

MINUTES
Thursday June 13th, 2013 Regular Meeting
Planning and Zoning Commission
City of Lago Vista

Vice-Chair Jim Moss called the meeting to order at 7:02 P.M. at the City Municipal Building, 5803 Thunderbird, Lago Vista, Texas. Members present were Jim Moss, Paul Smith, Vernon Reher, Richard Brown & Gary Zaleski. Bob Besett, Jr. arrived at 7:15PM.. Lisa Marie Contaldi arrived at 7:30 PM. Tara Griffin was absent. City Council Liaison Dale Mitchell, Assistant City Manager Frank Robbins and Development Services Secretary Sherry McCurdy were also present.

1. CITIZEN COMMENTS

There were no citizen comments,

2. CONSIDER THE MINUTES OF:

- a. Joint Public Hearing of April 4, 2013.
- b. Joint Public Hearing of May 2, 2013.
- c. Regular P & Z meeting May 9, 2013
- d. Joint P & Z meeting with the Building Committee of May 9, 2013.

On a motion by Paul Smith and seconded by Vernon Reher the Planning and Zoning Commission unanimously approved all minutes.

3. DISCUSS AND CONSIDER A RECOMMENDATION TO THE CITY COUNCIL CONCERNING A REZONING OF 7800, 7801 AND 7802 BRONCO LANE AND ADJACENT TO RM 1431 TO C-1C TO C-2.

Jim Moss gave a summary of the zoning case.

The Planning and Zoning Commission, Dale Mitchell and Frank Robbins discussed possible hazardous materials that might be present at a manufacturing facility, uses proposed for property, 200 foot notice, citizen concerns, buffers required between residential and commercial property, PDD zoning for 8015 Bronco Lane, and uses in C-2 zoning.

Dale Mitchell noted a typo on the agenda referring to 7701 Bronco Lane that should be corrected to 7801 Bronco Lane.

On a motion by Paul Smith and seconded by Vernon Reher the Planning and Zoning Commission unanimously recommended to the City Council rezoning of 7800 and 7801 Bronco Lane from C-1C to C-2 zoning with an exception to the buffer rule in the Zoning Ordinance regarding residential lots adjacent to commercial zoning.

On a motion by Paul Smith and seconded by Gary Zaleski the Planning and Zoning Commission unanimously recommended to the City Council rezoning of 7802 Bronco Lane from C-1C to C-2 zoning.

4. DISCUSS RESIDENTIAL PARKING AND VEHICLE SCREENING AND GIVE STAFF DIRECTION.

Frank Robbins explained the existing regulations would need to be amended for additional restrictions.

The Planning and Zoning Commission, Dale Mitchell and Frank Robbins discussed backyard parking, screening, grandfathering, approaches to front lawn parking, parking on unimproved surfaces and set backs regarding lot consolidations. The discussion also discussed back yard parking on golf course lots, corner lots, limiting number of vehicles on a property, deed restrictions, different standards for different neighborhoods and number of vehicles allowed in relation to size of lot.

Frank Robbins will work on a draft ordinance with input from the Planning and Zoning Commission.

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

The Planning and Zoning Commission, Dale Mitchell and Frank Robbins the recent survey, view obstruction, information being given to residents, areas to be considered for rezoning, notice to property owners and building standards.

On a motion by Lisa Marie Contaldi and seconded by Gary Zaleski the Planning and Zoning Commission voted 5 ayes (Bob Besett, Jr., Jim Moss, Lisa Marie Contaldi, Vernon Reher and Gary Zaleski) and 1 nay (Paul Smith) to request rezoning for Lots 33-61 and 74-115 (map attached).

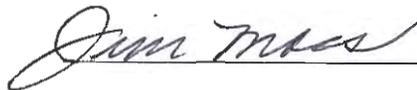
6. FUTURE AGENDA ITEMS.

Dale Mitchell distributed a memo pertaining to improving appearance and concealment of solid waste containers.

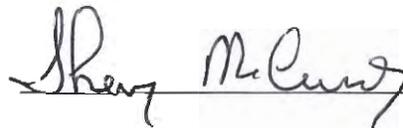
Discuss ribbon curbs and sidewalks.

7. ADJOURN.

On a motion by Gary Zaleski and seconded by Bob Besset the meeting was adjourned at 9:03 PM.



Jim Moss, Acting Chairman



Sherry McCurdy, Development Services Secretary

On a motion by Paul Smith, seconded by Jim Moss, the above and foregoing instrument was passed and approved this 11th day of July, 2013.