

**PLANNING AND ZONING COMMISSION
NOTICE OF REGULAR PUBLIC MEETING**

April 7, 2020

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, April 7, 2020 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.

This meeting will be closed to in-person attendance by the public. A temporary suspension of certain aspects of the Open Meetings Act to allow cities to hold public meetings via telephone has been granted by Governor Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and are in accordance with Section 418.016 of the Texas Government Code. Telephone capabilities will be utilized to allow individuals to address the Commission for Public Hearing items only. Citizens who would like to speak during the Public Hearing should contact the Development Services Director Eric Winter no later than 5:00pm on Monday, April 6th in order to make arrangements to speak. Comments may also be submitted via email to ewinter@horseshoe-bay-tx.gov. Members of the public may participate by listening to the meeting via telephone. Citizens may join the meeting by calling 1-877-309-2073 and entering access code 436659749. Citizens will not be permitted to speak until the public hearing is opened by the presiding officer. Instructions for public comment will be provided during the meeting. The meeting will be recorded and uploaded to the City's website following the conclusion of the meeting. The agenda, meeting packet, and meeting recording will be available on the Agendas & Minutes page of the City's website: www.horseshoe-bay-tx.gov/agendacenter

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. Approval of Meeting Minutes of the March 3, 2020 Regular Meeting
3. Public Hearing and recommendation to City Council on a request to approve an Ordinance Rezoning Tract E of Escondido Plat No. 1.1 in Zone 9 Escondido from R-1 Single Family Residential to C-2 General Commercial to allow for the construction of a boat storage facility as an attendant golf club facility principally serving club members / *Escondido Golf & Lake Club, JJ Wagner, Applicant*
4. Adjournment


Eric W. Winter, Development Services Director

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.

I certify that the above notice of meeting was posted at City of Horseshoe Bay City Hall and website www.horseshoe-bay-tx.gov, at least 72 hours prior to the meeting date and time.


Sandra Nash, Assistant Planner



CITY OF HORSESHOE BAY

APRIL 7, 2020

To: Planning and Zoning Commission
Thru: Stan Farmer, City Manager
From: Sandra Nash, Assistant Planner
Re: Public Hearing and recommendation to City Council on a request to approve an Ordinance Rezoning Tract E of Escondido Plat No. 1.1 in Zone 9 Escondido from R-1 Single Family Residential to C-2 General Commercial to allow for the construction of a boat storage facility as an attendant golf club facility principally serving club members / *Escondido Golf & Lake Club, JJ Wagner, Applicant*

This Ordinance would rezone the 4.66 acre Tract E of Escondido Plat No. 1.1 in Zone 9 Escondido from R-1 Single Family Residential to C-2 General Commercial to allow for the construction of a boat storage facility as an attendant golf club facility principally serving club members, their guests and resort guests. This is considered a permitted use within the C-2 General Commercial zoning classification.

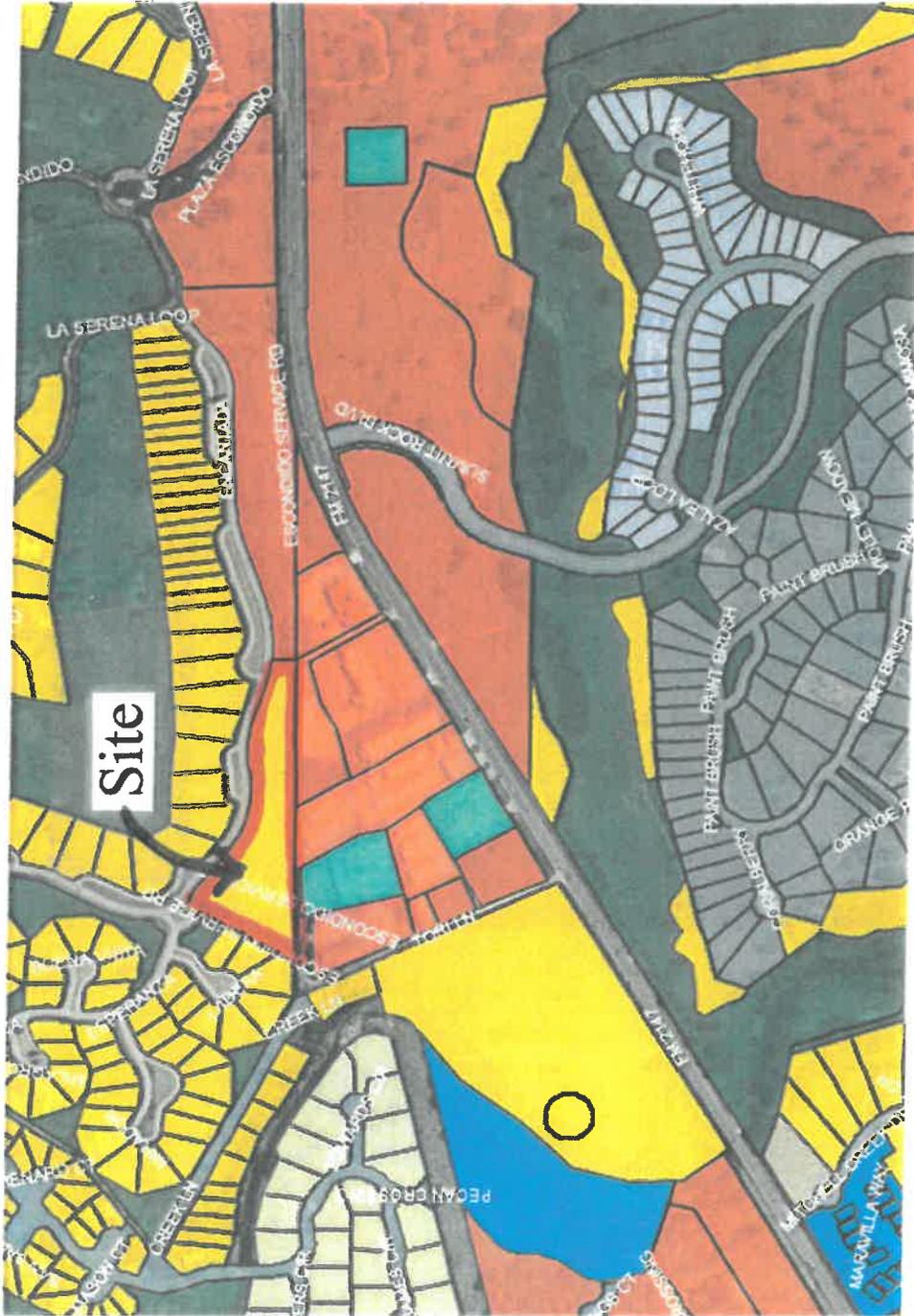
The property is located in the 100 block of Encantada inside the gated community of Escondido. The tract is directly north of and adjacent to Bayside Market and Ace Hardware. The property to the east of this tract is zoned C-2 General Commercial. Across the street from the property are 7 undeveloped lots zoned R-1 Single Family Residential.

The Future Land Use Map shows this property as Single Family Residential but that does not seem likely because it backs up to the service areas of the existing commercial uses directly south of the site. The final plat shows the use of this lot as Golf Course Maintenance.

The Escondido Development Review Committee (EDRC) has approved this rezoning.

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

Zoning Map
 Rezoning Request
 Tract E Escondido Plat No. 1.1



ZONING

- A1 RECREATION
- C2 COMMERCIAL
- CH REPLAT
- GH GARDEN HOME
- GUI INSTITUTIONAL.GOV'T
- M1 MOBILE HOME
- R1 SINGLE FAMILY RESIDENCE
- R2 DUPLEX
- R4 MULTI-FAMILY TOWNHOME
- R6 MULTI-FAMILY TOWNHOME

CITY OF HORSESHOE BAY
PLANNING AND ZONING COMMISSION
MINUTES OF REGULAR MEETING

March 3, 2020

The Planning and Zoning Commission of the City of Horseshoe Bay held a Regular Meeting in the Training Room at the Police Department located at #1 Community Drive, Horseshoe Bay, Llano County, Texas, on March 3, 2020 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 Brent Lane called the meeting to order at 3:02 P.M. with a quorum of 4 members.

Commission Members present as follows:

Chairman Brent Lane

Commission Member Mark Bloschock

Commission Member Beverly Graham

Commission Member Greg Waldron

Commission Member Absent:

Vice-Chairman Scooter Lofton

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

Mayor Clinesmith, Elsie Thurman, Mike Kolar, Don Gillean and Ron Mitchell were in attendance. No one signed up to speak and there were no public comments.

3. Approval of Minutes of the February 4, 2020 Regular Meeting

The motion to approve the Minutes as amended was made by Beverly Graham and seconded by Mark Bloschock. The motion passed unanimously (4-0).

4. Dialogue with Elsie Thurman regarding the LRPAC, it's progress and preliminary findings, future activities and estimated schedule for public hearings and a two-way discussion on HSB's future challenges and needs.

Elsie Thurman discussed how the Long Range Planning Advisory Committee is developing a blueprint to guide the City for the next 5 years. They are in the information gathering phase and have interviewed 40 stakeholders. They will be conducting a citizen's survey within the next few months and will be holding a Public Forum in May. Their goal is to have a final draft of the Long Range Plan to City Council in November. There was

discussion between Elsie Thurman, Mike Kolar, Dan Gillean, Ron Mitchell and the Planning and Zoning Commissioners about managed growth, Impact Fees, and potential ordinances such as a drainage ordinance and Heritage Tree Ordinance. They also discussed infrastructure and the future needs of the City and how it could be financed, including an impact fee or performance bond for the paving of roads. The Mayor asked about the current condition of drainage easements and at what point does the City address this rather than rely on the builders and developers. Eric Winter discussed how the City is updating its Contractor Registration to include subcontractors, remodeling, irrigation and commercial contractors.

5. Review and discussion of progress with land use surveys

The Commissioners discussed their progress with the on-going land use surveys. These surveys will be used to update the Existing Land Use Map. The City will e-mail windshield signs for the Commissioners to display when they are conducting the surveys.

6. Adjournment

The motion to adjourn the meeting was made by Beverly Graham and seconded by Greg Waldron. The motion was approved unanimously (4-0). The meeting was adjourned at 4:28 P.M.

APPROVED this 7th day of April 2020.

CITY OF HORSESHOE BAY, TEXAS

Brent Lane, Chairman

ATTEST:

Eric W. Winter, Development Services Director

CITY OF HORSESHOE BAY

ORDINANCE NO. 2020-__

**ZONING ORDINANCE AMENDMENT REZONING TRACT E OF
ESCONDIDO PLAT NO. 1.1 FROM R-1 SINGLE FAMILY
RESIDENTIAL TO C-2 GENERAL COMMERCIAL**

**AN ORDINANCE OF THE CITY OF HORSESHOE BAY, TEXAS AMENDING
CHAPTER 14 ZONING, ARTICLE 14.02 ZONING ORDINANCE AND THE
ZONING MAP BY CHANGING THE ZONING DESIGNATION FOR THE 4.66
ACRE TRACT E OF ESCONDIDO PLAT NO. 1.1 IN ZONE 9 ESCONDIDO BY
REZONING THE TRACT FROM R-1 SINGLE FAMILY RESIDENTIAL TO C-2
GENERAL COMMERCIAL; 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, Public Notice has been provided and the City Council has conducted a public hearing on the request to rezone the 4.66 acre Tract E of Escondido Plat No. 1.1 from R-1 Single Family Residential to C-2 General Commercial; and

WHEREAS, the City Council is of the opinion that rezoning the specific tract from R-1 Single Family Residential to C-2 General Commercial will be conducive to effectively managing the use of this property and has received a recommendation from the Planning and Zoning Commission; and

WHEREAS, the City Council, in the exercise of its legislative discretion has concluded that Chapter 14 Zoning and the Zoning Map 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,
AND THE ZONING MAP FOR ZONE 9 ESCONDIDO**

The Zoning Ordinance and Zoning Map for Zone 9 Escondido is hereby amended to rezone Tract E of Escondido Plat No. 1.1 from R-1 Single Family Residential to C-2 General Commercial.

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 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 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 21st day of April, 2020 by a vote of the City Council of the City of Horseshoe Bay, Texas.

CITY OF HORSESHOE BAY, TEXAS

Attest:

Cynthia Clinesmith, Mayor

Kerri Craig, City Secretary