

**OFFICIAL MINUTES OF THE CITY COUNCIL
LAGO VISTA, TEXAS
FEBRUARY 2, 2012**

BE IT REMEMBERED that on the 2nd day of February, 2012 the City Council held a Joint Public Hearing and Work Session 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
Darrel Hunt.	Mayor Pro Tem	Frank Robbins	Assistant City Manager
Dale Mitchell	Council Member	Danny Smith	Police Chief
Richard Bohn	Council Member	Christina Buckner	City Secretary
D'Anne Gloris	Council Member	Jan Steele	Library Director
Ron Smith	Council Member	Dave Stewart	Assistant Public Works Director

Mayor Kruger called the Joint Public Hearing and Work Session to order and recognized that all Council Members were present except Bob Bradley

Jim Moss
Linda Lee
Tara Griffin
Paul Smith
Joe Gudka
Blaine Standiford

Jim Moss recognized that all members of the Planning and Zoning Commission were present except Bob Besett and a quorum exists.

PUBLIC HEARINGS:

1. Mayor Kruger stated the purpose of the public hearing is to receive citizen input concerning the rezoning of Lot 18006 Bar K Ranches Section 18, a 2.2067 acre lot located on the northeast side of Bronco Lane at 8015 Bronco Lane from C-1C to C-2.

Matt Ridgeway was present on behalf of the request. He stated he read the most recent hotel study that was done for Best Western and determined this property best fit the criteria of the study due to its size, FM 1431 location, and the fact that it's level and an easily buildable site. He stated they would cut in an entrance on FM 1431 which would cross Bronco Lane like the Post Office. The existing building would be torn down and a new hotel would be built further back on the site like Dollar General is. The tract in front of it is zoned TR-1 and also belongs to Mr. and Mrs. Hanley and they will be sold together. He stated that lot would not be built on.

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

D'Anne Gloris questioned the fact that the hotel would be located further back on the lot noting that it backs up to R-1A zoning and questioned what the setback there is.

Matt Ridgeway stated he believes there is a 25' setback from the Dollar General.

Frank Robbins stated it is 46'.

Ron Smith questioned how many stories the hotel would be.

Matt Ridgeway stated it would be 2 stories. He stated this site is large enough to handle a 2 story and not go over the height restriction.

D'Anne Gloris noted that this property slopes and asked what the grading is from the highest to the lowest point.

Matt Ridgeway stated he believes it is at least 10 to 15 feet.

Blaine Standiford questioned what the orientation of the parking would be and whether they were planning for a pool.

Matt Ridgeway stated parking would be down both sides and in the front. He stated one franchise they spoke with wants an "L" shaped pool. He stated the back would be towards Dollar General and the pool would be on the right hand side if you're standing on Bronco looking at the building.

Mayor Kruger questioned what uses, other than a hotel, are allowed in the C-2 zoning.

Frank Robbins read from the Table of Allowed Uses and listed the additional uses allowed under C-2 zoning.

D'Anne Gloris questioned whether it could be zoned C-2 with the condition that it be a hotel.

Bill Angelo stated no.

Dale Mitchell questioned what the usage of the TR-1 tract would be.

Matt Ridgeway stated it would be strictly for signage and access.

Mayor Kruger questioned why they didn't combine the two lots.

Matt Ridgeway stated it was his understanding that they couldn't be combined because there is a road between them.

Dale Mitchell stated it appeared that the drainage would not go that direction anyway and questioned whether there would be a need for a retention pond.

Matt Ridgeway stated there is already a 100 year flood plain in the bottom corner and he spoke with a civil engineer who told him it would probably not require any retention or detention because they could accommodate that 100 year flood plain.

Pam Hanley stated, from a safety standpoint, she likes having the extra tract as a bit of a break when entering and exiting FM 1431.

Mayor Kruger opened the floor for comments from the audience.

Brian Adams questioned whether the site would be limited to a hotel.

Matt Ridgeway stated he is suggesting it for a hotel and chose C-2 because it allows a hotel.

Mayor Kruger stated C-2 zoning allows additional uses.

Dale Mitchell requested a map be displayed to show existing C-1 and C-2 zoned properties in the area for the purpose of planning for the FM 1431 corridor.

Frank Robbins displayed a map of the area which showed commercial zoning.

Dale Mitchell questioned whether there was any other C-2 zoning in the area.

Frank Robbins stated there is no other C-2 zoning on that side of 1431.

Bill Angelo stated there is no other C-2 zoning on either side of FM 1431. He stated the Ace Hardware shopping center is zoned PDD. He stated Oskis and Exxon are zoned C-2.

Ron Smith questioned whether they are looking to do something with the property soon.

Matt Ridgeway stated yes.

Mayor Kruger questioned what hotel they are talking to.

Matt Ridgeway stated they are speaking with different franchisees with Best Western.

Pam Hanley stated a lot of this came out of the studies that the Council already commissioned so the thought process is using that property potentially for this specific use. She stated they haven't discussed any other use than talking to hotel franchisees in terms of what they can do to develop the property and make the best use of it.

Mayor Kruger stated the City really needs a hotel and he appreciates that consideration.

2. Mayor Kruger stated the purpose of the public hearing is to receive citizen input concerning the rezoning of a .6824 acre tract known as Tract A located on the northwest side of Bronco Lane and adjacent to FM 1431 from TR-1 to C-2.

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

Ron Smith questioned that the only use on this property would be a street cut for the hotel and signage.

Matt Ridgeway stated yes.

Blaine Standiford questioned whether it would be a straight cut or a turn off lane.

Matt Ridgeway stated it would be just like the post office.

Mayor Kruger opened the floor for comments from the audience.

D'Anne Gloris questioned how far the TR-1 property extends.

Matt Ridgeway stated it goes all the way to the post office.

D'Anne Gloris questioned whether the lot is wide enough to build on.

Matt Ridgeway stated no.

Bill Angelo stated it could not be built on and meet the setback requirements.

There being no further comments, Mayor Kruger closed the Public Hearings.

WORK SESSION:

3. The Council and Planning and Zoning Commission discussed a rewrite of the Zoning Ordinance.

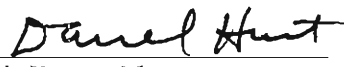
Dale Mitchell stated Frank Robbins and the Planning and Zoning Commission have been working on the Zoning Ordinance rewrite and have identified some areas that the community and the City ought to address. He stated one of their most recent concerns relates to height restrictions on residential properties. He stated there is almost a unanimous concern that current residential growth in the older part of Lago Vista is being prohibited by these height restrictions. He stated there are added costs to construct and meet the height requirements; one is not able to build a modern house profile; and there are not many opportunities to build a two story three to four bedroom young family home, which we are sure to attract with the school system moving up the scale and the building of a new high school. He stated they considered the reasons for the current height restrictions and determined a primary concern was to minimize obstructions to views. He further stated that the original NRC carved as many lots as possible out of this area and it was being considered as a retirement community. He stated their concept was smaller homes on smaller lots so they put in height restrictions. He stated the Commission questioned why there are two different heights in the deed restrictions and in our ordinance noting it is 15' in the Highlands area and 18' in the Lago area. He stated they would like to explore whether or not height limits could be addressed as part of the Zoning Ordinance rewrite. He stated now would be a good time to address this if we truly wish to encourage growth in the community stating the Council, as leaders of the community, has an obligation to address the factors that inhibit this. He stated growth brings in tax revenues and contributes to the economic well being of the entire community promoting hotels, other businesses, etc. He stated families looking to relocate want choices in building styles and two story homes with multiple bed rooms. He stated there are many current lots lying dormant due to these restrictions. He stated there are many flat lots that could accommodate two story homes. He stated the Planning and Zoning Commission members want to ask the Council whether they may move forward and consider this as part of their charge and whether the Council has any reason to ask them not to move forward in a study of this item.


There was discussion by the Council and Commission that a blanket change to the ordinance was not desired but that certain particular areas might be considered as a whole. There was discussion with regard to considering height restrictions on a case by case basis and whether or not cases should be considered by the Board of Adjustment. There was discussion with regard to past consideration of this item and the fact that there will be opposition from the community.

It was the consensus of the Council that the Planning and Zoning Commission move forward with their study of height restriction modifications.

Mayor Kruger adjourned the meeting at 7:29 p.m.

Respectfully submitted,


Randy Kruger, Mayor


Jim Moss
Planning and Zoning Commission

ATTEST:


Christina Buckner, City Secretary

On a motion by Council Member, seconded by Council Member, the above and foregoing instrument was passed and approved this 16th day of February, 2012.

The above and foregoing instrument was passed and approved by the Planning and Zoning Commission on the 8th day of March, 2012.