

## **Horseshoe Bay Council Comments**

*By Council Member Elaine Waddill*

The City of Horseshoe Bay regular City Council meeting was held December 6, 2022, at 3:00 p.m. in the Council Chambers. The meeting was called to order and those in attendance were welcomed by Mayor Cynthia Clinesmith. Invocation was given by Father Ruben Patino, C.S.P., of the St. Paul The Apostle Catholic Church, followed by the Pledge of Allegiance to the American flag and the State of Texas flag.

Police Chief Rocky Wardlow presented Officer Linden Thorp an award commemorating his 10 years of service to the City of Horseshoe Bay.

Officer Thorp has more than 26 years of service as a Texas peace officer. Lin joined the Department in December 2012, as a patrol officer and is the only Horseshoe Bay officer certified by the State as a crime prevention specialist. He is responsible for the department's crime prevention program that has resulted in savings on insurance premiums by homeowners and businesses following an inspection by Officer Thorp.

Lin and his wife, Lisalette, have two sons and a daughter. Olivia is a flight attendant based in Pittsburg, Gus recently graduated USMC boot camp and is in training for Force Recon and Chace has received acceptance letters from Texas A&M, Texas Tech, SMU, and N. Texas State.

Mayor Clinesmith discussed the process of serving on a City Board, Commission, or Advisory committee. She indicated that individuals interested in serving on City Boards, Commissions, and Advisory Committees completed an application indicating their interest in a particular position. Prior to selecting individuals to serve, time is allotted for each individual to express their interest to the Mayor and Council.

A public hearing was held requesting rezoning of Lot No. 7002-A out of Applehead Plat No.7.3 in Zone 13 Caprock from MOR Moratorium to GH Garden Home in Zone 3 Horseshoe Bay West to allow for the construction of single-family Garden Homes. This lot is 4.47 acres and is in the 2600 block of Bay West Blvd adjacent to the Cap Rock Clubhouse. The tract is known locally as the Cap Rock Tract or Thundercloud Tract.

On April 27, 2006, the City Council established a temporary moratorium on the acceptance, review of approval of subdivision plats, plat amendments, replats, site development permits, and rezoning requests for new construction of the Thundercloud lot as to develop in conjunction with the city at a future date.

The original Horseshoe Bay West Master Plan (prior to HSB incorporation) indicates the 4.47-acre tract was designed and "zoned" C- Condominiums, which translates into R-4 of the current Horseshoe Bay West zoning code. Utilities and roads were appropriately sized and installed according to the Master Plan land use and the full buildout of the development.

The moratorium on the subject property was released by City Council in September 2022. The applicant proposed 15 single family Garden Homes with a minimum square footage of 1800 square feet on a gated street.

The tract has frontage on Bay West Blvd and is directly north of the Cap Rock Clubhouse. A golf course is directly east of the property. The land across Bay West Blvd is zoned R-1 single family. The land north of the subject is in Applehead and zoned R-1.

Bay West Blvd, the access/egress point of the development is a median divided collector road. The proposed gated development of the Garden Homes is accessed from a single point of entry and a single point of exit onto Bay West Blvd. The developer has created an entrance that will que 3 cars off Bay West Blvd. to prevent stacking of cars on Bay West Blvd at the subdivision access gate.

The proposed GH development will have approximately 60-foot lots with a 20-ft front yard setback, 15 ft. rear setbacks and 10 ft. side yard setbacks (5 ft. on each side) meeting all Horseshoe Bay West zoning requirements and all other standard zoning requirements.

The Garden Home development on the Thundercloud Tract serves as a transition land use between the Commercial Cap Rock Clubhouse and the R-1 Single Family in Applehead. Each SF Garden Home is anticipated to be sold at \$700.00 sq. foot, making the price for a home between 1.2M and 1.6M.

This is the first step in the development process. The developer is required to file subdivision plans and obtain building permits following zoning. The concept plan proposed indicates that all development standards will be met for Garden Homes during the subdivision/platting process and other permitting processes. During the public hearing several citizens provided objective comments regarding the project mainly on points of potential devaluation of their property, traffic, and utilities concerns. After discussion and careful consideration, the Council voted to pass the Ordinance.

Development Services Director, Sally McFeron also requested a Public Hearing to address a request to rezone 9.88 acres from R-4 Multiple Residential to GH Garden Home to allow for the construction of single-family Garden Homes and amenities. The area being rezoned includes all the lots on Azurite as well as the right-of-way for Azurite. The area within the right-of-way for Azurite is 0.985 acres. The area within the lots is 8.895 acres.

The property is in Zone 3, Horseshoe Bay west. Azurite is located off Faultline Drive between the intersection of Hi Fault and Lechite and directly south of Caprock Clubhouse. The land use adjacent to these lots is a golf course. There are two Residential lots directly adjacent to this area where it meets Faultline Drive. One of these lots is zoned R-4 and is vacant. The other is zoned R-4 and has a single-family home.

The zoning request is considered down-zoning of R-4 Multiple Residential to Single Family Garden-GH, a reduction in density. There is adequate, installed utilities and road access and capacity as the subject property is within the Bay West Master Development with appropriately sized utilities and roadways. The developer is required to file subdivision plans and obtain building permits following zoning. The concept plan proposed indicates that all development standards will be met for Garden Homes during the subdivision/platting process and other permitting processes. The Council discussed the issues and voted to pass the Ordinance.

Director McFeron presented a request for a Conditional Use Permit from Sav West Com HSB Development LLC to utilize Lot No. 1 of the Parks at Horseshoe Bay Plat No. 2.1 to construct an office/warehouse. The tract of 5 acres is zoned C-2 General Commercial-The Parks of Horseshoe Bay PD. The property is located directly east of the Brixton. The property would house a maximum of 44 luxury garages. The garages will be individually owned, and owners may lease to others.

The applicant provided maps of similar projects in Texas cities. Staff reviewed the projects and indicated that they were in light industrial zones or dense commercial areas, and at times across the street from a residential neighborhood. The project in general is of the industrial type of architecture of flat stucco façade with little articulation or ornamentation. The development is proposing 52,000 square feet of office/warehouse in 6 multi-garage buildings with a 25-foot building setback from the property line. The building would sit approximately 40 feet from the edge of the pavement.

After careful review and discussion, the Council denied the Conditional Use Permit. The office/warehouse proposed use was denied based on utility and zoning conflicts.

Development Services Director Sally McFeron also discussed the annexation of the 308-acre Monarch Ridge subdivision located at 3300 Hwy 71. The development agreement and our annexation ordinance require

concurrent zoning of the tract. This annexation ordinance and the zoning ordinance will fulfill the legal requirements to include the property into the City boundary.

At this time, the developer has requested that the City continue the Public Hearing and consideration of the ordinance until the January Council meeting. The developer intends to submit a zoning application for consideration to satisfy the concurrent zoning requirements of the development agreement, based on the master concept plan. The Council discussed the issue and agreed to continue the public hearing to the January 17<sup>th</sup> Council meeting.

The Council reviewed and discussed placement of new committee members to the Capital Improvements Advisory Committee as a requirement to review and revise the City's Impact Fee ordinance every five years. The new committee will meet in late January.

Utilities Director Rick Williams indicated that the City staff has negotiated and, in November 2022, was approved for a revised raw water contract from the LCRA for our community's needs for a twenty-year period. It was identified as a high priority task in the City's Long-Range Plan to ensure adequate supply be acquired due to growth within the City and projected development in the City's ETJ.

City staff negotiated an expanded firm water contract with a 40-year term and double the existing 2,225-acre feet to 4,450-acre feet. Contract was approved by LCRA in November and by the Council at this meeting.

The City of Horseshoe Bay provides ballistic body armor worn by HSB Police Officers. The most used material is Kevlar which has a usable life span of 5 years from the date of manufacture. As a matter of routine, the Department annually replaces expired body armor for officers which typically results in the replacement of an average of 2-3 sets of armor per year. Presently there is no feasible manner of disposal for expired body armor panels. As a result, the Police Department has warehoused 27 sets (54 panels) of expired Kevlar body armor over the last 10-year period.

A request has been made from the Highland Lakes Young Life group to Hill Country law enforcement agencies for expired, unusable Kevlar panels for use by volunteers attempting to evacuate civilians from the war-torn country of Ukraine. The volunteers currently have no ballistic protection and although deemed expired by the original manufacturer and no longer issued to law enforcement officers, they still offer a significant level of protection for these volunteers. After discussion, the Council agreed that the materials should be donated to the Highland Lakes Young Life Group provided with a statement of no liability.

Information regarding the Capital Area Council of Governments (CAPCOG) was shared with the Council. The general purpose of CAPCOG is to encourage and facilitate local governments in the Region to cooperate with one another, with other levels of Government, and with the private sector to plan for the future development of the Region and thereby improve the health, safety, and general welfare of the citizens. The Council nominated and approved Council Member Dwight King as the City's representative.

As we close out the 2022 year, there are many wonderful events and accomplishments for which we are all thankful. Our City has successfully developed a budget that meets the needs of our community without increasing taxes, we added staff to meet the needs of our growing community, and we filled positions for our Boards and Commissions with highly qualified individuals who are excited to be part of Horseshoe Bay governance. These are only a few of the many successes that were accomplished within this past year. As we close this year and start the 2023 year, we send best wishes for a Merry Christmas and a Happy New Year. We also encourage you to consider becoming involved in helping to grow and maintain our wonderful city.