

CITY OF HORSESHOE BAY

PLANNING AND ZONING COMMISSION

AMENDED



FEBRUARY 18, 2026

3:00 P.M.



AMENDED AT 12:00 PM

**CITY OF HORSESHOE BAY
PLANNING AND ZONING COMMISSION**

February 18, 2026

Meeting Location Change to 9101 FM 2147 (New City Center)

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 Wednesday, February 18, 2026, in the City Council Chambers located at #1 Community Drive, Horseshoe Bay, Llano County, Texas. The Regular meeting will begin at 3:00 pm.

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 Chair
4. Approval of Minutes of December 16, 2025, Regular Meeting
5. Review and approval of Meeting Schedule for 2026
6. Member orientation:
 - A. Presentation by city attorney 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. Open meetings and open records will also be discussed.
7. Adjournment

This group reserves the right to adjourn into executive session at any time during this meeting as authorized by the Texas Government Code. This facility is accessible by wheelchairs. Accessible parking spaces are available. Requests for auxiliary aids and services must be made two business days prior to this meeting by calling 830-598-9906 or emailing snashia@horseshoe-bay-tx.gov

Notice of possible quorum: There may be a quorum of the Board of Adjustment, Historic Preservation Advisory Committee, City Council, Transportation Advisory Committee, Impact Fee Advisory Committee. Members who may be present at the



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

December 16, 2025

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 December 16, 2025, 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 to Order and Establish a Quorum at 3:00 PM.

Commission Members Present:

Chair Sam Lee

Willie Reinders

Leo Boutte

Jay Caton

Alternate Commissioner Bob White

2. Public Comments

One member of the public was in attendance. There were no public comments.

3. Approval of Meeting Minutes of September 23, 2025, Regular Meeting

Willie Reinders motioned to approve October 21, 2025, meeting minutes. Jay Caton seconded the motion. VOTE 5-0 in favor. Motion Passed.

4. Public Hearing, discussion, consideration and a recommendation to City Council on an application for approval of an Ordinance rezoning 0.1363 acres of Greenbelt Lot 3 out of Skywater Plat No. 1.1, locally known as 700 Paintbrush from A-1 Recreational to R-1 Single Family Estate Residential in Zone 12 Summit Rock / Modern Homestead, Applicant

Chair Sam Lee opened the Public Hearing at 3:02 PM. Rick Town, applicant, presented their request. Sandra Nash presented the staff report which is one file. There were no public comments. Chair Sam Lee closed the Public Hearing at 3:10 PM. Leo Boutte motioned to recommend city council approve rezoning 0.1363 acres of greenbelt in Summit Rock to R-1. Willie Reinders seconded. VOTE: 5-0 in favor. Motion Passed.

5. Adjournment

Jay Caton motioned to adjourn the meeting. Willie Reinders seconded. VOTE 5-0 in favor. Motion Passed. Chair Sam Lee adjourned the meeting at 3:12 PM.

Approved this 18th day of February 2026



CITY OF HORSESHOE BAY



2026

PLANNING AND ZONING COMMISSION PROPOSED MEETING SCHEDULE

| Date | Type | Time and Location |
|---------------------------|--------------------------------|-----------------------------------|
| February 18, 2026 | Regular P&Z Meeting | 3:00 p.m. Council Chambers |
| February 24, 2026 | Regular P&Z Meeting | 3:00 p.m. Council Chambers |
| March 24, 2026 | Regular P&Z Meeting | 3:00 p.m. Council Chambers |
| April 28, 2026 | Regular P&Z Meeting | 3:00 p.m. PD Training Room |
| May 26, 2026 | Regular P&Z Meeting | 3:00 p.m. Council Chambers |
| June 23, 2026 | Regular P&Z Meeting | 3:00 p.m. Council Chambers |
| July 28, 2026 | Regular P&Z Meeting | 3:00 p.m. Council Chambers |
| September 1, 2026 | Regular P&Z Meeting | 3:00 p.m. Council Chambers |
| September 29, 2026 | Regular P&Z Meeting | 3:00 p.m. Council Chambers |
| October 20, 2026 | Regular P&Z Meeting | 3:00 p.m. Council Chambers |
| November 24, 2026 | Regular P&Z Meeting | 3:00 p.m. Council Chambers |
| December 15, 2026 | Regular P&Z Meeting | 3:00 p.m. Council Chambers |