

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

February 5, 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 February 5, 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

Vice-Chairman Pat Bouchard

Commission Member Brent Lane

Commission Member Mark Hazelwood

Commission Member Edwin 'Scooter' Lofton

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

Mayor Stephen Jordan, Jerry Gray, Mike Thuss, Craig Haydon, and Ron Mitchell were present but did not choose to speak.

3. Approval of Minutes of the October 30, 2018 Regular Meeting

Pat Bouchard made a motion to approve the October 30, 2018 meeting minutes, seconded by Mark Hazelwood. Scooter Lofton abstained because he was absent. The motion passed unanimously (4-0).

4. Public Approval of 2019 P&Z Meeting Schedule

Scooter Lofton made a motion to approve the 2019 Meeting Schedule, seconded by Pat Bouchard. The motion passed unanimously (5-0).

5. Workshop on Proposed P&Z Work Program for 2019

Development Services Director Eric Winter outlined some of the inconsistencies previously discovered and considered with no action by the Commission in November 2018. Ron Mitchell explained that kitchens are forbidden in casitas to differentiate them from a full housing unit.

Ron Mitchell mentioned that instituting a 15,000 square footage maximum for all buildings would nullify exemption for intensive uses along Highway 71 and at the Clubhouse. Brent Lane proposed excluding Summit Rock from this maximum. Jerry Grey suggested specifically excluding the Clubhouse and Highway 71 corridor in the ordinance text instead of a blanket exemption for the entire Zone.

Eric Winter identified many instances of waterfront lots with zero rear yard setbacks. Ron Mitchell explained this was due to the shallow nature of lots; extending into the water allowed them to be buildable. Also, easements were at one time granted to allow boat dock construction beyond property lines. This can create issues with the bank, but the Resort has options for rectifying these problems.

Pat Bouchard mentioned the previous Commission's decision regarding sizes for multi-family units in the R-4 and R-6 classification, and the dangers of overdoing it on affordable units. Consensus was that R-4 and R-6 should have minimums of 1,200 square feet and 1,500 square feet, respectively, with 20% of the units in a project being eligible for 750 square feet minimum.

Brent Lane mentioned the current and future evolution of Horseshoe Bay and the Hill Country Region and general. He proposed a revisit to the Long-Range Comprehensive Plan by all Commission Members. He and Eric Winter are researching the land use and planning practices of similar successful cities to inform decision making. Lane requested that staff to provide copies of the Comprehensive Plan and the Implementation Guide for discussion at the next Long-Range meeting

6. Adjournment

Pat Bouchard made a motion to adjourn the meeting, seconded by Scooter Lofton. The meeting was adjourned at 4:08 p.m.

APPROVED this 5th day of March 2019.

CITY OF HORSESHOE BAY, TEXAS

Neil Andrew, Chairman

ATTEST:

Eric W. Winter, Development Services Director