

**MINUTES**  
Thursday, April 11, 2013 Regular Meeting  
Planning and Zoning Commission  
City of Lago Vista

Jim Moss called the meeting to order at 7:00 P.M. at the City Municipal Building, 5803 Thunderbird, Lago Vista, Texas. Members present were Jim Moss, Bob Besett Jr., Vernon Reher and Gary Zaleski. Lisa Marie Contaldi arrived late at 7:18 pm. Tara Griffin and Paul Smith were absent. Assistant City Manager Frank Robbins, City Council Liaison Dale Mitchell and City Secretary Christina Buckner were also present. Jim Moss announced that Vernon Reher would be moved from an alternate member to a regular member for this meeting in order to have a quorum.

**1. CITIZEN COMMENTS.**

None.

**2. CONSIDER THE MINUTES OF THE REGULAR PLANNING AND ZONING COMMISSION MEETING OF MARCH 14, 2013.**

On a motion by Vernon Reher, seconded by Bob Bessett, Jr., the Commission unanimously approved the minutes of the March 14, 2013 Regular Meeting.

**3. DISCUSS AND CONSIDER A RECOMMENDATION TO THE CITY COUNCIL CONCERNING A SPECIAL USE PERMIT (SUP) FOR A DOG PARK IN ARROWHEAD PARK.**

On a motion by Gary Zaleski, seconded by Lisa Marie Contaldi, the Commission voted 3 ayes (Jim Moss, Lisa Marie Contaldi and Gary Zaleski) to 2 nays (Vernon Reher and Bob Besett, Jr.) to postpone this item until the next regularly scheduled meeting of the Planning and Zoning Commission. The motion passed.

**4. DISCUSS AND CONSIDER A RECOMMENDATION TO THE CITY COUNCIL CONCERNING A SPECIAL USE PERMIT (SUP) FOR A BOAT RAMP IN CODY PARK.**

On a motion by Gary Zaleski, seconded by Vernon Reher, the Commission voted unanimously to recommend approval of an SUP for a boat ramp at Cody Park to Council.

**5. DISCUSS AND CONSIDER A RECOMMENDATION TO THE CITY COUNCIL CONCERNING THE FINAL PLAT WITH EXCEPTIONS OF TESSERA ON LAKE TRAVIS, PHASE 1 LOCATED ON RM 1431 ABOUT 2 MILES WEST OF THE INTERSECTION BAR K AND RM1431 AND ADJACENT TO LAKE TRAVIS.**

On a motion by Gary Zaleski, seconded by Vernon Reher, the Commission voted unanimously to recommend approval of the Final Plat for Tessera on Lake Travis, Phase 1 to Council, with the exceptions to lot slope and construction plan approval, as outlined in Frank Robbins' memo of April 5, 2013.

**6. DISCUSS TRASH AND RECYCLING CART REGULATION AND GIVE STAFF DIRECTION.**

Frank Robbins stated that the Building Committee has requested to meet jointly with the Commission regarding this item. He stated there are provisions of the Zoning Ordinance that need to be harmonized with items in Chapter 6 of the Code of Ordinances.

The Commission discussed the current regulations related to cart placement and visibility, and specific issues regarding the language in Article 6.100 which states containers "...should be concealed insofar as possible from viewing from a public street or adjoining properties". They discussed an ongoing education program to citizens regarding the requirements, and consideration of adding a screening requirement to the Building Code for new development.

It was the consensus of the Commission, that they would invite the Building Committee to meet jointly with them at a future regular Commission meeting, to discuss this item further.

7. **DISCUSS RESIDENTIAL PARKING AND VEHICLE SCREENING AND GIVE STAFF DIRECTION.**

The Commission discussed the current guidelines and issues related to verbiage of the current ordinance. There was discussion with regard to allowing vehicles in the backyard, and clarification of the definition of yard for instances where lots have been consolidated. The Commission discussed concealment and screening of vehicles, improved parking surface requirements, issues relating to lot topography, limiting the number of allowed vehicles, concerns regarding appearance, and requiring vehicles to be in an enclosed structure.

It was the consensus of the Commission that Lisa Marie Contaldi would conduct research and come back to the Commission with some recommendations regarding residential parking and vehicle screening.

8. **DISCUSS AND GIVE STAFF DIRECTION CONCERNING CITY INITIATED REZONING TO R-1T.**

Frank Robbins stated this item was requested to be put on the agenda by Tara Griffin but she is not in attendance. Jim Moss suggested the item be postponed. It was the consensus of the Commission that this item be postponed until Tara Griffin is in attendance.

9. **FUTURE AGENDA ITEMS.**

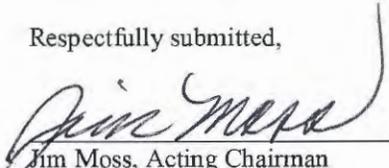
Jim Moss stated items 3, 6, 7 and 8 will be reconsidered on a future agenda.

Frank Robbins stated there will be a Joint Public Hearing with the Council regarding a PDD amendment for the Montechino development.

10. **ADJOURN.**

On a motion by Vernon Reher, seconded by Bob Besett, Jr., the meeting was adjourned at 9:47 P.M.

Respectfully submitted,

  
Jim Moss, Acting Chairman

ATTEST:

  
Christina Buckner, City Secretary

On a motion by Vernon Reher, seconded by Jim Moss, the above and foregoing instrument was passed and approved this 11<sup>th</sup> day of July 2013.