

City Council Meeting Minutes

A City Council and Planning and Zoning Commission Joint Workshop of the City of Horseshoe Bay was held Tuesday, April 3, 2018, beginning at 9:00 AM in the City Hall, 1 Community Drive, Horseshoe Bay, Llano County, Texas.

1. Call the Meeting to Order and Establish a Quorum

Mayor and City Council Members

Mayor Steve Jordan
Mayor Pro Tem Craig Haydon
Council Member Cynthia Clinesmith
Council Member Kent Graham
Council Member Jerry Gray
Council Member Reagan Lambert

Planning and Zoning Commissioners

Chair Neil Andrew
Vice Chair Pat Bouchard
Brent Lane
Edwin "Scooter" Lofton
Mark Hazelwood

Mayor Steve Jordan called the meeting to order at 9:00am. All City Council and Planning and Zoning Commission members were present.

2. Business

- A. Burnet and Llano County Central Appraisal District Presenters – Stan Hemphill, Chief Appraiser for the Burnet County Central Appraisal District, and Scott Dudley, Chief Appraiser for the Llano County Central Appraisal District, provided presentations regarding their respective appraisal districts. No action was taken.
- B. Appraisal Information and Next Steps Regarding a Portion of Lot 42, Section 3 The Hills Subdivision, Related to the Construction of a Roadway That Will Revise the Connection of Golden Nugget to FM 2831 – Mayor Jordan provided an overview of this item and communication that has taken place to date with the owner. The city would like to improve the safety of this area. City Council convened to executive session at 1:00pm to discuss this item in accordance with Texas Government Code 551.071 (Consultation with City Attorney). Present: Mayor Steve Jordan, Mayor Pro Tem Craig Haydon, Council Member Cynthia Clinesmith, Council Member Kent Graham, Council Member Jerry Gray, Council Member Reagan Lambert, City Manager Stan Farmer, Development Services Director Eric Winter, and City Attorney Rex Baker. Reconvened to the regular meeting at 1:19pm. No action was taken.
- C. Below Standard Structures in Need of Improvement in Horseshoe Bay and Methods for Incentivizing Alternatives – City Manager Stan Farmer and Commissioner Brent Lane provided a report regarding properties in the city that are not substandard, but need to be improved for various reasons. Staff is researching ways the city can provide incentives for these property owners to improve their property. The city will continue to work on developing possibilities and consider implementing a property maintenance code in the future. Any decisions regarding the revision of codes will be brought to City Council for formal consideration in the future. No action was taken.
- D. Speculative Homes Completed in the Past Three Years and Methods of Managing Growth – Mayor Jordan provided an overview of the city's regulations regarding speculative homes. Discussion included the number of spec homes a builder is allowed to have at one time, preventing the development of properties such as tract homes, the size of homes, limits on the number of affordable homes, and the vetting process for builders. General consensus is that the city is doing a good job of managing speculative homes and growth with the processes that are currently in place, and the situation will continually be monitored. No action was taken.

Council Member Reagan Lambert left the meeting at 10:45am.

- E. Walking Trails and Dog Park in Horseshoe Bay – Mayor Jordan provided a history of the interest in Horseshoe Bay for a dog park and the suggestion of converting the area near the new pickleball courts to walking trails. After discussion, general consensus was that there are adequate walking trails in Horseshoe Bay at this time and there is not enough of an interest in having a dog park to pursue it at this time. No action was taken.
 - F. Planning and Zoning Commission Proposed List of Conditional Uses to be Allowed by Council Approval of a Conditional Use Permit in the C-2 and C-3 Commercial Classifications – Council and the Commission reviewed the proposed list and discussed issues related to conditional uses. Discussion included whether or not the list should be used to illustrate the uses that the city would like to encourage in each area of the city. City Attorney Rex Baker encouraged Council to include in the zoning ordinance the uses that the city wants to allow in each area, and leave all other uses subject to Conditional Use Permits which would be considered by Council upon application. The Commission will review the existing zoning ordinance and proposed list of conditional uses to determine if the zoning ordinance needs to be amended. No action was taken.
 - G. Review the Future Land Use Map (FLUM) and Plan a Meeting with the City Council, the Architectural Control Committees, and the Property Owner Associations in Horseshoe Bay – Development Services Director Eric Winter reviewed the map prepared by Assistant Planner David Aldridge and Development Services Technician Jessica Noaker. No action was taken.
 - H. Review the Process for Weighing Future Versus Present Concerns in Land Use Decisions – Development Services Director Eric Winter provided a review. Discussions centered around the importance of keeping in line with the Long Range Comprehensive Plan. No action was taken.
 - I. Expansion of 2,000 Foot Limit in Development Agreements for Property on the South Side of Highway 71 – City Attorney Rex Baker provided information related to this expansion. These development agreements automatically renew every three years unless one of the parties elects to terminate it. In order to expand the boundary, the city could give six months' notice to the property owners and inform them that the agreement will be terminated. The city can either then annex the properties or sign a new development agreement that expands the boundary originally agreed upon. The Mayor, City Attorney, and City Manager will meet with the property owners in this area to discuss this issue further before any action is taken. No action was taken.
 - J. Release to the City of Marble Falls a Portion of the City of Horseshoe Bay's Extraterritorial Jurisdiction East of the Overlook Subdivision – Mayor Jordan and City Manager Farmer provided an overview of this item. Staff is recommending the city consider releasing this property to the City of Marble Falls. This item will be added to the April 17, 2018 City Council meeting agenda for consideration. No action was taken.
3. **Adjourn** – The workshop adjourned at 1:20pm.