

Hello Neighbors!

YOUR City Council began a long meeting of important discussions with recognition of two honored staff members, Ben Miller (Fire Dept) and Kevin Ard (Police Dept) who received much deserved awards by the Hill Country 100 for their service to the safety of all.

Attention then turned to several items focused on securing the quality of life in HSBay now and in the future. First the City approved annexation of The Hills and Quail Ridge neighborhoods to our west. This annexation of 6% additional acreage better protects HSBay's borders and entrances. The remainder of property owners along Hwy 71 considered for annexation filed development agreements with the City to maintain their current ranch/agricultural status. We would like to thank all the wonderful ranchers and property owners along this ingress and egress to our beloved HSBay for agreeing not to bring undesirable development along Hwy 71, thus avoiding annexation. Thank You. This process of annexation started late last year when The Hills neighborhood asked to be annexed into the City. Fortunately we already know many of these new citizens well, but look forward to getting to know and serve them even more now.

Next, the City heard comments regarding a proposed development – the Genergy Villas. At the heart of this Agenda Item #16 was the constant challenge for any City - government oversight. All want to limit the amount of government intrusion into the individual property owner rights. On the other hand, the very purpose of a community government is to establish a means of restricting individual rights from harming the rights of others. In this instance, the City has set forth zoning, permitting, architectural, and structural boundaries that outline the limits of development/building to an accepted standard for the Horseshoe Bay community. Once these are met—as they have been by the Genergy group—the City's role shifts to one of advocacy on behalf of the overall quality of life of the community resulting from that development. The Council, along with several homeowners, sought clarification surrounding drainage, traffic, security, parking, funding dependability, and phases of build out for the potential 63 high end, single story townhomes in the Villas. The owner responded to these queries with tentative plans – emphasizing his respect for the concerns of nearby residents. Committing to completing the infrastructure/amenities for the entire project first, owner Allen explained that a phase in of 9 units at a time would follow. This plan additionally assures drainage/retention plans that meet the state requirements, gated community with a half million dollar landscape investment, two car parking/garage/on site guest parking, and compliance with all sub-contractor security measures. As a reminder, this matter before City Council was NOT a rezoning request. Ultimately, the City Council had no grounds to withhold preliminary plat approval. The homeowners were articulate in their concerns, the owner was responsive and appreciative of their concerns, the Busse Group outlined the marketing data, and the engineering firm detailed the drainage management plans. The next steps will be for the dozen questions cited by the homeowners and Council to be addressed in detail by the owner through the final platting stages before coming back to the Planning & Zoning Commission and then Council for final plat approval. All agreed the developer was within his right and earnest in his care about the neighbors– and that the development is likely to be a quality addition to Horseshoe Bay. The real underlying issue is the location on a two lane road - and the potential impact on homes intended to be located within a sub-division more rural in nature.

The Council discussed other needs, including approval of continued support of county library programs, action to acquire a consultant to work with the long-range planning committee to complete a comprehensive City plan, and an amendment to upgrade the City computer server/software. Staff reports underscored the high safety standards in place, the street improvement project completing under budget, fiscally sound standing, and continued efforts to improve communication.

Finally, some discussion surrounded the challenges of homes leasing through VRBO and/or AirBnB. While all want to encourage options for guests to our City, Chief Wardlow reminded everyone that ordinances are in place specific to parking, noise, and public behavior. He encouraged all to report any violations so that the practice of 'guest use' of our neighbors' homes can continue to be a win-win for all. We are a City that will attract short term visitors along with new permanent neighbors - as all recognize it is ALWAYS a good day to live in HSBay.

Cynthia Clinesmith, City Council Member/Public Information Officer