VOL. 15 PG. 64 SHEET 2 OF 2

OFFICE D.WILLIS	JOB NO. 11769GRID
FIELD J.MARTINKA	FIELD BOOK NO. N/A

November 26, 2019

RE: **Public Hearing and Recommendation to City Council regarding the Replat of 5.18 acres of Lot 17 Siena Creek Phase One to form 18 R-1 Single Family Townhouse Residential Lots, two common area lots and the ROW for Maravilla Way, a private street; and the replat of all of Lot 18 Siena Creek Phase Two to form 7 R-1 Single Family Townhouse Residential lots and a 50 foot ROW for Arollo Court, a private street; Ron Mitchell is the Applicant**

Staff review comments:

On page 1 of 4

1. **In the dedication change the word "do" to 'does hereby adopt";**
2. **In the dedication add an "s" to dedicate "and hereby dedicates";**
3. **On the dedication signature lines revise the spelling of Ron Lynn Mitchell's middle name to have 2 n's;**
4. **Change date in the signature area for the Development Services Director signature to 2019;**
5. **Change the name of the mayor in the signature line to reflect our new mayor;**
6. **The LCRA Development Permit Plat Note and the Development Permit Plat Note are the same note. Please remove one of the notes.**

On Page 2 of 4

7. **Remove the extra text outside of and to the left of the Legend;**
8. **Show property line between the two properties to the west of Lot 18;**
9. **Better delineate the 100-year flood plain along the back of Lot 18 so it is easier to see on the plat;**
10. **Label the BMP area and 100-year flood plain as a D.E.;**
11. **Provide Finished Floor Elevations for lots along Arollo Court;**
12. **Remove the words "Lake LBJ Municipal Utility District" and "Horseshoe Bay Water Control and Improvement District No. 2" from the right side of the plat drawing (along Pecan Creek). This is not necessary. Both are City of Horseshoe Bay.**
13. **On pages 2 of 4, and 3 of 4, show on the plat drawing and note on the right hand side of the page, Front Yard Setback 15 feet for the individual lots within both original Lot 17 and Lot 18.**
14. **Lots 17-1, 17-2, 17-3, 17-8, 17-24, 17-25 and 17-26 (these lots already have homes constructed) do not meet the following requirements of the new R-1 Single Family Townhome Zoning classification:**
    a. **Section 14.02.412(g)(2)(A)i - Encroachment into the 15 foot Front Yard Setback;**
    b. **Section 14.02.412a(g)(4) - Maximum lot coverage of impervious cover is 60%. Note: we have requested which of these is to be used;**
    c. **Section 14.02.4129(g)(6) - No more than 50% of the total lot area will be used for the dwelling and other structures; and**
    d. **Section 14.02.412(g)(7) – Driveways must have a minimum of 2 parking spaces and must be a minimum of 15 feet from the front lot line.**

    If variances for these lots are to be requested with the plat, the variances have to be requested from the City Council at a public hearing with 15 days-notice in the 2 newspapers and mailed notice to all owners within 200 feet from all of the lots for which variances are requested. The next available City Council meeting is January 21, 2020.
15. **Will any of the new single family lots which are currently undeveloped (or under construction) require a variance to any of the above Zoning Ordinance sections? Not requesting variances for these lots will require future owners of these lots to request variances from the Board of Adjustment as non-conforming lots; and**
16. **Add a note to the plat stating the variances and non-conforming use approvals.**

Per a new State law, the variance approvals are required to be shown on the plat.

Item # 8

CITY OF HORSESHOE BAY

2020
PLANNING & ZONING COMMISSION
PROPOSED MEETING SCHEDULE

Date	Type	Time and Location
1/7/19	Regular P&Z Meeting	3:00 p.m. Council Chambers
2/4/19	Regular P&Z Meeting	3:00 p.m. Council Chambers
3/3/19	Regular P&Z Meeting	3:00 p.m. Council Chambers
4/7/19	Regular P&Z Meeting	3:00 p.m. Council Chambers
5/5/19	Regular P&Z Meeting	3:00 p.m. Council Chambers
6/2/19	Regular P&Z Meeting	3:00 p.m. Council Chambers
7/7/19	Regular P&Z Meeting	3:00 p.m. Council Chambers
8/11/19	Regular P&Z Meeting	3:00 p.m. Council Chambers
9/1/19	Regular P&Z Meeting	3:00 p.m. Council Chambers
10/6/19	Regular P&Z Meeting	3:00 p.m. Council Chambers
10/27/19	Regular P&Z Meeting	3:00 p.m. Council Chambers
11/17/19 or 11/24?	Regular P&Z Meeting	3:00 p.m. Council Chambers