

MINUTES
Thursday September 12, 2013 Regular Meeting
Planning and Zoning Commission
City of Lago Vista

Chairperson Tara Griffin called the meeting to order at 7:00 P.M. at the City Municipal Building, 5803 Thunderbird, Lago Vista, Texas. Members present were Tara Griffin, Jim Moss, Paul Smith, Bob Besett, Jr., Richard Brown, Vernon Reher & Gary Zaleski. Paul Smith was absent. City Councilman 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. Regular P & Z meeting August 8th, 2013.

On a motion by Richard Brown and seconded by Gary Zaleski the Planning and Zoning Commission unanimously approved the Planning and Zoning Commission minutes of the August 8th, 2013.

- b. The Impact Fee Advisory Committee meeting of August 8th, 2013.

On a motion by Richard Brown and seconded by Jim Moss the Impact Fee Advisory Commission unanimously approved the Impact Fee Advisory Committee minutes of the August 8th, 2013.

3. CONSIDER A RECOMMENDATION TO THE CITY COUNCIL CONCERNING THE REZONING OF ABOUT 6 ACRES AT THE SITE OF THE OLD HIGHLAND LAKES GOLF CLUB HOUSE AT 20552 HIGHLAND LAKES FROM G-1 TO PDD FOR A HOTEL AND ASSOCIATED FACILITIES.

The Planning and Zoning Commission, Dale Mitchell and Frank Robbins had a discussion with Jim Otwell regarding tax revenue, possible acquisition of city owned property, use of barriers and landscaping. Topics also discussed were neighboring views, planned entrance to hotel, balconies, parking, management, serving of alcoholic beverages after midnight on weekends, conditions of revised ordinance and traffic concerns.

Frank Robbins explained under current zoning of G-1 a stand alone hotel could not be operated, the property would have to be rezoned. He also explained in detail the 2008 Traffic Study of the area. Frank stated another traffic analysis would need to be done with the Site Development portion of the hotel.

On a motion by Tara Griffin and seconded by Gary Zaleski the Planning and Zoning Commission unanimously voted to recommend to the City Council rezoning of about 6 acres at the site of the old Highland Lakes golf club house at 20552 Highland Lake from G-1 to PDD for a hotel and associated facilities.

4. WORK SESSION.

DISCUSS R-1T ZONING, THE P & Z INITIATED R-1T REZONING IN EMERALD BEND, AND RELATED ISSUES FOR CONSIDERATION AT FUTURE COMMISSION MEETINGS AND GIVE STAFF DIRECTION. (P & Z WILL NOT MAKE A RECOMMENDATION TO COUNCIL CONCERNING THE EMERALD BEND R-1T REZONING AT THIS MEETING.)

After discussion between the Planning and Zoning Commission, Frank Robbins and Dale Mitchell it was decided to reduce the size of the area requested to be rezoned and place the zoning case back on the next P & Z regular meeting in October.

5. FUTURE AGENDA ITEMS

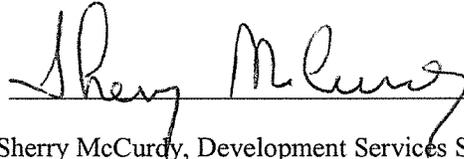
R-1T Zoning

6. ADJOURN

On a motion by Tara Griffin and seconded by Gary Zaleski the Planning and Zoning Commission meeting adjourned at 8:45 P.M.



Tara Griffin, Chairperson



Sherry McCurdy, Development Services Secretary

On a motion by Gary Zaleski, seconded by Jim Moss, the above and foregoing instrument was passed and approved this 10th day of October, 2013.