

## CITY OF HORSESHOE BAY

### PLANNING AND ZONING COMMISSION MINUTES OF REGULAR MEETING

February 4, 2020

The Planning and Zoning Commission of the City of Horseshoe Bay held a Regular Meeting in the City Council Chambers at City Hall, located at #1 Community Drive, Horseshoe Bay, Llano County, Texas, on February 4, 2020 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**

Chairman Brent Lane called the meeting to order at 3:03 P.M. with all 5 Commission Members present as follows:

Chairman Brent Lane

Vice Chairman Scooter Lofton

Commission Member Mark Bloschock

Commission Member Beverly Graham

Commission Member Greg Waldron

2. **Public Comments (Those who wish to speak are asked to limit their comments to three minutes)**

Stan Farmer, City Manager, Neil Andrew, Linda Andrew, Pat Bouchard, Mike Kolar, Sam Tarbet and two other residents were in attendance. No one signed up to speak and there were no public comments.

3. **Approval of Minutes of the January 7, 2020 Regular Meeting**

The motion to approve the Minutes as amended was made by Greg Waldron and seconded by Beverly Graham. The motion passed unanimously (5-0).

4. **Recognitions for Outstanding Service**

Chairman Brent Lane, Stan Farmer and Eric Winter presented Neil Andrew and Pat Bouchard plaques recognizing their Outstanding Service to Horseshoe Bay as Planning and Zoning Commission Members.

6. **Dialogue with San Tarbet regarding historical perspective, guiding principles of the ACC, key issues facing the ACC and how the ACC and the P & Z can work better together going forward**

Sam Tarbet discussed the history of Horseshoe Bay, the original development, and the incorporation of the City. He also discussed the current Covenants, Conditions and

Restrictions (CC&R's) in place and still guiding the development. He stated that the intent of the Horseshoe Bay ACC is to keep everything compatible and maintain the integrity of the original restrictions. He also will be continuing to respect prior owner's rights and the beneficial relationship with the Planning and Zoning Commission. He also stated that it takes an 80% vote of all owners of property to change the CC&R's which is very difficult to accomplish. He provided copies of the CC&R's to the Planning & Zoning Commission.

**5. Review the Planning and Zoning Commission By-Laws and processes for their areas of responsibility**

Eric Winter updated the Commission members about the City Council developing charters for both the Planning and Zoning Commission and the Board of Adjustment. The City Council also approved the Ordinance changing the number of Planning and Zoning Commission members needed to establish a quorum from 2 members to 3 members. He also discussed the Commission's By-Laws and the role of the P & Z for each of the development review processes.

**7. Review of 2017 Existing Land Use Map and distribution of Zone texts and Zoning Maps for review and familiarization with Zone land use maps to members for land use surveys.**

Sandra Nash presented a brief overview of the Existing Land Use Map and the need to update the map. Each Commission member was asked to volunteer to complete land use surveys for different zones within the City in order to update the Map for City Council approval. They were provided with land use maps and aerial photos of each zone for them to use while completing their surveys. After the surveys are complete the City will produce a new Existing Land Use Map for adoption by City Council. Maps were assigned to each member as follows:

Chairman Brent Lane – Half of HSB Proper

Vice Chairman Scooter Lofton – Bay Country, Escondido, Lago Escondido, Summit Rock, The Peninsula and Pecan Creek

Commission Member Mark Bloschock – Other Half of HSB Proper and The Hills

Commission Member Beverly Graham – HSB West and Matern Island

Commission Member Greg Waldron – Applehead, Applehead Island, Siena Creek, The Trails

Horseshoe Bay South was not taken by any Commission Member

**8. Adjournment**

The motion to adjourn the meeting was made by Vice Chairman Scooter Lofton and seconded by Mark Bloschock. The motion was approved unanimously (5-0). The meeting was adjourned at 4:35 P.M.

APPROVED this 3rd day of March 2020.

CITY OF HORSESHOE BAY, TEXAS



**Brent Lane, Chairman**

ATTEST:

*Eric W. Winter*

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**Eric W. Winter, Development Services Director**