

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

April 6, 2021

Notice is hereby given to all interested members of the public that the Horseshoe Bay Planning and Zoning Commission will hold the Regularly Scheduled Meeting on Tuesday, April 6, 2021 in the Police Training Room in the Police Station at #1 Community Drive, Horseshoe Bay, Llano County, Texas. The meeting will begin at 3:00 p.m.

This meeting will be open to both in-person and Zoom 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=VDFQYXpSd1JxckVWdHg3QUFCShhJQT09>

Meeting ID: 825 9324 2301

+1 346 248 7799 US (Houston)

Passcode: 055055

One tap mobile

+13462487799,,82593242301#,,,,,0#,,055055# US (Houston)

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. Approval of Minutes of the March 2, 2021 Regular Meeting
4. Public Hearing, discussion, consideration and recommendation to City Council on a request to approve an Ordinance Rezoning 0.091 acres out of Plat No. 15.62 in Zone 4A, Horseshoe Bay Proper, also known as being in the 300 block of Hi Circle North from A-1 Recreation to R-1 Single Family Residential
5. Public Hearing, discussion, consideration and recommendation to City Council regarding text amendments to Chapter 14 Zoning, Article 14.02 Zoning Ordinance THIS ITEM WILL NEED TO BE CONTINUED TO THE REGULARLY SCHEDULED PLANNING & ZONING COMMISSION MEETING ON MAY 4, 2021
6. Adjournment

CITY OF HORSESHOE BAY

PLANNING AND ZONING COMMISSION MINUTES OF REGULAR MEETING

March 2, 2021

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 March 2, 2021 in accordance with the duly posted notice of said meeting. This meeting was open to in-person and Zoom attendance by the public.

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 3:04 P.M. with a quorum present as follows:

Commission Members present in person:

Vice Chairman Greg Waldron
Commission Member Beverly Graham
Commission Member Mark Bloschok
Commission Member Ken Burgess

Commission Members present via Zoom:

Chairman Brent Lane

2. **Public Comments**

There were no Public Comments that did not relate to an item on the agenda.

3. **Approval of Minutes of the January 6, 2021 Regular Meeting**

Vice Chairman Waldron motioned to approve the minutes as written. Mark Bloschok seconded. VOTE: 5-0, motion passed.

4. **Public Hearing, discussion, consideration and recommendation to City Council on an Ordinance amending Chapter 3 Building Regulations, Article 3.03 Building Permits, Section 3.03.006(b) Definitions, and amending Chapter 12 Traffic and Vehicles, Article 12.03 Parking, Stopping, and Standing, Section 12.03.010(e)(7) Residential Parking and amending Chapter 14 Zoning, Article 14.02 Zoning Ordinance, Section 14.02.002 Definitions, Section 14.02.401 Zones and Classifications Established, Subsection 14.02.402(b)(14)(A), Subsection 14.02.402(b)(15)(K), and Subsection 14.02.402(b)(15)(L) Standards applicable to all property in all zones, Section 14.02.406(i)(1), Section 14.02.406(i)(2), Section**

14.02.406(i)(5), Subsection 14.02.406(i)(6), Section 14.02.406(i)(7), Subsections 14.02.406(i)(10)(A),(B),(C),(D),(E), and Adding new Subsections 14.02.406(i)(10)(G),(H),(I),(J),(K),(L),(M),(N) and (O), Zone 3 Horseshoe Bay West, Zone 4A Horseshoe Bay Proper and Zone 4B Horseshoe Bay South establishing provisions for all uses classified as M-1 Manufactured Home

Chairman Lane opened the Public Hearing at 3:06 PM. Chairman Lane then turned the meeting over to Vice Chairman Waldron to serve as Chairman Pro Tem. Sally McFeron presented the staff report. Fifteen (15) members of the public were in attendance. Seven (7) in person and eight (8) via Zoom. Four (4) people spoke in favor of the revisions, three (3) people spoke in opposition to the revisions, five (5) people had general comments and three (3) people did not speak. Mark Bloschock motioned to close the Public Hearing. Beverly Graham seconded. VOTE: 5-0, motion passed. The Public Hearing was closed at 3:40PM.

After discussion and consideration Beverly Graham motioned to recommend the proposed Ordinance revisions to City Council. Mark Bloschock seconded. VOTE 5-0, motion passed.

5. Adjournment

Beverly Graham motioned to adjourn the meeting. Ken Burgess seconded. VOTE: 5-0, motion passed. Chairman Lane adjourned the meeting at 4:10 P.M.

APPROVED this 6th day of April, 2021.



CITY OF HORSESHOE BAY

APRIL 6, 2021

To: Planning and Zoning Commission
Thru: Stan Farmer, City Manager
From: Sally McFeron, Development Services Director
Re: Public Hearing, discussion, consideration and recommendation to City Council on a request to approve an Ordinance Rezoning 0.091 acres out of Plat No. 15.62 in Zone 4A Horseshoe Bay Proper also known as being in the 300 block of Hi Circle North from A-1 Recreation to R-1 Single Family Residential

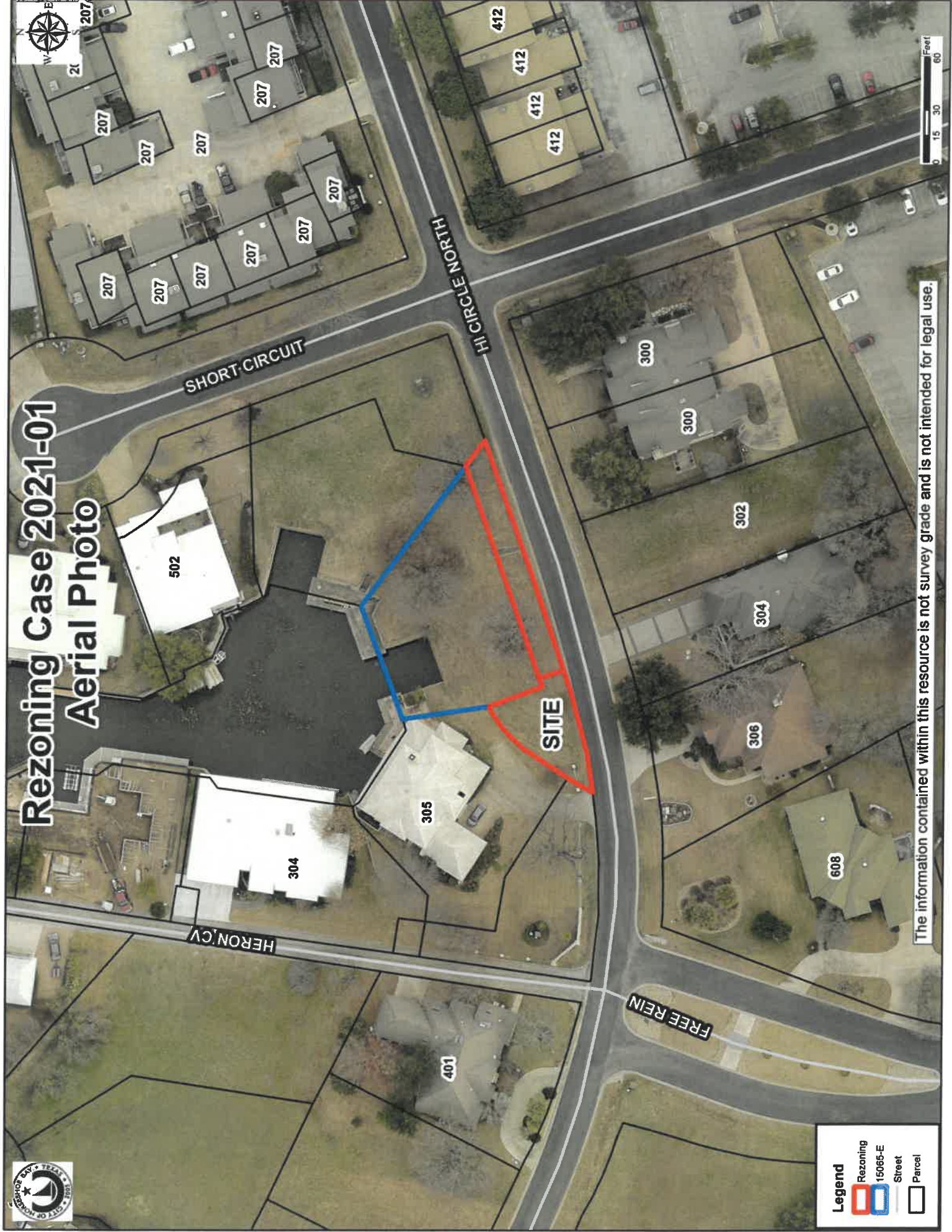
This Ordinance will rezone 0.091 acres out of Plat No. 15.62 in Zone 4A Horseshoe Bay Proper from A-1 Recreation to R-1 Single Family Residential allowing for the construction of a single-family residence. The property is located in the 300 block of Hi Circle North near its intersection with Short Circuit. The area being rezoned is a strip of land approximately 15 feet wide and parallel to the right-of-way of Hi Circle North. The property on both sides of this tract is zoned A-1 Recreation and the larger lots behind the small strip are zoned R-1 Single Family Residential. The property across Hi Circle North is zoned R-1 Single Family Residential and R-4 Multi Family.

The subject tract has been purchased by the adjacent property owners and is currently in the replating process. This small strip of land is not the correct size, shape or location to provide recreation use now or in the future. Rezoning the tract to R-1 will not increase density. The Future Land Use Map shows this property as Single Family Residential.

Staff is recommending the Planning & Zoning Commission recommend this zoning change to City Council.

**Enclosures: Aerial Photo
Zoning Map
Ordinance 2020-_____**

Rezoning Case 2021-01 Aerial Photo



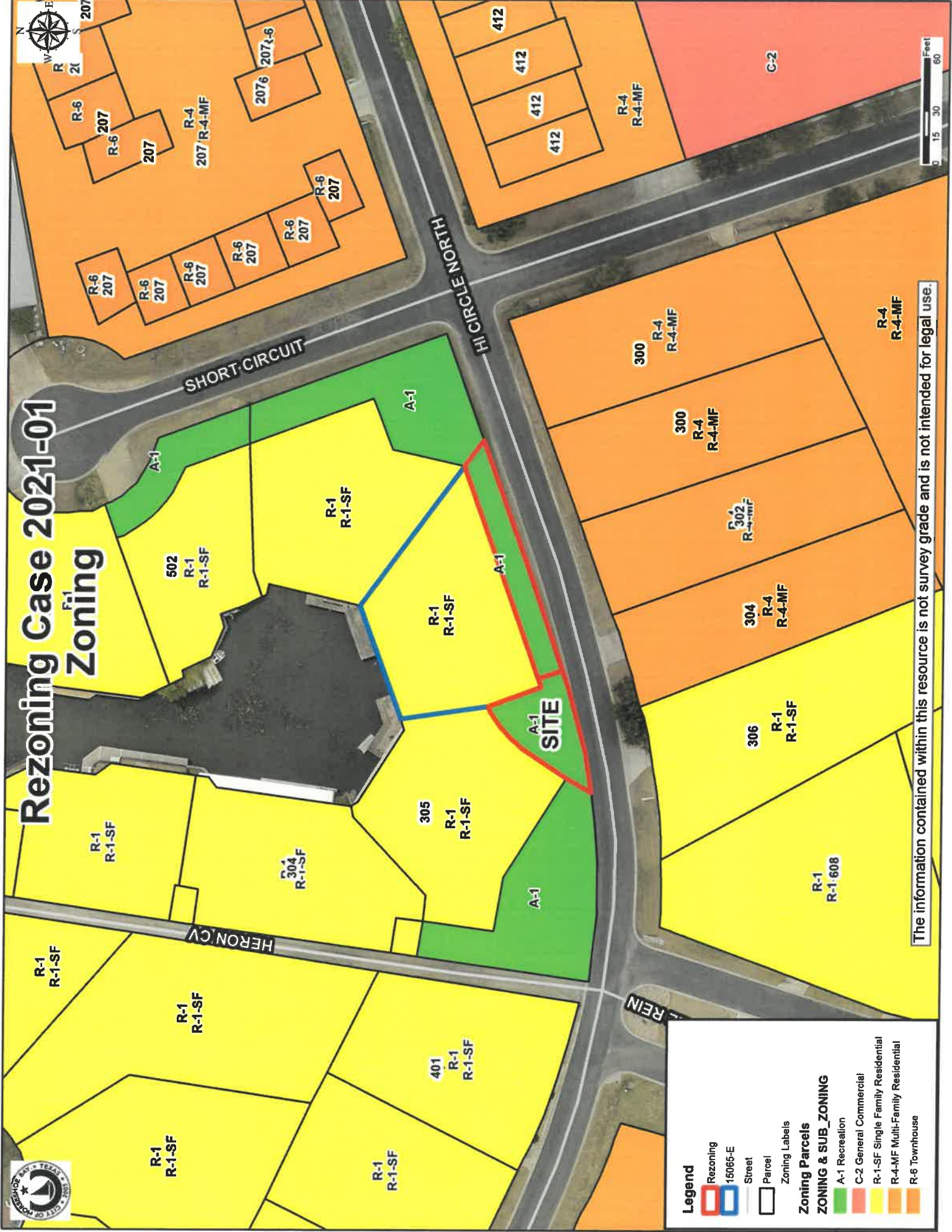
Legend

- Rezoning 15065-E
- Street
- Parcel

The information contained within this resource is not survey grade and is not intended for legal use.



Rezoning Case 2021-01 F-1 Zoning



Legend

- Rezoning: 15065-E
- Street
- Parcel
- Zoning Labels

Zoning Parcels

ZONING & SUB_ZONING

- A-1 Recreation
- C-2 General Commercial
- R-1-SF Single Family Residential
- R-4-MF Multi-Family Residential
- R-6 Townhouse

The information contained within this resource is not survey grade and is not intended for legal use.

CITY OF HORSESHOE BAY

ORDINANCE NO. 2021-

**REZONING OF 0.091 ACRES OUT OF PLAT NO. 15.62 IN ZONE 4A HORSESHOE BAY
PROPER**

AN ORDINANCE OF THE CITY OF HORSESHOE BAY, TEXAS REZONING OF 0.091 ACRES OUT OF PLAT NO. 15.62 IN ZONE 4A HORSESHOE BAY PROPER ALSO KNOWN AS BEING IN THE 300 BLOCK OF HI CIRCLE NORTH FROM A-1 RECREATION TO R-1 SINGLE FAMILY RESIDENTIAL; AMENDING THE ZONING MAP FOR ZONE 4A HORSESHOE BAY PROPER PROVIDING FOR SEVERANCE, REPEAL OF CONFLICTS, AND AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Horseshoe Bay (“City Council”) seeks to continue to provide for the health, safety, and welfare of those living in, working in, and visiting the City; and

WHEREAS, the City has adopted Article 14.02 Zoning Ordinance of Chapter 14 Zoning of the City Code of Ordinances to establish reasonable land use regulations within the City; and

WHEREAS, the Owner of the above-mentioned property proposes a single-family residence on the property; and

WHEREAS, after public notice was provided and a public hearing was held on April 6, 2021 as required by law, the Planning and Zoning Commission voted to recommend approval of the proposed zoning change; and

WHEREAS, after public notice was provided and a public hearing was held on April 13, 2021, as required by law, the City Council, in the exercise of its legislative discretion has concluded that the rezoning of 0.091 acres out of Plat NO. 15.62 in Zone 4A Horseshoe Proper from A-1 Recreation to R-1 Single Family Residential is in the best interest of the City of Horseshoe Bay and should be amended as herein described.

WHEREAS, the City Council is of the opinion; and

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HORSESHOE BAY, TEXAS:

I. FINDINGS OF FACT

All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council, and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

II. SECTION OF THE CODE BEING ADDED OR AMENDED

0.091 acres out of plat no. 15.62 is hereby reclassified from A-1 Recreation to R-1 Single Family Residential

III. REPEALER

Any ordinances or parts of ordinances in conflict are herewith repealed to the extent that they are in conflict.

IV. SEVERABILITY

If any of the provisions of this ordinance shall be held void or unconstitutional, it is hereby provided that all other parts of the same which are not held void or unconstitutional shall remain in full force and effect.

V. EFFECTIVE DATE

This ordinance shall take effect upon its passage and publication in accordance with the law.

VI. PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

PASSED AND APPROVED on this the 13 day of April 2021.

CITY OF HORSESHOE BAY, TEXAS

Cynthia Clinesmith, Mayor

ATTEST:

Kerri Craig, City Secretary