

**OFFICIAL MINUTES OF THE CITY COUNCIL
LAGO VISTA, TEXAS
APRIL 7, 2011**

BE IT REMEMBERED that on the 7th day of April, 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	Jerry Reyes	Police Captain
Darrel Hunt	Council Member	Christina Buckner	City Secretary
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 except Richard Bohn.

Jim Moss
Paul Smith
Linda Lee
Bob Besett
Tara Griffin
Joe Gudka, alternate
Blaine Standiford, alternate

Linda Lee recognized that all members of the Planning and Zoning Commission were present except Chairman Jim Guy and Paul Smith and a quorum exists. Paul Smith arrived at 6:32 p.m.

PUBLIC HEARING:

1. Mayor Kruger stated the purpose of the public hearing is to receive citizen input on a request for a planned development zoning district amendment on about 1.3 acres on six lots located along the 21400 and 21500 block of Coyote Trail to allow single rather than double wide mobile homes and detached garages.

Vic Ernst was present on behalf of the request representing the owner. She stated this project would be the same as what the owner did 10 years ago with the exception of single wide units instead of double wide units. She stated double wides have become too expensive. She stated the owner would still be building garages, decks and adding skirting. She stated the owner will be helping buyers with down payments and financing which helped in selling the units.

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

Jim Moss questioned whether the homes would be sold after the buildings are put on and whether they would be rented.

Vic Ernst stated the homes would be completely done and then sold as single family homes.

Bob Bradley questioned whether the homes were mobile homes or manufactured homes.

Vic Ernst stated they would be mobile homes.

Mayor Kruger stated the specifications require that the homes be a minimum of 1,000 square feet and questioned how that is done with single wides.

Vic Ernst stated they are 18 feet wide and start at 1,100 square feet.

D'Anne Gloris questioned whether the two existing double wides are located between the subject six lots. Vic Ernst answered in the affirmative.

D'Anne Gloris questioned what the turnaround time was from the time the homes were completed until the homes were sold.

Vic Ernst stated they hope to have them on the market before school starts. She stated the turn around time was three to six months previously.

D'Anne Gloris questioned whether either of the original purchasers still owned the homes.

Vic Ernst stated she believed one of the original families was still living there.

Mayor Kruger asked what the expected price range of the homes would be.

Vic Ernst stated they would be \$90,000 to \$110,000. She stated double wides would have to be over \$135,000.

Mayor Kruger asked if financing was available on this type of project.

Vic Ernst stated the owner will finance them.

D'Anne Gloris stated she commended the developer as there is a shortage of affordable housing in Lago Vista.

Dale Mitchell stated the project was started 13 years ago and questioned why only two units were installed. He asked why the owner had not built others or sold the lots in the last 10 years.

Vic Ernst stated he got married, had a family and started his own real estate business. She stated he needed to have the money and the backing to do this and he has that now.

Jim Moss questioned whether the units she's proposing somewhat match the two new single wides on the southern side of Coyote.

Vic Ernst stated she hasn't seen those. She stated these would be 3 bedroom 2 bath with underpinned skirting, 2005 and newer models and follow everything in the PDD with the exception that they will be single wides.

Mayor Kruger opened the floor for comments from the audience.

Louis Smola, resident on who lives on Coyote, stated there is a new single wide on the market for \$59,000 that they can't sell. He stated there is double wide across the street from these units that was foreclosed on because they couldn't sell it and it was listed for \$90,000. He stated he bought across the street from this location thinking these would be double wides and that they he would be in a good location.

Mayor Kruger stated, in his opinion, 18 foot wide gets close to a double wide.

Vic Ernst stated the price difference between the 18 foot wide units and the double wide units is huge. She stated the 18 foot units are pretty. She stated she is also the realtor but she cannot guarantee the sale of anyone's house. She stated they are trying to build affordable living on the empty lots and bring in some tax dollars.

Mayor Kruger clarified that they are proposing to build the units completely and then sell them.

Vic Ernst answered in the affirmative.

D'Anne Gloris stated the owner financing makes a big difference.

Vic Ernst stated they sold quicker than others due to the owner financing.

Diane Brewlet questioned whether the six lots would contain 6 units or 12 units and whether they will have detached garages and cement driveways. She expressing concerns with single wides stating Coyote already has a reputation as bad neighborhood and doesn't want them to be attractive to the lower element.

Vic Ernst stated there would be six units; one on each lot. She stated they are not requesting a change to the lots. She stated they have to have detached garages, cement driveways and an 8' x 10' decks. She stated she did not believe they would be considered lower element for the price. It's going to look the same as the existing units just a little smaller.

D'Anne Gloris questioned whether the units would have skirting similar to the existing units.

Vic Ernst stated the existing units have rock skirting but the PDD allows it to be the same as the siding so they may have to do that this time due to the expense.

Darrel Hunt questioned what the price point was on the double wides.

Vic Ernst stated she cannot get them below \$60,000 and the hook up to water and sewer adds an additional \$5,000 to \$6,000.

Joe Gudka asked what the differential is between the single wides and double wides.

Vic Ernst stated the difference is about \$25,000 but it depends on the square footage. She stated they are looking at installing different size units.

Bob Bradley questioned what the current zoning of the property is.

Frank Robbins stated the property is currently zoned PDD.

Vic Ernst stated last time the garages were supposed to have attached breezeways which was not feasible but they had that approved last time.

Jim Orr stated Palm Harbor Homes is closing and questioned whether that was any indicator of the way the market is going.

Vic Ernst stated she didn't know about that but stated Palm Harbor Homes are the most expensive.

Dale Mitchell clarified that the PDD states the homes must be a minimum of 22 feet wide.

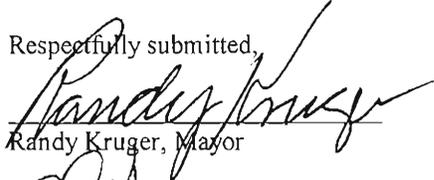
Bob Besett stated he thinks this will be a great addition.

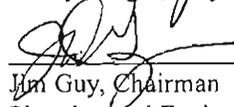
D'Anne Gloris questioned whether it would be a deal killer if the Council recommended the skirting be similar to the existing units.

Vic Ernst stated she didn't know if it would be a deal killer but she knows the cost is an issue. She stated she is still looking at prices for rock.

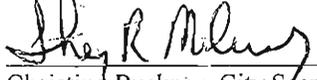
There being no further comments, Mayor Kruger adjourned the Joint Public Hearing at 6:50 p.m.

Respectfully submitted,


Randy Kruger, Mayor


Jim Guy, Chairman
Planning and Zoning Commission

ATTEST:


Christina Buckner, City Secretary

On a motion by Council Member Bob Bradley, seconded by Council Member D'Anne Gloris, the above and foregoing instrument was passed and approved this 21st day of April, 2011.

The above and foregoing instrument was passed and approved by the Planning and Zoning Commission on the 12th day of May, 2011.