

MINUTES  
Wednesday April 16th, 2014 Special 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, Gary Zaleski, Paul Smith, Vernon Reher, Richard Brown, and Andy White. Bob Besett, Jr. was absent. City Manager Joseph Portugal, Development Services Director David Harrell, City Council Liaison Dale Mitchell and Development Services Secretary Sherry McCurdy were also present.

**1. PUBLIC COMMENTS FOR NON-HEARING RELATED ITEMS.**

There were no public comments.

**2. ZON 1028-HINES LAKE TRAVIS LAND II LIMITED PARTNERSHIP, REQUESTS TO AMEND ORDINANCES 09-12-17-01 AND 12-07-19-01, TESSERA ON LAKE TRAVIS PLANNED DEVELOPMENT DISTRICT, TO ALLOW FOR CHANGES IN SIGNAGE REQUIREMENTS; CHANGES TO THE HEIGHT OF THE ENTRY TOWER; DEVELOPMENT WITHIN THE PROJECT TO CONFORM WITH THE 2014 TEXAS DEPARTMENT OF LICENSING AND REGULATIONS CODE, INCLUDING EXCEPTIONS FOUND IN THIS CODE; AND TO PERMIT SCHOOLS, PUBLIC OR PRIVATE, INCLUDING ALL LEVELS UP TO AND INCLUDING SECONDARY AND EQUIVALENT CURRICULUM INCLUDING SUPPORT FACILITIES.**

David Harrell presented his staff report.

Duke Kerrigan representing Hines gave a summary of changes being requested in the PDD Amendment and welcomed questions.

Tara Griffin opened the Public Hearing at 7:04 PM

There were no public comments.

Tara Griffin closed the Public Hearing at 7:05 PM.

The Planning and Zoning Commission members, David Harrell, Joseph Portugal and Duke Kerrigan discussed signage compared to The Hollows entrance, variance being requested for height of clock tower, reason for asking for variance that exceeds Lago Vista City Ordinance sign requirements, lighting, design of road and TXDOT approval of design, quality of signs being requested and possible precedent. Other topics discussed included possible special condition for time frame that temporary billboard could remain, number of signs being requested, placement of proposed signs, possible take down schedule, importance of using signs in marketing, visual mock up, way finding signs, community signs, 2014 TDLR ADA Code request, possible permitting of schools in Tessera, opposition to size of billboard, sign permits and HOA management of signs.

Gary Zaleski made a motion to accept the proposal of ZON-1028 presented by Duke Kerrigan acting on behalf of the Hines Corporation and send before City Council with a five year review by staff for items # 27 and 28 in the Amendment to Tessera Lake Travis PDD text. Jim Moss seconded the motion. The Commission voted 3 ayes (Gary Zaleski, Jim Moss and Vernon Reher) and 2 nays (Tara Griffin and Paul Smith) to recommend the PDD Amendment with the above noted conditions for approval to the City Council.

**3. AMENDMENTS TO THE CITY'S ZONING ORDINANCE FOR THE CITY OF LAGO VISTA TO RECODIFY THE CITY'S BOARD OF ADJUSTMENT AND THE CITY'S PLANNING AND ZONING COMMISSION TO WITHIN THE CITY'S ZONING CODE, AS WELL AS MODIFY THE NUMBERS OF MEMBERS OF THE PLANNING AND ZONING COMMISSION, REMOVE ALTERNATES TO SUCH COMMISSION, AS WELL AS MODIFY SELECTION OF CHAIRPERSON, NOTICE REQUIREMENTS FOR SPECIAL EXCEPTIONS, POSTING DATES OF NOTICE SIGNS, AND LOCATION OF POSTING OF NOTICE SIGNS.**

Joseph Portugal presented to the Commission the reasons for needing to make the planned changes. He explained the commission is being asked to change to a seven member voting board and become designated as the Airport Zoning Commission and the Board of Adjustment would be changed to a five member voting board. He went on to explain the change will take the Planning and Zoning Commission and the Board of Adjustment out of the Code of Ordinances and place them in the Zoning Ordinance.

Dale Mitchell recognizing that the Planning and Zoning is currently six members with two alternates and in light of what is being proposed as a seven member board with all to be voting members spoke with Mr. Besett. Mr. Besett realizing there was going to need to be a considerable amount of work done and due to his availability graciously resigned.

Tara Griffin opened the Public Hearing at 9:07 PM. There were no speakers for the Public Hearing. The Public Hearing was closed at 9:08 PM.

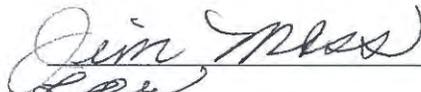
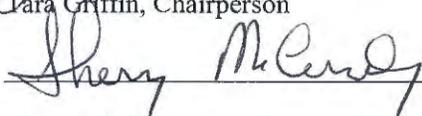
There was a discussion between the members of the Planning and Zoning Commission, Joseph Portugal, Dale Mitchell and David Harrell. Items discussed included terms of service, appointment of chairpersons, quorums and majority votes.

On a motion by Paul Smith and seconded by Vernon Reher the Planning and Zoning Commission voted unanimously to recommend approval to the City Council to change to a seven member Planning and Zoning Commission and a five member Board of Adjustment, City Council will select the Chairperson, leave where it is in Personnel, and change 3 votes to majority. Voting member were Jim Moss, Paul; Smith, Gary Zaleski and Vernon Reher.

**4. AMENDMENTS TO THE CITY'S ZONING ORDINANCE FOR THE CITY OF LAGO VISTA RELATED TO THE AIRPORT OVERLAY DISTRICT TO PROMOTE THE REGULATION OF LAND USES AND HEIGHTS IN THE VICINITY OF THE AIRPORT, AS WELL AS MODIFICATIONS TO LAND USE NEAR THE AIRPORT TO ENSURE THE PROTECTION OF THE AIRPORT, AS WELL AS UPDATES TO THE ZONING DISTRICTS RECOMMENDED FOR EACH FUTURE LAND USE DISTRICT.**

Items # 4 was postponed to the may 8<sup>th</sup>, 2014 Planning and Zoning Commission meeting.

On a motion by Vernon Reher and seconded by Paul Smith the Planning and Zoning Commission meeting adjourned at 9:45 P.M.

  
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Tara Griffin, Chairperson  
  
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Sherry McCurdy, Development Services Secretary

On a motion by R. David Brown, seconded by Vernon Reher, the above and foregoing instrument was passed and approved this 8th day of May, 2014.