

# CITY OF HORSESHOE BAY

## PLANNING AND ZONING COMMISSION



**JANUARY 31, 2023**  
**3:00 P.M.**

**CITY OF HORSESHOE BAY  
PLANNING AND ZONING COMMISSION  
NOTICE OF REGULAR PUBLIC MEETING**

January 31, 2023

Notice is hereby given to all interested members of the public that the Horseshoe Bay Planning and Zoning Commission will hold a Regular meeting on Tuesday, January 31, 2023, in the City Council Chambers located at #1 Community Drive, Horseshoe Bay, Llano County, Texas. The Regular meeting will begin at 3:00 pm.

This meeting will be open to in-person attendance by the public.

1. Call the Meeting to Order and Establish a Quorum
2. Public Comments (Those who wish to speak are asked to limit their comments to three minutes)
3. Election of a Vice Chairman
4. Approval of Minutes of the November 22, 2022 Regular Meeting
5. Review and approval of Meeting Schedule for 2023
6. Member orientation:
  - A. Review and discuss any questions regarding the New Member packet of planning and zoning information previously delivered to new P&Z members
  - B. 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 and subdivision applications
7. Adjournment

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

**November 22, 2022**

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 November 22, 2022, 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**

Vice Chairman Greg Waldron called the meeting to order at 3:00 PM with a quorum present as follows:

Commission Members present:

Vice Chairman Greg Waldron  
Commissioner Camille Reasor  
Commissioner John Stafford  
Commissioner Ken Burgess

**2. Public Comments**

City Council Member Elaine Waddill was in attendance. There were no Public Comments. Forty-seven citizens were in attendance.

**3. Approval of Minutes of the April 4, 2022, Regular Meeting**

Commissioner Ken Burgess motioned to approve the meeting minutes as written. Commissioner John Stafford seconded. VOTE: 4-0 motion passed.

**4. Public Hearing, discussion, consideration and recommendation to City Council for Zoning Change No. 2022-02, a request to approve an Ordinance Rezoning 9.88 acres from R-4 Multiple Residential to GH Garden Home for Lots W6004-W6015 and the right-of-way of Azurite out of Horseshoe Bay West Plat No. 6.1 in Zone 3 Horseshoe Bay West and known locally as 100-119 Azurite in the City of Horseshoe Bay, Texas**

Vice Chairman Greg Waldron opened the Public Hearing at 3:02 PM.

Trey Walleff and Kevin Crum were in attendance representing the applicant. Trey Walleff presented their request.

Sally McFeron presented the staff report which is on file.

Public comments:

Speaking in opposition were:  
John Colapret of 119 Golden Harvest  
Greg Hooks of 106 Diamond Hill  
Jeff St Clair of 115 Diamond Hill  
David Miller

A motion to recommend approval to City Council of the zoning application was made by Commissioner Camille Reasor and no second was made. Commissioner Ken Burgess motioned to recommend to City Council to continue to study the traffic, utilities, density, and parking concerns and carry over this rezoning request to the next meeting to allow staff to time to research and address the questions raised by the public. He also wants the staff to report more information on the two speculative home rule. Request includes a more detailed presentation by staff at the next meeting to answer these questions. Motion was seconded by Commissioner John Stafford. VOTE: 3-1 motion passed. Commissioner Camille Reasor voted No.

**5. Public Hearing, discussion, consideration and recommendation to City Council for Zoning Change 2022-03, a request to approve an Ordinance Rezoning 4.47 acres from MOR Moratorium to GH Garden Home for Lot No. 7002-A out of Horseshoe Bay Applehead Plat No. 7.3 in Zone 13 Caprock, locally known as the Caprock Tract and/or the Thundercloud Tract in the 2600 block of Bay West Blvd. in the City of Horseshoe Bay, Texas**

Vice Chairman Greg Waldron opened the Public Hearing at 3:40 PM. Commissioner John Stafford recused himself from the committee due to his personal residence being within 500 ft of the remaining to agenda items. He remained in the room. The committee has a quorum.

Trey Walleth and Kevin Crum were in attendance representing the applicant. Trey Walleth presented their request.

Sally McFeron presented the staff report which is on file.

Ron Mitchell spoke about the original zoning.

Speaking in opposition were:  
John Colapret  
Greg Hooks  
Randy Loyd  
Kim Compton  
John St. Clair  
David Miller of 2815 Bay W Blvd  
Richard Gray of 101 Diamond Hill  
Kay Colapret of 119 Golden Harvest

Commissioner Ken Burgess made a motion to recommend to City Council to carry the

rezoning request over to the next meeting so that there can be more information allocated and more public meetings scheduled. The motion was seconded by Camille Reasor. VOTE: 3-0 motion passed.

6. **Public Hearing, discussion, consideration and recommendation to City Council for Zoning Change No. 2022-04, a request to approve an Ordinance Rezoning 1.01 acres from R-1 Single Family to GH Garden Home for Lot No. 6009-A out of Applehead Plat No. 6.6 in Zone 2 Applehead, known locally as 2803 Bay West Blvd. in the City of Horseshoe Bay, Texas**

Vice Chairman Greg Waldron opened the Public Hearing at 4:50 PM.

Trey Wallett and Kevin Crum were in attendance representing the applicant. Trey Wallett requested postponing this agenda item until the commission is ready to discuss all the properties together. Postponement was denied.

Trey Wallett presented their request.

Sally McFeron presented the staff report which is on file.

Speaking in opposition were:

John Colapret  
Greg Hooks  
Kim Compton  
Jeff St. Clair  
David Miller  
Richard Gray  
Kay Colapret  
Mary Agnes Rudd  
Neil Andrew  
Dick Marshall  
Randy Loyd  
Joe Halloum

Vice Chairman Greg Waldron closed the Public Hearing at 5:48 PM. A motion to recommend to City Council denial of this request was made by Commissioner Ken Burgess and was seconded by Commissioner Camille Reasor. VOTE: 3-0

7. **Adjournment**

Commissioner Camille Reasor motioned to adjourn the meeting. Commissioner Ken Burgess seconded. VOTE: 3-0 motion passed. Vice Chairman Greg Waldron adjourned the meeting at 5:50 PM.

Approved this 31<sup>st</sup> day of January 2023



# CITY OF HORSESHOE BAY



## 2023 PLANNING & ZONING COMMISSION PROPOSED MEETING SCHEDULE

<b>Date</b>	<b>Type</b>	<b>Time and Location</b>
1/31/2023	Regular P&Z Meeting	3:00 p.m. Council Chambers
2/28/2023	Regular P&Z Meeting	3:00 p.m. Council Chambers
3/28/2023	Regular P&Z Meeting	3:00 p.m. Council Chambers
4/25/2023	Regular P&Z Meeting	3:00 p.m. PD Training Room
5/30/2023	Regular P&Z Meeting	3:00 p.m. Council Chambers
6/27/2023	Regular P&Z Meeting	3:00 p.m. Council Chambers
7/25/2023	Regular P&Z Meeting	3:00 p.m. Council Chambers
8/8/2023	Regular P&Z Meeting	3:00 p.m. Council Chambers
9/5/2023	Regular P&Z Meeting	3:00 p.m. Council Chambers
9/26/2023	Regular P&Z Meeting	3:00 p.m. Council Chambers
10/24/2023	Regular P&Z Meeting	3:00 p.m. PD Training Room
11/21/2023	Regular P&Z Meeting	3:00 p.m. Council Chambers
12/12/2023	Regular P&Z Meeting	3:00 p.m. Council Chambers