

MINUTES
Thursday March 13th, 2014 Regular Meeting
Planning and Zoning Commission
City of Lago Vista

Chairperson Tara Griffin called the meeting to order at 7:03 P.M. at the City Municipal Building, 5803 Thunderbird Lago Vista, Texas. Members present were Tara Griffin, Jim Moss, Richard Brown, Vernon Reher, Andy White and Paul Smith. Bob Besett, Jr. and Gary Zaleski were absent. Development Services Director David Harrell, City Council Liaison Dale Mitchell, Development Services Secretary Sherry McCurdy and GIS Technician Chris Martinez were also present.

I. PUBLIC COMMENTS FOR NON-HEARING RELATED ITEMS.

Joan Davis asked about the paving of roads. David Harrell stated he would speak with her after the meeting.

2. CONSIDER THE DECEMBER 5TH, 2013, JANUARY 9TH AND JANUARY 30TH, 2014 MINUTES.

On a motion by Jim Moss and seconded by Paul Smith the Planning and Zoning Commission unanimously approved the December 5th, 2013 Joint Public Hearing Minutes.

On a motion by Jim Moss and seconded by Vernon Reher the Planning and Zoning Commission unanimously approved the January 9th, 2014 Planning and Zoning Commission minutes with a correction made to add Frank Robbins last name to the text.

On a motion by Paul Smith and seconded by Jim Moss the Planning and Zoning Commission unanimously approved the January 30th, 2014 Planning and Zoning Commission minutes.

3. ZON-1024 RECOMMENDATION TO THE CITY COUNCIL FOR REZONING OF A LOT LOCATED AT 7917 POWDER COVE (BAR K RANCH, SECTION 6, LOT 6122) FROM R-1A (SINGLE FAMILY RESIDENTIAL) TO C-1C (PROFESSIONAL, BUSINESS OFFICE, LOW DENSITY).

David Harrell presented his staff report.

There was a brief discussion between David Harrell, Dale Mitchell, Leonard Stickler (applicant) and the Planning and Zoning Commission members. They discussed condition of the existing surface of Powder Cove, driveway entrance from RM 1431, easement that had previously been granted to the Lago Vista Veterinarian Clinic and possible lot consolidation with applicant's adjoining two lots.

Dale Mitchell asked that the Future Land Use Map be updated.

On a motion by Tara Griffin and seconded by Vernon Reher the Planning and Zoning Commission voted unanimously to recommend approval to the City Council to rezone a lot located at 7917 Powder Cove from R-1A to C-1C. Voting members were Tara Griffin, Jim Moss, Paul Smith and Vernon Reher.

4. ZON-1025 RECOMMENDATION TO THE CITY COUNCIL FOR ADMINISTRATIVE REZONING OF FIFTY-NINE (59) LOTS LOCATED WITHIN LAGO VISTA ESTATES PLAT, SECTION 3, PHASE 1, CLOCK C, LOTS 4-6, 7; SECTION 3, PHASE 3, BLOCK B, LOTS 1-3 AND 11-18; SECTION 3, PHASE 3, BLOCK K, LOTS 1-9 AND 12-19; SECTION 4, LOTS 1057-1071 AND 1085-1097 FROM R-1D (SINGLE FAMILY RESIDENTIAL) TO R-1T (SINGLE FAMILY, TALL)

David Harrell presented his staff report.

Tara Griffin opened the floor to those who had signed up to speak.

Joan Davis of 6600 Verde Vista Drive stated she owns six lots. They built here because of the rolling hills,

beautiful country and privacy. She voiced concern about 1800 square foot, 35 foot tall homes looking like tall boxes. She questioned why rezone the area that is the highest point of the subdivision. She also questioned if these new homes would be weekend homes or permanent residences.

Janet Stone of 20706 Deede Drive stated she also owns 6706 & 6708 Avenida Ann. She voiced concerns about the homes looking like big boxes but does think the square footage is reasonable. Her Avenida Ann lots are included in the proposed rezoning area. Her concern is that she does not want a 35 foot house right at the property line looking down on her property. She also voiced her concern regarding higher property taxes. She thanked the Commission for their service to the community.

Christopher Chaney of 20907 Paseo De Vaca voiced his concern regarding additional water usage during the current drought if the larger square footage could accommodate more people in one house. He explained the calculations of additional water use if two additional bedrooms were added to each home in the area being proposed for rezoning.

Chris Martinez gave a presentation using aerial views and illustrations explaining elevations, views and contours.

On a motion by Vernon Reher and seconded by Jim Moss the Planning and Zoning Commission voted unanimously to recommend approval to the City Council to rezone 59 lots in Lago Vista Estates from R-1D to R-1T to allow a height increase from 18 foot to 35 foot with a maximum of two stories and increase the minimum living square footage requirement from 1200 to 1800 square feet:

5. FUTURE AGENDA ITEMS.

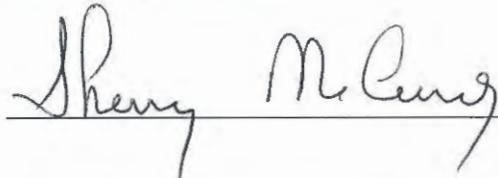
Members of the Planning and Zoning Commission asked that the following items be added to the agenda:

- Backyard Parking
- Accessory Building Ordinance
- Pathway on Boggy Ford
- Ribbon Curbs

On a motion by Vernon Reher and seconded by Paul Smith the Planning and Zoning Commission meeting adjourned at 8:23 P.M.



Tara Griffin, Chairperson



Sherry McCurdy, Development Services Secretary

On a motion by Paul Smith, seconded by Vernon Reher, the above and foregoing instrument was passed and approved this 10th day of April, 2014.