

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

January 6, 2021

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 Wednesday, January 6, 2021 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. Members of the public may participate via zoom. To join our Zoom Meeting go to <https://us02web.zoom.us/j/82593242301?pwd=VDFQYXpSd1JxckVVdHg3QUFCSmhJQT09>


Meeting ID: 825 9324 2301  
+1 346 248 7799 US (Houston)  
Passcode: 055055  
One tap mobile  
+13462487799,,82593242301#,,,,,0#,,055055# US (Houston)

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. Election of a Vice-Chairman
3. Approval of Minutes of the September 1, 2020 Regular Meeting
4. Review and Approval of Meeting Schedule for 2021
5. Workshop:
  - A. New Member orientation, including:
    1. Review and discuss any questions regarding the New Member packet of planning and zoning information previously delivered to new P&Z members
    2. Presentation by City Attorney Rex Baker regarding legal aspects of planning and zoning, role of P&Z within the City of Horseshoe Bay, role of City Council on zoning cases
6. Adjournment

  
Sally A. McFeron, Development Services Dir.

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

  
Sandra Nash, Assistant Planner

**CITY OF HORSESHOE BAY****PLANNING AND ZONING COMMISSION  
MINUTES OF REGULAR MEETING****September 1, 2020**

The Planning and Zoning Commission of the City of Horseshoe Bay held a Regular Meeting in the City Council Chambers located at #1 Community Drive, Horseshoe Bay, Llano County, Texas, on September 1, 2020 in accordance with the duly posted notice of said meeting. This meeting was closed to in-person attendance by the public, but the public was able to participate by zoom.

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 3:05 P.M. with a quorum present either at the meeting or by zoom, as follows:

Commission Members present in person:

Vice Chairman Scooter Lofton

Commission Member Beverly Graham

Commission Member Mark Bloschock

Commission Members present via zoom:

Chairman Brent Lane

Commission Members Absent:

Commission Member Greg Waldron

Two members of the public were connected to the meeting by telephone.

**2. Approval of Minutes of the August 11, 2020 Regular Meeting**

A motion to approve the Minutes was made by Scooter Lofton and seconded by Beverly Graham. The motion passed unanimously (4-0).

**3. Public Hearing, discussion, consideration, and recommendation to City Council on a request to amend Exhibit D the Tuscan Village Planned Development to add Community Garden and Dog Park as Conditional Uses with approval of a Conditional Use Permit. ITEM CONTINUED FROM REGULAR PLANNING AND ZONING COMMISSION MEETING ON AUGUST 11, 2020**

Chairman Brent Lane opened the Public Hearing at 3:10 PM. He then turned the Public Hearing over to Vice Chairman Scooter Lofton as Chairman Pro Tem. Mr. Bill Hayes with Tuscan Village was in attendance and presented their request. Tuscan Village would like to provide a dog park and community garden as an amenity for its residents in an area near the well and water storage tanks. Chairman Pro Tem Lofton asked if Bill Hayes had any

benches along the left side of the dog park and a hose for water. In the community garden there will be 6 raised garden beds and a butterfly garden. Bill Hayes said they will install typical wrought iron fencing for both the dog park and the community garden. Use of this area will be restricted to residents from Tuscan Village. They are providing parking for 4 golf carts. They expect residents to walk to the garden and dog park. Commissioner Graham asked if they have a dog park and community garden in their Lakeway community. Bill Hays said no, they did not because they do not have room. Commissioner Graham asked if this will be an off-leash dog park. Bill Hayes said it will be an off-leash park. The dog park is designed with a separate holding area immediately after entering the dog park to unleash and leash the dogs. The garden will have a 6-foot fence. Commissioner Bloschock mentioned that care should be taken when grading the site and to pay attention to where the water run-off will be directed. Bill Hayes said water run-off flows to the street and is picked up in the storm drainage system.

Chairman Pro Tem Lofton asked if city staff had received any objections to this request. Eric Winter replied that staff is not aware of any objections to this request. Bill Hayes said the 6 couples currently residing in Tuscan Village have been made aware of this application. Chairman Lane felt it was a good use of the area especially being next to the water storage but did have a concern with the fencing to which Bill Hayes said it will be a wrought iron fence.

Chairman Lane asked if the Architectural Control Committee (ACC) has approved the request. Bill Hayes stated that they have the ACC approval. Chairman Lane asked Eric Winter if a dog park and community garden were Conditional Uses in Zone 12 Summit Rock. Eric Winter confirmed that the dog park and community garden are Conditional Uses in Summit Rock. Chairman Lane asked if they were Prohibited Uses in the Tuscan Village Planned Development agreement. Eric Winter responded that they are not prohibited in Tuscan Village but are not Permitted Uses or Conditional Uses because they are not addressed in the Planned Development Ordinance for Tuscan Village.

Chairman Pro Tem Lofton closed the public hearing at 3:25 PM. A motion to recommend City Council approve the Zoning Amendment was made by Brent Lane and seconded by Mark Bloschock. The motion passed unanimously (4-0).

**4. Discussion and input from Commission Members regarding proposed changes to the Zoning Ordinance for improvements of the M-1 Manufactured Home section in Zone 4B Horseshoe Bay South**

Staff presented a lengthy Power Point presentation with many ideas and options for updates to the Zoning Ordinance with the goal to help improve the appearance of the M-1 Manufactured Housing area in Horseshoe Bay South while also providing affordable housing. The new ordinance would provide updates and clarification to the existing code sections and standards as well as introduce new standards.

Commission members provided the following feedback to City staff to help guide their development of an Ordinance amendment for the M-1 Manufactured Home area:

- Commissioners were in agreement with the changes proposed by staff in the presentation.
- Horseshoe Bay South is the worst example in the City for a possible wildfire. Is it possible to implement Firewise to help mitigate fire risk there?

- Commissioners asked if the City could ask the POA to clean up the Greenbelt open spaces? They also asked if the POA won't clean up the open spaces can the City clean up or maintain the open spaces due to fire hazard concerns.
- Commissioners liked the idea of including modular homes as a permitted use to give residents a choice of housing types.
- If the City decides to permit modular homes it should not forget to consider HUD financing when developing the final ordinance.
- There is a need to control parking of cars and other vehicles, including the number of cars parked along streets, in yards and on vacant lots. They asked if there could be regulations that limit the number of cars parked at a home based on the size or number of bedrooms, or on the street or on vacant lots?
- Property and home maintenance are an issue for some of the homes and yards and the open spaces. What can code enforcement do to help? Can code enforcement address the lack of maintenance from a safety stand point?
- There is a need to define and require screening of outdoor storage items or additional storage buildings, because too many homes use their front yards for outdoor storage.
- Can the City require erosion control plans, drainage plans and/or landscape plans or require some way to mitigate erosion of dirt from running off the lots? Without some type of landscaping to stabilize the dirt, erosion occurs and weeds eventually take over.
- Can the City require landscaping be installed to help the appearance of the neighborhood?
- Would City Council entertain offering incentives for additional landscaping or saving existing trees on a property?
- Additional precise definitions could be included in the ordinance to help clarify the code and standards.
- How difficult is it for the ACC to amend their regulations to allow for modular homes and require landscaping plans?
- Commissioners suggested City staff should discuss the potential changes with Rex Baker and Ron Mitchell prior to sending the Amendment to City Council.
- They expressed concern for dogs that they saw being held in inhumane conditions such as being caged outside with no water in 100-degree heat or being chained and neglected.

##### 5. Adjournment

A motion to adjourn the meeting was made by Beverly Graham and seconded by Mark Bloschock. The motion was approved unanimously (4-0). The meeting was adjourned at 4:51 P.M.

APPROVED this day of , 2020.

**CITY OF HORSESHOE BAY, TEXAS**

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**Brent Lane, Chairman**

**ATTEST:**

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**Sally A. McFeron, Development Services Director**



# CITY OF HORSESHOE BAY



## 2021 PLANNING & ZONING COMMISSION PROPOSED MEETING SCHEDULE

<b>Date</b>	<b>Type</b>	<b>Time and Location</b>
1/6/21	Regular P & Z Meeting	3:00 p.m. Council Chambers
2/2/21	Regular P&Z Meeting	3:00 p.m. Council Chambers
3/2/21	Regular P&Z Meeting	3:00 p.m. Council Chambers
4/6/21	Regular P&Z Meeting	3:00 p.m. Council Chambers
5/4/21	Regular P&Z Meeting	3:00 p.m. Council Chambers
6/1/21	Regular P&Z Meeting	3:00 p.m. Council Chambers
7/6/21	Regular P&Z Meeting	3:00 p.m. Council Chambers
8/10/21	Regular P&Z Meeting	3:00 p.m. Council Chambers
9/7/21	Regular P&Z Meeting	3:00 p.m. Council Chambers
9/28/21	Regular P&Z Meeting	3:00 p.m. Council Chambers
11/2/21	Regular P&Z Meeting	3:00 p.m. Council Chambers
11/23/21	Regular P&Z Meeting	3:00 p.m. Council Chambers