

MINUTES  
Thursday January 9th, 2014 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, Richard Brown, Vernon Reher, Gary Zaleski, Andy White, Bob Besett, Jr. and Paul Smith. Development Services Director David Harrell, City Council Liaison Dale Mitchell, Development Services Secretary Sherry McCurdy, Building Official Linda Alger and GIS Technician were also present.

**1. CITIZEN COMMENTS**

There were no citizen comments.

**2. CONSIDER THE MINUTES OF:**

- a. Regular P & Z meeting December 12th, 2013.

On a motion by Jim Moss and seconded by Vernon Reher the Planning and Zoning Commission unanimously approved the Planning and Zoning Commission minutes of the December 12th, 2013 with the one typographical correction.

**3. ELECTION OF VICE-CHAIR FOR 2014**

On a motion by Tara Griffin and seconded by Bob Besett the Planning and Zoning Commission voted unanimously to re-elect Vice Chair Jim Moss.

**4. DISCUSSION RELATED TO ACCESSORY OR SECONDARY STRUCTURE USED AS RESIDENCE – No formal action to be taken on this item.**

David Harrell gave a summary of the staff report.

Dale Mitchell presented facts on a property on National Drive regarding an accessory structure being constructed to be used as a residence.

The Planning and Zoning Commissioners, Dale Mitchell, Linda Alger and David Harrell discussed the current accessory structure ordinance, driveways to these structures, parking and walkways. Topics also discussed guidelines for issuance of a temporary Certificate of Occupancy, erosion control, square footage requirements, landings, egress and Building Code requirements.

The staff will look into the current Accessory Building Ordinance regarding guest house structures.

**5. DISCUSSION CONCERNING POTENTIAL AREAS FOR R1-T ADMINISTRATIVE REZONING – No formal action to be taken on this item.**

David Harrell gave a summary of the staff report

David Harrell, members of the Planning and Zoning Commission, Dale Mitchell, Linda Alger and Chris Martinez discussed two specific areas for rezoning-Emerald Bend and Paseo De Vaca. Topics discussed included deed restrictions, flood zone lots, preparation for next R-1T rezoning request, water and sewer availability, topography of lots, view sheds, special exception process and new development in other areas.

Tara Griffin stated that the Commission would like to make a recommendation for the rezoning request of the Paseo De Vaca area to be on the agenda for the March Public Hearing.

**6. DISCUSSION CONCERNING BACKYARD PARKING AND ASSOCIATED SITUATIONS** – No formal action to be taken on this item.

Jim Moss shared information and background on this item.

Members of the Planning and Zoning Commission, David Harrell, Dale Mitchell and Linda Alger discussed the current ordinance for backyard parking. They also discussed backyard parking on combined lots, corner lots, improved surfaces difficulty in enforcing parking in the back yard and back yards that face the golf course.

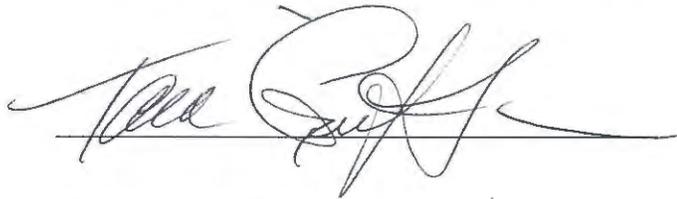
Andy White distributed a hand out and explained research he had conducted.

David Harrell stated he would go back and review how Frank Robbins had presented this concern in the past and how to go forward.

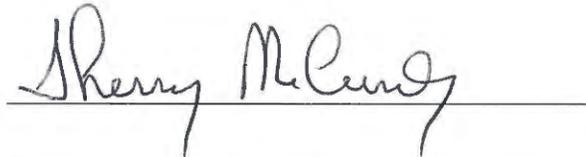
**7. FUTURE AGENDA ITEMS**

Back yard Parking  
Accessory Building Ordinance  
R-1T Zoning Case

On a motion by Vernon Reher and seconded by Paul Smith the Planning and Zoning Commission meeting adjourned at 9:10 P.M.



Tara Griffin, Chairperson



Sherry McCurdy, Development Services Secretary

On a motion by Jim Moss, seconded by Vernon Reher, the above and foregoing instrument was passed and approved this 13<sup>th</sup> day of March, 2014.