

CITY OF DOUBLE HORN MINUTES

Special Meeting City Council
WEDNESDAY, APRIL 24, 2019
7:00PM, SPICEWOOD COMMUNITY CENTER
Located at 7901 CR 404, Spicewood, Texas 78669

1. **Call Meeting to Order:** Time 7:04pm
2. **Rollcall to Confirm Quorum:** Mayor Cathy Sereno, Jim Millard, Larry Trowbridge, and Glenn Leisey in attendance. RG Carver and Bob Link are absent. A quorum has been met.
3. **Invocation:** Glenn Leisey
4. **Pledge of Allegiance**
5. **Approval of Minutes from the April 11, 2019 meeting**

Motion: Larry Trowbridge moved to approve the minutes as written.

Second: Glenn Leisey seconded the motion.

Discussion: None

Vote: Unanimous. The motion carried.

6. **Citizen Comments –**

Chris Bradford representing Spicewood Crushed Stone

Mr. Bradford read and provided copies of a letter from Spicewood Crushed Stone (SCS). The company has a problem with the Quarry not be consulted before the Comprehensive Plan was created. SCS has been talking with TXDot regarding covering the costs of the needed left turn, acceleration and deceleration lanes on Highway 71. They feel as a large land owner all would benefit from their input.

Larry Trowbridge thanked Mr. Bradford for coming and speaking.

7:14 Public Hearing officially opened

7. **PUBLIC HEARING:** Discuss and Consider Adoption of Comprehensive Plan for the City of Double Horn

- a. **ORDINANCE 2019-ORD006**

An Ordinance of the City of Double Horn, Texas, Establishing a Comprehensive Plan for the City of Double Horn.

Discussion:

Mayor gave a cursory overview of ordinance for the present attendees.

A partial list of items follows:

- Maintain the look and ambiance of the original subdivision.
- Transition from a type B to Type A city
- Maintain the HOA covenants.
- Maintain the hill country nature of the area.

Mayor asked for any question's attendees might have. There was one question regarding enforceable wording using HOA covenants as guidelines for quality of buildings within the city. It was clarified that cities have a better ability to enforce zoning. There were no further questions.

Public hearing was closed at 7:16pm.

Motion: Glenn Leisey moved to open discussion of the Comprehensive Plan and potential use of properties within city limits and ETJ.

Second: Jim Millard seconded the motion

Vote: Unanimous. The motion carried.

- There were concerns with classifying Carrington's parcel within the city limits. The legal description of this parcel is needed to add into the plan, specifically Parcel 55308 of 105 acres owned by the Carrington Partnerships.
- Glenn Leisey directed attention to exhibit A, under *Purpose and Organization*, where the ETJ needs to be included into the wording. Larry Trowbridge agreed. The Council supports the ETJ being included.
- Patty Akers advised the group that getting land uses on the map is important along with having a Council consensus. The Comprehensive Plan is a guidance document. It is best to try and communicate with home owners about ordinance so everyone understands the City's intent.
- The ETJ is ½ mile beyond the City limits. Any property owner contiguous to the ETJ can apply to the City for annexation. Who are the property owners of the different properties outside of the Double Horn Creek Subdivision and within the City and ETJ?

Action Item: Larry Trowbridge will make a list of owners and lessees of the properties within the city and ETJ.

Action Item: Patty Akers, City Attorney, will be adding language to include the ETJ in the Comprehensive Plan and have it for the next Council meeting.

- A color-coded map indicating a prospective plan for areas use is needed for the ordinance. Double Horn Creek HOA subdivision will be indicated by one color for residential and other areas outside the gates will need to have different colors to indicate their uses.
- The Comprehensive Plan is the City's *wish list* for its future and will form the basis for what is designed with the zoning ordinances. *Vested property rights* are protected

within the current plans for the land owner's project. Any zoning put in place would only affect future projects.

- The City is looking to implement a 500ft. commercial corridor along Hwy 71, respecting the residential areas already in place such as Double Horn Creek, Spicewood Trails and Deer Path. The plan is for current use to not change. The Munk land is currently being used for commercial and should reflect that in the plan.
- There are several HOA open lots that are unbuildable. Those areas could be designated open areas. The Pavilion property can be labeled as park.
- Any property used by the Water Company can be listed as institutional or utility.
- The wells will need to be identified for set backs so no one can build next to the community water supply. There is a need to get the overall plats of the wells and easements.

Action Item: Larry Trowbridge will email the latest Map, dated 02/16/19, to Mayor Cathy Sereno. It can be color coded with the program Adobe Pro.

- All other ranches/property within the ETJ will be designated residential/agricultural/historic use.
- Vulcan is coded industrial.
- Terradora Ranch LLC to be residential along with Myron Ross's other parcels with commercial frontage.
- Glenn Leisey identified the map with the wells and easements are in the Water Company's storage building at the pool.

A committee is needed to create the colored areas and identified land use on the map.

Motion: Jim Millard moved to set up a committee to define the property lines and define the land use map.

Second: Glenn Leisey seconded the motion.

Vote: Unanimous. The motion carried.

Action Item: Glenn Leisey and Jim Millard will work together on committee and bring the colored map to the May 9th meeting. Make sure the phrase "A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries" is noted on the map.

The City acknowledged John Garry for his hard work on the Comprehensive Plan.

Larry Trowbridge pointing out a typo on the top page of ORD006: a redundancy and section with all capital letters to be fixed in final copy.

Harry Brunner is asking why the city would be labeling areas within the HOA subdivision. His concern was the Pavilion being identified as a "park" when it is a private park. Patty Akers clarified anything that is grandfathered in isn't affected, but the use does need to be

identified. An example would be if a property owner sells a property and the new owner wants to do something other than what is identified, they will need to ask the city for permission.

b. Discuss and consider other matters for inclusion on the agenda for the next regular meeting of the City Council.

Comprehensive Plan Map to be discussed showing land use.

Acknowledge John Garry for his hard work on the Comprehensive Plan by proclamation.

Discuss and adopt a budget calendar.

Discuss and review the budget, categories, and budget calendar.

Discuss and consider the interaction with neighbors regarding the plan.

Treasurer's report

Discuss and review search for property owners to track Air quality and seismic monitors.

Discuss the ongoing need for a City Hall and records storage.

Discuss and review the Emergency Management Plan

8-11. Executive Session not needed.

12. Adjournment: 8:35pm

Motion: Glenn Leisey moved to adjourn the meeting.

Seconded: Larry Trowbridge seconded the motion.

Discussion: None.

Vote: Unanimous. The motion carried.

The meeting adjourned at 8:35pm. The next meeting will be May 9th at the Spicewood Community Center.