

**OFFICIAL MINUTES OF THE CITY COUNCIL
LAGO VISTA, TEXAS
AUGUST 1, 2013**

BE IT REMEMBERED that on the 1st day of August, 2013 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	Dennis Jones	Interim City Manager
Richard Bohn	Mayor Pro Tem	Frank Robbins	Assistant City Manager
Darrel Hunt	Council Member	Danny Smith	Police Chief
D'Anne Gloris	Council Member	Christina Buckner	City Secretary
Ron Smith	Council Member		
Ed Tidwell	Council Member		

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

Tara Griffin
Jim Moss
Paul Smith
Gary Zaleski
Richard Brown

Tara Griffin recognized that all members of the Planning and Zoning Commission were present except Bob Besett, Lisa Marie Contaldi and Vernon Reher and a quorum exists. Richard Brown arrived at 6:32 p.m.

PUBLIC HEARING:

1. Mayor Kruger stated the purpose of the public hearing is to receive citizen input concerning rezoning about 6 acres at the site of the old Highland Lakes club house at 20552 Highland Lakes Dr. from G-1 to Planned Development District (PDD) for a hotel and associated facilities.

Jim Otwell gave a presentation regarding the request. He displayed a layout of the proposal. He stated he and his wife own Nature's Point, which is a wedding venue in the Marshall's Ranch Subdivision area. He stated they've been there since February of 2005. He stated they hold about 100 weddings per year with an average of 150 attendees at each, so they bring approximately 15,000 people to the Lago Vista area per year. He stated their biggest complaint is that there is no place to stay out here. He stated they didn't really want to build a hotel and they have been waiting for someone else to do so, but since no one else is, they decided to build one themselves. He stated they were originally going to build on property they already own, but when he came in to the city to inquire about restrictions he was told about the Highland Lakes golf club. He stated they looked into it and determined it is viable for their business. He stated their plan is to refurbish the existing structure. He stated the exterior walls will pretty much remain the same, but will be refaced with stone and stucco, and the interior footprint will remain pretty much the same. He stated they will maintain the restaurant, bar and grill but will be adding a hotel section where the cart barn is. He stated the cart barn will be moved to another piece of the property which he indicated on the proposed layout. He stated they would also be adding a pavilion where the putting green is currently located which will primarily be for golf tournaments and possibly some other smaller events. He presented a slide show and requested they look at what they've done in the past. He stated they purchased a property that was vacant and had been in probate for 10 years, and completely redid it, similar to what they're proposing with the golf club now. He stated this can be viewed on their website at www.naturespoint.com. He stated they receive great reviews and are one of the most sought after venues in the Austin area. He stated in their 8 years there they have only had two noise complaints, both of which were unfounded and no tickers were given. He stated there, they are an outdoor venue, and here, everything will be indoors, with the exception of the pool area. He stated they have a noise policy and decibel meter which they check several times per night. They tell the DJs, bands and main contact for the weddings what their policies are and monitor that closely. He stated the last time they had a complaint was March of this year, and when the Sheriff's department came out they measured the decibel level and they were under what was allowed by law. He stated that's the kind of neighbor they're going to be moving forward.

Mayor Kruger questioned what time they usually shut down their venues.

Jim Otwell stated they have to be out by 11:00 pm so they usually shut them down around 10:30 pm. He stated right now the Island gets a lot of their business, but the bulk goes to Cedar Park and the Arboretum area. He stated they now offer packages and bus people in on 65 passenger buses, so of the approximately 15,000 people coming into Lago Vista, most don't stay here. He stated that not only does the city miss out on the tax base, but businesses in the area miss out on that as well. He stated they're doing it because it's good for them as well.

Mayor Kruger referred to the site plan, stating the addition appears to be at the end of the clubhouse and questioned how far out it will project.

Jim Otwell stated it is about 160'.

Mayor Kruger questioned whether it's 60' wide.

Jim Otwell stated that was correct and stated it's a 60 room hotel.

Mayor Kruger questioned whether it's proposed to be three stories.

Jim Otwell stated that was correct.

Mayor Kruger questioned that one of the stories appears to be below the hill.

Jim Otwell stated that was correct.

Mayor Kruger questioned that the other two stories would probably not exceed the existing building height or be close to it, so it would probably be about the same height.

Jim Otwell stated that was correct. He indicated where the existing cart barn is and where it will move to on the plan. He indicated where the proposed pavilion is on the plan, stating it is over the existing putting green and that the city will probably move the putting green. He stated they will be adding about 35 parking spaces and indicated the area on the plan. He stated he started his first business with \$400 and an old truck and he's had several businesses since then which have all been successful. He stated this is the safest business he's ever done because they already have an established business and this is a feeder business. He stated they can fill their own beds and fill the restaurant. He stated Lago Vista has had a hard time getting any good restaurants here and they will be catering their own weddings and will be serving approximately 15,000 meals per year, so their chef and menus will be a high priority for them. He stated they will have some rehearsal dinners on this site. He stated they anticipate walk-in business, but can sustain themselves even without that. He stated it will flow down to the grill as well, and the golf course will be a big part of their business plan. He stated they plan to actively bring in tournaments themselves to help fill beds and their wedding guests will probably play as well. He stated this is why they feel it's a sustainable business and where others might not try this.

Mayor Kruger questioned that the existing clubhouse will have first class restaurant and possibly a deck that pushes out past where the old restaurant was.

Jim Otwell stated that was correct. He indicated they are proposing a deck for dining where the existing restaurant is now, and part of the grill for golfers will be underneath that, which gives them a little more room and they can eat outside.

Mayor Kruger stated it appears that the hotel guests will be entering through the old entry of the clubhouse, which is going to be revitalized, and that all of the activity in the clubhouse and hotel will be on the front side, other than the pool area, which existed in the old clubhouse at one time. He questioned whether Mr. Otwell will rehab the old bar but make it more of a classy bar.

Jim Otwell stated it will be a more expensive bar, and they are not after locals coming in for a drink, so they will probably price point it out of that. He stated the bar will be primarily to service their hotel guests.

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

D'Anne Gloris questioned what the size of the pavilion will be.

Jim Otwell stated it will probably be 40' by 60'.

D'Anne Gloris questioned whether it would be similar to the one at Bar-K.

Jim Otwell stated it will match the motif of the building, and can be closed in or opened up.

D'Anne Gloris questioned whether it would have facilities similar to the pavilion at Bar K, like a bar and indoor restrooms, and whether it will function for other events such as rehearsal dinners as well.

Jim Otwell stated that was correct.

Ron Smith questioned whether they envision running weddings at the clubhouse.

Jim Otwell stated yes, but it would probably be smaller weddings and they don't want to compete with what they already have going on.

Ron Smith questioned whether they would have bands around the pool.

Mrs. Otwell stated there is probably not enough space around the pool to have guests so that's probably not a viable option.

Ron Smith stated the new hotel extension appears to be 60 to 100 feet away from a rooftop and questioned whether it was someone's home.

Mrs. Otwell stated yes.

Ron Smith questioned whether Mr. Otwell had talked to them.

Jim Otwell stated yes and noted that they're here tonight.

Jim Moss questioned that the hotel is designed to accommodate wedding parties and asked how much use of the hotel will be available to the general public

Jim Otwell stated whatever rooms are open, but they anticipate heavier usage Thursday through Sunday. He stated he thinks the big problem will be a shortage of beds. He stated it will be open to the public, but he can't say how many beds will be sold to the public.

Mayor Kruger stated that Mr. Otwell indicated they anticipate a 60 to 70% average occupancy rate, which is about a 40 to 45 room average per day.

Richard Brown questioned whether they anticipate a 100% occupancy Thursday through Sunday.

Jim Otwell stated yes.

Tara Griffin questioned what the setback requirements are from the street to the hotel, and from the parking lot to Eisenhower and Earhart, and what the buffering requirements are.

Mayor Kruger stated the areas she's asking about are existing and there are no plans to add anything there.

Tara Griffin questioned how far the new hotel addition will be from the street.

Mayor Kruger stated the cart barn that is being moved is 75 feet long and the hotel addition is about 130 feet. He stated he would think it is still about 150 feet from the road.

Jim Otwell stated the actual hotel will be about 150' to 160' long. He stated he is not positive what setbacks are but they are not asking for any variances at this time. He stated they will have to abide with whatever the setbacks and height restrictions are.

Frank Robbins stated the setback from the side property line on the south is five feet in the draft PDD.

Tara Griffin questioned whether that is from the property line.

Frank Robbins stated that is 5 feet from the property line of the adjoining residential lot. He stated the side setback in C-1A (the proposed development standards) is 5 feet, but noted that can be added to because we are in a PDD process.

Mayor Kruger questioned whether that building is currently 75 feet from the property line.

Frank Robbins stated yes.

Gary Zaleski questioned how many surveys were sent out.

Richard Bohn stated 24.

Gary Zaleski asked how many responses were received.

Frank Robbins stated 25 went out, one of which was to the city, and as of 2:00 p.m. today 6 responses in opposition to and none in favor of the request have been received, but the count will continue until the time the Council votes. He stated that as of today, 15.6% of the land area within 200 feet is in opposition, but the 20% rule has not been triggered.

Richard Bohn questioned whether people can change their vote if they've already voted.

Frank Robbins stated yes.

Richard Bohn questioned how they do that.

Frank Robbins stated it has to be submitted to the city in writing.

Christina Buckner reported that one response in favor of the request had been received.

Ed Tidwell questioned what time the bar facility will close to guests.

Jim Otwell stated it would probably be open until 1:00 or 2:00 a.m.

Mayor Kruger stated it's the same bar that's been in existence.

D'Anne Gloris questioned what the property tax value was in its hay day and what it is now.

Mayor Kruger stated the current value of this property on the tax rolls is \$500,000 which produces ad valorem

tax of approximately \$6,000 to \$7,000 for the city.

D'Anne Gloris stated with the current condition being deteriorated and a blight, the idea of making it beautiful again is attractive, in addition to knowing that, as a tax payer she's not subsidizing it, and that it will improve area property values and the city will get revenue from the business.

Mayor Kruger stated when this property is fully developed, he estimates it will generate an excess of \$100,000 of revenue to the city through ad valorem, hotel motel, and sales taxes, based on a property valuation of \$6 million.

Jim Otwell stated he's been questioned about it being in the middle of a residential area and why he would do this. He stated he did some research and this is not the first time this has been done. He stated Lakeway and Barton Creek have similar facilities in residential neighborhoods which have restaurants, bars and hotels.

D'Anne Gloris stated that someone could open a golf course clubhouse with a bar and restaurant without a zoning change because it is already allowed. She stated the only reason for the zoning change is for the hotel motel.

Mayor Kruger stated he had that discussion with Frank Robbins and a person could just rehab that club and have a bar and restaurant because it's already existing.

Ed Tidwell questioned whether G-1 covers any resort type of facilities or allows anything with any type of rooms to be built.

Mayor Kruger stated no it's golf course.

Richard Bohn questioned whether the pro shop will be located back to its original position.

Jim Otwell stated yes there will be a grill and pro shop with additional outside seating under the deck to be built above it.

Mayor Kruger opened the floor for comments from the audience.

Chad Hendricks, of 20568 Highland Lake Drive, stated he has been a resident and local business owner since 2007. He indicated his house on a map stating it is 75 feet away. He stated he's been in the house since 2007. He indicated he is in favor of a hotel, bar, restaurant, assisted living facility or any business that would benefit the city but he is 100% against the proposal of this hotel. He expressed concerns with regard to the decrease in area property values, stating the current economy has made it difficult to sell homes and there are people that depend on the equity in their homes to be able to care for themselves. He stated this will create a public and private nuisance from his property. He stated the courts value the rights of the people to a peaceful uninterrupted enjoyment of their property. He stated the argument that zoning laws authorize the activity does not exclude any party from liability; it's been proven in the courts. There are a lot of lots in the city that are zoned PDD and would serve a hotel better than one being placed in the middle of a residential neighborhood 5 miles away from other businesses that could have an immediate benefit from a hotel. He stated he expressed this to Mr. Otwell whose response was that he didn't own those properties. He stated Mr. Otwell doesn't own this property yet either. He stated the city has a right to do what's right for the residents and not just the city and Mr. Otwell. He stated a hotel placed on 1431 or Lohman Ford Road would not only serve the city but the businesses it surrounds and in turn bring in more attention and success back to that hotel which would benefit our tax revenue. He stated he was informed that a study was done that proves the marketability for a hotel on this property. He stated there is no study that could ever prove that allowing a hotel to be built in the middle of a residential neighborhood is an ethical or moral decision. He stated he tried to discuss this with Mr. Otwell and he snickered at him about it and doesn't agree. He questioned, if his house was their house, whether they would approve a 60 unit hotel with a bar open until 2:00 am to be constructed 75 feet from your property, 100 feet from your 7 year old's bedroom, parties consisting of drunk and loud strangers right outside your house, individuals wandering the neighborhood any time of the night, and 60 units of people staring at your children as they play in your yard. He stated the city codes require Mr. Otwell to place one tree every 25 feet and questioned whether that would protect his family. He expressed concern with the fact that some of the individuals wandering could be potential child molesters or sex offenders. He stated with no way to verify if registered sex offenders are staying in the hotel, there is no way to protect their children and homes from being trespassed and the individuals have the ability to be back in the hotel within 30 seconds. He stated Mr. Otwell told him he wouldn't want this in his back yard but he stated the city is going to approve the zoning change and if he doesn't build it, someone else will. He questioned whether this proposal is already on the fast track and whether the Council and Commission members have already approved this. He questioned whether so much money has already been spent that their ability to protect the residents of the city is inhibited. He asked that they allow families and neighborhoods to remain safe and quiet and free from proposals such as this one. He stated in time, the appeal that brought all of us to Lago Vista will only bring more people to this city; individuals such as himself who made the decision to move his family, friends and business here. He stated he his pleading for his family's privacy and the safety of his children and his neighbors and neighborhood. He stated there is always a better way, safer way and moral way, and they can work together to find it. He questioned whether alternative visions of what this property should be are wanted and asked that he be given a chance to sit down with each of them to discuss safer alternatives than the one proposed. He stated he has lived in several golf communities where the courses were owned by the city and watched them prosper. He stated the reason for their success is the cities' commitment to the residents that surround the courses and the manner in which they seek knowledgeable and professional representatives to

manage and advertise the courses. He stated they invest in the growth of the golf community and offer many programs to build the member base starting with the youngest. He stated these courses have a clubhouse with a restaurant, a bar, a pool, and convention rooms, yet they've never needed a hotel to remain profitable. He stated these communities would never have allowed a hotel surrounding residences. He stated he would be happy to share these success stories with them and encouraged them to visit these communities and talk to their leaders to see how it's supposed to be done. He proposed the city look at different options that won't diminish the value of a single property owner yet would create a sustainable plan for our courses and build a reputable and thriving golf community. He requested they question themselves "if my house was yours" when given the opportunity to vote.

Hans Schuster, of 3004 Davenport Cove, stated a number of the neighbors met regarding this issue and came to somewhat of a consensus. He stated not all of them are speaking tonight and some couldn't be here so he requested that their position be included in the minutes verbatim. He read their position from a written statement which is attached hereto and made part of the minutes.

Ron Smith questioned how many people that statement represented.

Chad Hendricks stated everyone that they've talked to at this point.

Anthony Harrison, of 20548 Highland Lake Drive expressed concern with regard to the traffic on Highland Lake Drive and the safety of the children in the neighborhood. He stated he's not against the business, and he desires to see something happen, but he believes a hotel is too much on that corner.

Risé Johns, of 20925 Waterside, spoke in opposition to the request. She stated she respects Mr. Otwell's need to have a hotel and stated Lago Vista desperately needs a hotel, but she can think of 2 reasons she's for it and 25 reasons she's against it. She stated she thinks it's the right facility in the wrong location. She stated people purchased on the golf course with the intention of having the equity and increased appreciation of being on the golf course, but thinks having a hotel there will negatively impact their decision and people probably would not have purchased there. She stated she currently has one house on the market at 20567 Highland Lake and the owner didn't receive a notice. She stated he is opposed to the rezoning.

Kim Hight, of 21802 Bluejay Blvd., expressed concern with regard to traffic, stating we already have enough problems with traffic on Boggy Ford and Lohman Ford Road. She stated this will affect more than just the people on Highland Lake Drive.

Dan Archer, of 3604 Revere Cove, spoke in favor of the request, stating he commends the idea. He stated its current condition invites trouble and vagrancy. He stated the footprint is minimal and it's unfortunate that someone has to get hurt but makes more sense than on American Drive where the Inn used to be. He stated it makes economical sense.

Dr. Irwin Stein, of 20543 Highland Lake Drive, stated he has been a resident since 1995 and visiting area since the early 1950s. He expressed concerns with regard to the drought and lake levels stating he believes the current drought cycle is going to last another 10 years and there won't be a lake. He questioned why the developer came to this community and what his plans are if there were no lake.

Mariana Sedillo, of 20570 Highland Lake Drive, stated she does not condone the hotel but questioned the name of the hotel chain.

Mayor Kruger stated it would be an individually owned hotel, not a chain.

Laura Kneblick, of 21912 Mockingbird, stated we already had a hotel here by the Shores years ago that didn't make it and asked why they can't build a hotel over there.

Edda Schuster, of 3004 Davenport Cove, stated her house is right beneath the 1st tee and questioned whether the outhouse that was put there for the golfers is going to remain or whether bathrooms for the golfers will be included in the club.

Mayor Kruger stated everything is not yet worked out but there has been a question as to whether or not they should maintain outside facilities. He stated if they do, it will be structurally beautiful. He stated it was made to be moved and the city doesn't own that property.

Don Ross questioned whether there is any way the building can be moved further over and made 2 stories so it ties in more and doesn't look like a big hotel.

Mayor Kruger stated he can address that with the developer but that it is his understanding that he intends to blend it in so you would hardly notice the difference.

Don Ross questioned whether it could be moved further away from the homes and whether they would tear the ceiling off and make the dining room ceiling higher.

Mayor Kruger stated they aren't going to get into the design of the clubhouse right now.

Jim Otwell stated they chose the cart barn area because a lot of it is already sub grade and felt it would be more

of a concern to surrounding properties if they moved it to the higher part of property.

Mayor Kruger advised Chad Hendricks that this is a PDD and it will be designed with a lot of people's input if it passes. He stated he is familiar with his home. He stated it faces away from the club and there's a lot of shrubbery along that one side so he's surprised he can even see the cart barn. He advised Mr. Hendricks that if he has concerns walls can be built or more shrubs could be planted. He stated the PDD can be designed to try to accommodate complaints.

Chad Hendricks questioned how they will protect his 7 year old.

Mayor Kruger stated that's a good question but asked him how he does it anyway.

Chad Hendricks stated the city lets him know if there's a sex offender in his neighborhood but Jim Otwell is not going to check that. He stated people will have the ability to walk out the door and do whatever they want in a residential neighborhood.

Mayor Kruger stated the reality is that it used to be a very big club and the dining room and bar were full but it ultimately failed due to economics. He stated this is as close to guaranteed success as you can get due to his wedding venue.

Chad Hendricks questioned why Mr. Otwell can't put the hotel on property he owns stating it would be a guaranteed success. He stated due to height restrictions somebody has to get hurt.

Mayor Kruger stated this is a PDD and things can be done to alleviate his concerns. He said he can't take responsibility for how to protect his children but we do have police. He stated believes property values will go up more than with what's there now.

Chad Hendricks asked to be given 90 days to provide them with a better proposal. He stated two feasibility studies have been done that were paid for by Highland Lakes; one on Bronco and one at the end of American. He stated the report on Bronco is very positive and the one at the end of American is very weak because it would be a resort hotel. He stated that's what Mr. Otwell and the city are getting themselves in the middle of. He stated you're tying yourselves to this hotel because you own the property next to it.

Mayor Kruger stated we have a blight in the most beautiful and scenic area of the city.

Chad Hendricks stated they should fix it without hurting anybody.

Mayor Kruger questioned whether he thinks opening a clubhouse would protect him.

Chad Hendricks stated a hotel hurts people. He indicated the Mayor has already made his decision.

Don Ross stated it is not the Mayor's position to take a position and that he should be neutral.

Mayor Kruger stated that was correct and apologized if people felt he was doing that.

Don Ross told the Mayor he thinks he has taken a position.

Chad Hendricks stated the Mayor lead Mr. Otwell through his presentation by questioning him.

Randal Frisbie, of 21908 Crystal Way, stated there are a lot of people here that are against this, noting that many probably didn't attend, and suggested the Council consider that.

Ron Baselice questioned the timetable for the work if the zoning change goes through.

Jim Otwell stated they would start pretty quickly. He stated it will probably take five to six months to refurbish the existing building and five to six months to design and build it.

Bill Wilson, of 20925 Waterside, stated we do need hotel but it is a bad move to put it in the middle of a residential area and property values will go down. He stated there are others places to put a hotel such as Bronco, 1431 and at the end of American Drive.

2. Mayor Kruger stated the purpose of the public hearing is to receive citizen input concerning rezoning about 2.4 acres on Bison Trail about 200 feet west of its intersection with Bluff Ridge from R-1A to PDD for a private drive and additional development standards.

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

Jim Moss questioned how local is "local" under M. of the modifications to the base district.

Brain Adams stated any local quarries in the Texas area. He stated he's just looking at not using something like brick shipped in from California or other things that wouldn't fit in with the architecture of the area.

Jim Moss referred to item N. of the modifications to the base district, and questioned what they will do about

vehicle parking.

Brian Adams stated in the driveways.

Jim Moss questioned that it doesn't block any traffic.

Brian Adams stated that was correct.

D'Anne Gloris questioned whether the way into the homes on the back side would also be from Bison.

Brian Adams stated he has a hardship with these flag lots that would produce more or less 5 private roads due to the grading of that area. He was trying to help out many things by bringing one driveway down where it plateaus off and bringing it across as opposed to 5 across a steep slope. He stated it will help with water runoff and water quality issues and so forth.

D'Anne Gloris asked for clarification that the access to the properties on the back side will be from the new road.

Brian Adams stated it would be from one of the existing flag private roads as opposed to 5 entry points off of Bison.

Mayor Kruger stated it was his understanding that they're doing this primarily due to grading.

Brian Adams stated yes. He stated they will be paved roads with concrete ribbon curb. He stated there will be 7 lots and they will have to create an HOA to maintain the road.

Richard Brown asked whether it will be gated.

Brian Adams stated yes.

Jim Moss referred to item P. under the modifications to the base district stating it indicates what type of fences are not permitted and questioned what is permitted.

Brian Adams stated he guesses that leaves iron, or a rock and iron combination.

Jim Moss stated it says non-metal so he assumes that means rock.

Brian Adams stated non-metal refers to plastic or composite.

Jim Moss questioned they will decide what can and can't be done.

Brian Adams stated as soon as the owner gives him that answer.

Jim Moss questioned whether the "roundabouts" referred to under item 3 were for emergency vehicle access.

Mayor Kruger stated it was his understanding that it was designed so that if two cars meet on that single lane road they could get by each other and asked whether that was correct.

Brian Adams stated yes. He stated they also had the fire chief look at the situation and he had no objections.

Jim Moss stated that it says a POA will be formed to provide maintenance of the road easement and questioned whether it has any other purpose.

Brian Adams stated no, other than the gate, the strips alongside the road, the road itself and any trees that may be in the easement.

Mayor Kruger opened the floor for comments from the Audience.

Carolyn Leveque, of 8709 Bluff Ridge Trail, stated she didn't understand and questioned what the impact on her would be and whether it would affect her view or increase any exit or access from either Bar K or Bison.

Brian Adams stated the benefits will be that there will be less access points to those lots off of Bison.

Carolyn Leveque questioned whether they're going to block off Bison in any way.

Brian Adams stated there will be one driveway coming off of Bison as opposed to five.

Sally Griffith, of 8709 Bluff Ridge Trail, questioned whether the road is going from the top of Bison to the bottom of Bison.

Brian Adams stated no it doesn't connect, it's a one way private road.

Sally Griffith questioned whether it would be gated.

Brian Adams stated yes.

Carolyn Leveque stated the only impact is going to be down Bison.

Brian Adams stated the impact should be better. He stated the lots are all buildable as is but it seems like there wasn't much thought given to the grading when they were platted.

Carolyn Leveque questioned why we have to go from R-1A to PDD for this project.

Frank Robbins stated he wanted a private drive which required some modifications to our existing standards, for instance, he wanted a shorter setback (10' as opposed to 25') and he's adding additional standards above those in our regulations, and the way to do that is with a PDD.

Sally Griffith questioned whether the additional development standards includes things like the gate.

Frank Robbins stated that is correct. He stated it also includes things discussed earlier like the kind of stone that will be used and landscaping standards that are more restrictive than our current standards. He asked her to contact him and he could provide her with the entire list.

Brian Adams stated they are also installing all of the electric underground, they're installing one community mailbox and are requiring a higher finish on all of the driveways.

Sally Griffith asked for clarification that there would be five homes and asked if that is all or whether there is a plan to develop more.

Brian Adams stated there are 9 lots.

Frank Robbins stated the plan will be part of the PDD ordinance and they have to develop it exactly that way. He stated there won't be any more homes than what it's platted for.

Carolyn Leveque questioned whether they vote on this tonight, referring to the speaker forms.

Frank Robbins stated they can give it to us tonight or some other time. He stated the Council can accept them up until the time they vote.

Sally Griffith asked when the vote will be.

Frank Robbins stated probably in 2 weeks. He stated the Planning and Zoning Commission will consider it next Thursday and generally makes a recommendation to Council, and the Council would then decide in 2 weeks.

3. Mayor Kruger stated the purpose of the public hearing is to receive citizen input concerning rezoning about 20.52 acres in the Emerald Bend subdivision between Blue Jay Blvd., Cardinal Ave., Falcon Lane, and Crystal Way from R-1E to R-1T that would allow homes to be 35 feet tall.

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

There was a brief discussion by the Council regarding the request.

Mayor Kruger opened the floor for comments from the Audience.

Randal Frisbie, of 21908 Crystal Way, spoke in opposition to the request.

Dennis Glover, of 21802 Mockingbird St., spoke in opposition to the request.

Kim Hight, of 21802 Bluejay Blvd., spoke in opposition to the request.

Christina Frisbie, of 21908 Crystal Way, spoke in opposition to the request.

Dan Archer, of 3604 Revere Cove and owner of 21402 and 21404 Bluejay Blvd., spoke in opposition to the request.

Laura Kneblick spoke in opposition to the request.

Emma Lou Hight, of 21802 Bluejay Blvd., spoke in opposition to the request.

Michelle Seib, of 21906 Mockingbird St., spoke in opposition to the request.

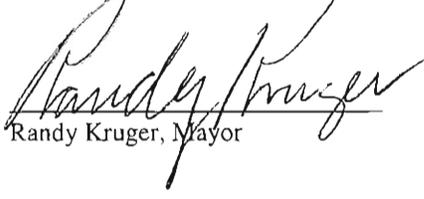
Debby Moerbe, of 21603 Cardinal Ave., spoke in opposition to the request.

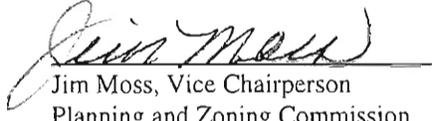
Leigh Harvey, of 21712 Bluejay Blvd., spoke in opposition to the request.

Chris Eagle, of 21401 Cardinal Way, spoke in opposition to the request.

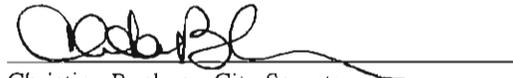
There being no further comments, Mayor Kruger closed the Public Hearings and adjourned the meeting at 8:52 p.m.

Respectfully submitted,


Randy Kruger, Mayor


Jim Moss, Vice Chairperson
Planning and Zoning Commission

ATTEST:


Christina Buckner, City Secretary

On a motion by Council Member Darrel Hunt, seconded by Council Member D'Anne Gloris, the above and foregoing instrument was passed and approved this 21st day of April, 2014.

The above and foregoing instrument was passed and approved by the Planning and Zoning Commission on the 8th day of May, 2014.

