

**OFFICIAL MINUTES OF THE CITY COUNCIL
LAGO VISTA, TEXAS
JANUARY 6, 2011**

BE IT REMEMBERED that on the 6th day of January, A.D., 2011 the City Council held a Joint Public Hearing at 6:30 P.M., at City Hall, 5803 Thunderbird, in said City, there being present and acting the following:

Randy Kruger	Mayor	Bill Angelo	City Manager
D'Anne Gloris	Mayor Pro Tem	Frank Robbins	Assistant City Manager
Dale Mitchell	Council Member	Danny Smith	Police Chief
Richard Bohn	Council Member	Christina Buckner	City Secretary
Darrel Hunt	Council Member		
Bob Bradley	Council Member		
Ron Smith	Council Member		

Mayor Kruger called the Joint Public Hearing to order and recognized that all Council Members were present.

Jim Guy, Chairman
Jim Moss
Paul Smith
Linda Lee
Bob Besett
J.R. Hall
Blaine Standiford, alternate

Chairman Jim Guy recognized that all members of the Planning and Zoning Commission were present except alternate Tara Griffin, and a quorum exists.

PUBLIC HEARING:

1. Mayor Kruger stated the purpose of the public hearing is to receive citizen input concerning a request for a planned development zoning district amendment on about 360 acres in a development known as The Hollows located at the intersection of Destination Way and RM 1431 and along Destination Way and Old Burnet Road to the city limits of Jonestown.

Frank Robbins handed out a revised draft PDD ordinance. He stated this is an amendment to the existing PDD for The Hollows and gave a brief summary of the requested amendments.

Steve Metcalf, attorney for The Hollows, gave a presentation explaining the amendments in further detail. He stated they are removing the multi-family and condominium uses to allow only single-family detached, and some commercial uses on certain parcels. The parcels that can have commercial are designated as Q1, Q2, R1 and R2 on the land plan. Tract Q3 allows for mixed uses and contains required buffers. The rest of the parcels are slated for single family development or open space. He stated this request reduces the density at a minimum by 30% (532 units to a maximum of 375 units). He stated they are adjusting the open space requirements and some of the development standards. They are agreeing to comply with current code with respect to landscaping and tree preservation and with respect to short term rentals. They are requesting changes to lot widths; requesting the ability to have zero lot lines and smaller lots with 50 foot frontages instead of 65 foot frontages required by the current PDD. They are requesting some setbacks be adjusted by 5 feet here and there due to the smaller lot sizes. They are requesting 65% impervious cover on the smaller lots. Smaller lots are lots that are less than 8,000 square feet.

Mayor Kruger opened the floor for comments from the Council and Commission.

Ron Smith questioned whether the lots were platted.

Frank Robbins stated all of the lots in the subdivision are platted.

Steve Metcalf stated all of the lots are platted but have not been re-platted to the new lot configuration.

Ron Smith questioned whether the re-platting would be done at one time or in pieces.

Steve Metcalf responded that re-platting will be done in stages as development calls for it.

Ron Smith questioned whether the areas with zero lot line homes have been looked at by the fire department for access purposes.

Steve Metcalf responded that they have not spoken with the fire department yet, stating public safety concerns will be addressed during the platting process.

Blaine Standiford questioned whether bus turnarounds would be required in the cul-de-sacs.

Frank Robbins responded there are standards for cul-de-sac turnarounds that will accommodate buses.

Bill Angelo stated, from a fire safety perspective, doing away with the high rise condos and going to a lower density would lessen problematic aspects due to fire safety that would have existed in the existing subdivision. He added that the water storage system for the subdivision has already been constructed at the 532 units, and due to the reduction in density, they will pick up an additional 200 LUEs of storage capacity that can be used for other purposes.

Dale Mitchell questioned whether The Hollows will also be reducing the density in Jonestown.

Steve Metcalf answered in the affirmative, stating they have already gone through a zoning amendment and development agreement amendment with Jonestown and reduced the density by a similar number. He stated they have removed all of the multi-family and condominium and gone to single-family detached.

D'Anne Gloris expressed her concerns with regard to the families already living there having an abrupt change to their understanding of what the development was supposed to be when they moved in there.

Steve Metcalf replied that the areas with lots that have been sold and lots with homes are not changing. He stated the areas that are changing would have been condos and apartments on the original plan and are now going to be single-family detached houses. The area with existing homes is buffered from the areas with changes by green space or roads.

D'Anne Gloris stated she believes this will be a real benefit to those already living there.

Mayor Kruger opened the floor for comments from the Audience.

Barbara Worthy, (referring to the purple area on the map) stated the lots being downsized were originally estate lots and asked where the 1,200 square foot houses are proposed to be.

Mark Baker, land planner for The Hollows, stated the concept of those lots is not changing. He stated the 1,200 square foot is a minimum standard out of the base zoning district of the City's code which is in the existing PDD. He stated that is not changing. He stated the estate lots are all over one acre lots and will not change.

Tim Worthy questioned whether the 8,000 square foot lots were in that area (referring to the map).

Steve Metcalf responded in the negative (indicating the area of estate lots on a map) stating those are not changing. He stated the smaller lot size areas are shown in brown on the map and pointed them out.

Tim Worthy asked whether the areas in brown would be smaller denser type houses like the cabins past the sales office.

Steve Metcalf stated he's not sure they would be that type of product.

Mark Baker responded, from a sense of scale, they would be similar sized homes; more of a garden home.

Tim Worthy questioned the effect of the change in short term rentals.

Steve Metcalf stated there is a city code provision that allows temporary rentals. He stated they will comply with city code; they are not asking for any difference than what's allowed by city code.

Dave Lions expressed concerns regarding the smaller lot sizes stating the appeal of The Hollows is the space between the homes and the landscaping and is concerned that the smaller density will look out of character for the area. He questioned what they will do to preserve the integrity of the area.

Steve Metcalf stated this is a proposal, and they are asking Council and the Commission to consider it. He stated, as it currently stands, the smaller lot areas are slated for apartment and condominium use and are not slated for larger lots.

Barbara Worthy questioned what would stop people from buying them out and renting them like apartments. S

Steve Metcalf stated the structure will be a single-family detached residential structure, not an apartment or townhouse. He stated you can rent out any house in the subdivision according to the City's Code.

Barbara Worthy stated their homes are nicer, and are not 1,200 square foot homes.

Steve Metcalf stated that's not what's planned here. He stated the 1,200 square feet is in the City Code. The areas of smaller lots were never slated to be big lots; they were slated for condos and apartments. He stated the area where Mrs. Worthy purchased her home is fairly secluded from those areas (indicating the sold lots on a map), stating none of that area is going to change. He stated much of the area around the larger lots is slated to be green space.

Dave Lions questioned the large purple area on the map and asked what it is slated for.

Steve Metcalf stated most of that area is green space. He stated it will probably be dedicated as common area or open space to the home owner's association.

D'Anne Gloris asked for clarification regarding the brown areas stating they are on cul-de-sacs, two of which back up to an industrial area on Alfalfa, and the other two are two or three turns off of Destination Way.

Steve Metcalf confirmed D'Anne Gloris's statement. He stated the smaller areas are also surrounded by green space following a concept of cluster housing with open space around the clusters which buffers the areas.

Mayor Kruger stated there was a big concern regarding traffic when this subdivision was first discussed and he believes this addresses some of that concern and reduces the potential traffic on both the Jonestown and Lago Vista sides.

Jim Guy questioned how many small lots there are in the new development.

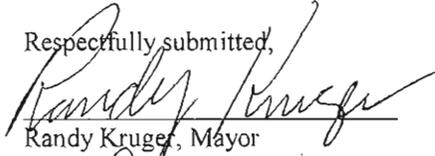
Steve Metcalf stated the re-platting of these areas is conceptual but right now it's about 90 lots.

Bob Bradley stated the original plan for area Q3 was for homeowner amenities and asked if that was still the plan.

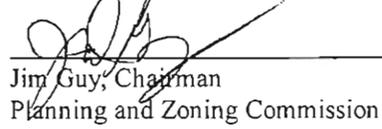
Steve Metcalf stated that is still the goal but added that the amenities could include restaurants, retail or other uses intended to be used by the residents.

There being no further comments, Mayor Kruger adjourned the Joint Public Hearing at 7:15 p.m.

Respectfully submitted,



Randy Kruger, Mayor



Jim Guy, Chairman
Planning and Zoning Commission

ATTEST:



Christina Buckner, City Secretary

On a motion by Council Member Darrel Hunt, seconded by Council Member Richard Bohn, the above and foregoing instrument was passed and approved this 20th day of January, 2011.

The above and foregoing instrument was passed and approved by the Planning and Zoning Commission on the 10th day of February, 2011.