



## Mayor's Message – March 2023



Seems like SPRING has arrived (though don't be fooled....we typically get a last-minute winter kick just as we think it is safe to go in the water!). For now, HSBay beginning to wake up/green up gets us all in the mood to get out and enjoy an active life in our special community.

### City News

- Work continues **on a transportation plan** to help with that active life....and the citizen led committee is mapping out potential golf cart/bicycle/walking paths throughout the community. They have met with multiple citizen groups to gain feedback on some of the proposals. A grant application has been filed for \$5 million in hopes of kick-starting mobile paths – and outreach efforts have been made to the county and state TxDot decision makers (as well as Senator Flores and Representatives Murr and Pfluger) to assist in both our internal efforts to reduce daily cars on Hwy 2147 AND to limit excessive traffic coming into our city from developments/actions in Marble Falls. **The final plan will be presented to Council in May** to assist with future planning/budgeting.
- Still, this month will bring some traffic transports by big trucks. You may see the **25 foot sections of the internet towers arriving** to three points across the city (That Away, Lakawana, South HSBay) this week. The towers will join already established wireless points of service on our water towers to form a solid network which will strengthen current users and open the door for new users who will now have access.

The two wireless providers, **Zeecon and VGI**, will reach out to current users to let them know when their service is moved to the new tower – so don't expect immediate strength and dependability changes until this is completed. **Vyve**, the dedicated fiber in the ground service, will continue to reach out to those in proximity to their secure fiber sources for gradually expanding access to this stronger connection. All communication will come through these businesses as **the city is not an internet service provider**.

- More transit trucks will be seen this month as **LCRA will bring in their own 25-foot trailers** of new large-scale fencing for the water plant off Ferguson Road. This should not create major disruptions as it will be a one day move.
- The **City Center Committee** conducted reviews of the 12 submitted applications from architects. Interviews are set for the three front runners for selection next week. Once an architect is identified, work will begin on designing the engineered plan (based on original concept plan). Interviews will be conducted in the coming month (following application receipts) for the actual Construction Manager who will put the engineered plan into operation. Having this CM on board early in the planning process with the

architect and project manager (and committee) will allow for the most cost-efficient approach to avoid needs for future changes. **Ground-breaking planned for October.**

- A presentation of **our Annual Audit review resulted in an ‘unmodified’ report (that’s the best)**, showing efficient and detailed monitoring of every penny spent of taxpayer dollars. The final profile shows your city prepared for continued high level service, a solid preparation (without tax rate increase) for any anticipated and unanticipated needs (such as possible significant increases in health insurance for teams), recognized debt management, and a supported five year plan for the city. Special appreciation to the city staff, first responders, and council members who pay close attention to budget restraint balanced with high quality services.
- You will hear ‘buzz’ about a **potential new development on the 150+ acre** parcel near Hwy 71 and Hwy 2831 **called Silver Rock**. It is an ambitious plan, but fits well into the expressed desires and needs of the community. All along the goal has been for Hwy 71 to serve as the corridor for any denser commercial efforts. We cannot deny property owners their right to build, but we can manage what that build involves. **This project includes** transitional senior living (independent/assisted living) in a gated garden section with amenities. Other phases involve a small convenience store with a few gas pumps, restaurant/brewery potential, 2 acre estate lots backing up to Bay Country, and some small home sites suitable for professionals serving in the potential medical office complex, and other commercial properties. The installation of golf cart/pedestrian paths throughout that could connect to Wolf Creek development aligns with the goals of the transportation plan. This concept plan is under review by the city DRC (development review committee) to ensure all aspects of safety and impact on the city services are considered. A final ‘impact fee’ will be required of the developer.

The council has declined multiple projects brought forward that did not meet the standards of managed density and/or alignment with our Future Land Use Map intentions. While growth is expected on the Hwy 71 properties, it is crucial that it reflect the best interest of our residents. This is a project that has the potential to deliver on some desired commercial services (keeping them off our crowded internal Hwy 2147) – while providing increased sales tax revenue to offset property taxes. It will **likely come before the Council for zoning/annexation in April or May.**

- The challenges faced in the **development of Tuscan Village** (i.e., getting completion of home builds in expected time frames) has been a significant source of discussion. The homes are quality builds – and the Tuscan community already has a robust club house and resident connections. But the need to get the construction completed to limit homeowners living in construction zones has prompted Council action. One of the primary reasons our city has limits on speculative building is to avoid this very challenge – where acquiring sub-contractors and materials for expansive builds is difficult. Tuscan Village was grandfathered from this restriction previously as their project had been

approved prior to Council limitation actions. The Council will now be reviewing limiting any speculative building in Phase II of this project at the March meeting. An alternate proposal by the developers showing significantly increased oversight and management changes will also be considered. **The overall intent** is to support the success of this project while caring for the daily lives of new residents.

### **Community News**

- **Spring Break in HSBay** is a time of increased traffic and use of all amenities by family and friends seeking to share the bounty of life in HSBay. Be patient with your neighbors while also being diligent in your own guests' respect of others. If your grandkids are like mine, they have to be reminded that the golf courses are not public parks and the sand traps are not for building sand castles! Take advantage of the Nature Park, hiking trails, pickleball court, resort activity schedule, and your POA club amenities. (Note: Resort members- pay attention to new information about unaccompanied guests changes).

Code enforcement will be closely monitoring AirBnB/VRBO rentals to ensure understanding of parking, noise, and community behavior expectations. Please report any concerns. Call the non-emergency Police number for code enforcement, 830.598.2633 (911 for emergencies). (Note: New STR policy posted on city website)

- Speaking of **AirBnB/VRBO**, March will be the kick off of all short-term rental/STR properties requirement to register. A database of these homes posted on varied sites will be used to generate information to these homeowners. The intent is to welcome our visitors (and support our residents who use their part-time residents as rental income)...but to make sure the neighbors of these homes are respected. It will take some time to transition this plan. While 90% of our STR are great guests of our city, this new policy will allow full accountability for those who are not....a benefit for all.

March brings us March Madness (in many ways!), Spring Break, Dr. Suess' Birthday, Texas Independence Day, Hill Country 100 salute to 1<sup>st</sup> responders, St. Patrick's 'luck of the Irish' Day, and a careful eye on the Ides of March. It also brings us the opportunity to get out and get active, host backyard gatherings, spruce up our landscaping (your neighbors will thank you!), and welcome the official first day of Spring. Look for ways to give yourself a 'pride pat on the back' for generous acts of sharing your time, talent, and treasure with area volunteer needs and charitable organizations. **No place better to fully live out all of these memory making moments than our hometown Horseshoe Bay** with the arrival of spring.

cc

Cynthia Clinesmith, Mayor

City Website - [www.horseshoe-bay-tx.gov](http://www.horseshoe-bay-tx.gov)

