

MINUTES  
Thursday May 8<sup>th</sup>, 2014 Regular Meeting  
Planning and Zoning Commission  
City of Lago Vista

Vice Chair Jim Moss called the meeting to order at 7:00 P.M. at the City Municipal Building, 5803 Thunderbird Lago Vista, Texas. Members present were Jim Moss, Gary Zaleski, Paul Smith, Vernon Reher, Richard Brown, and Andy White. Tara Griffin was absent. Development Services Director David Harrell, City Council Liaison Dale Mitchell, Development Services Secretary Sherry McCurdy and City Engineering Consultant Tim Haynie were also present.

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

There were no public comments.

**I. CONSIDER APPROVAL OF THE FOLLOWING MINUTES.**

- A. August 1, 2013 City Council and Planning and Zoning Commission Joint Public Hearing.
- B. September 5, 2013 City Council and Planning and Zoning Commission Joint Public Hearing.
- C. April 10, 2014 Regular Meeting
- D. April 16, 2014 Special Meeting.

On a motion by Richard Brown and seconded by Vernon Reher the Planning and Zoning Commission unanimously approved the above minutes with a correction to change Thursday to Wednesday on the April 16, 2014 minutes .

**2. DISCUSSION AND CONSIDERATION OF FUTURE PATHWAY ON BOGGY FORD ROAD, RIBBON CURBS, BIKE/PEDESTRIAN TRAILS, POSSIBILITY OF USING 100 YEAR FLOODPLAIN FOR PARKLAND USE, BACKYARD PARKING, ACCESSORY BUILDING ORDINANCE AND FUTURE LAND USE MAP.**

David Harrell presented his staff report.

Tim Haynie reported on issues related to ribbon curbs and sidewalks.

The Planning and Zoning Commission members, David Harrell, Dale Mitchell, and Tim Haynie had a discussion regarding sidewalk and curb ADA requirements, setbacks, clear zones, right of ways, future plans for widening Boggy Ford Road and requiring ribbon curbs specific to new residents. Jim Moss stated a City Council approved comprehensive study needed to be done. He requested ribbon curbs be put on as a future agenda item when City Council has given direction on requirements and cost is known.

David Harrell explained the 100 year flood plain, active passive parkland use and possible development within these areas. Andy White suggested park land use be tabled for the next couple of years until more funding becomes available.

David Harrell provided code requirements relating to back yard parking. There was a brief discussion regarding code enforcement for back yard parking, code enforcement being transferred to the Police Department, and complaints on a particular address. Jim Moss asked David if he could bring ordinance information to the next meeting pertaining to back yard parking.

David Harrell provided information that is in the Accessory Building Ordinance regarding Guest Quarter/Care Taker units. Topics discussed were sidewalks from driveways, consolidated lots and sidewalks from guest quarters to primary structures. Jim Moss asked David if he could work up something for the Commission to look at that would require a sidewalk between an accessory building and a primary structure.

David Harrell asked the Commission if there is anything that they would like to see in regard to the Land Use Map. A discussion followed regarding prioritizing, rezoning for commercial use and forming a sub-committee.

**3. 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.**

Jim Moss opened the Public Hearing.

David Harrell presented a staff report.

Members of the Planning and Zoning Commission, David Harrell, and Dale Mitchell discussed land use, economic development, mixed use, Airport Advisory Committee, airport runway elevation, zoning, height of structures, Overlay District, and visual hazards.

Jim Awalt commended David Harrell and staff for being the forward thinking the city has had toward the airport. He advised that zoning will have to be addressed in the future for areas that are zoned residential within the airport zone.

Jim Moss closed the Public Hearing.

**4. AMENDMENTS TO THE CITY'S ZONING ORDINANCE FOR THE CITY OF LAGO VISTA TO MODIFY NOTICE REQUIREMENTS FOR SPECIAL EXCEPTIONS, POSTING DATES OF NOTICE SIGNS AND LOCATIONS OF NOTICE SIGNS.**

David Harrell presented a staff report.

There was no public present.

**5. RECOMMENDATION OF ORDINANCE 01-11-14, AN ORDINANCE OF THE CITY OF LAGO VISTA, TEXAS, MODIFYING CHAPTER 14, ARTICLE 14.100, SECTION 2.10 CODE OF ORDINANCES; CREATES CHAPTER 14, ARTICLE 14.100, SECTION 4, SUBSECTION 4.11 CODE OF ORDINANCES; CREATES CHAPTER 14, ARTICLE 14.100, SECTION 6, SUBSECTION 6.90 CODE OF ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY AND, PROVIDING AN EFFECTIVE DATE.**

On a motion by Gary Zaleski and seconded by Andy White the Planning and Zoning Commission voted unanimously to recommend approval to the City Council.

**6. RECOMMENDATION OF ORDINANCE 0-12-14, AN ORDINANCE OF THE CITY OF LAGO VISTA, TEXAS, MODIFYING CHAPTER 14, ARTICLE 14.100, SECTION 11, SUBSECTION 11.60 CODE OF ORDINANCES; MODIFIES CHAPTER 14, ARTICLE 14.100, SECTION 13, SUBSECTION 13.40; PROVIDING A SAVINGS CLAUSE; A SEVERABILITY CLAUSE; AND, PROVIDING AN EFFECTIVE DATE.**

On a motion by Vernon Reher and seconded by Gary Zaleski the Planning and Zoning Commission voted unanimously to recommend approval to the City Council.

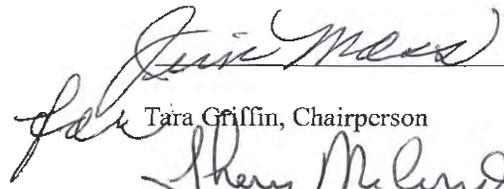
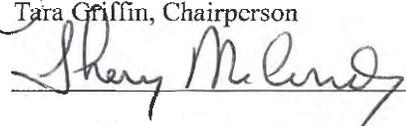
**7. FUTURE AGENDA ITEMS.**

Ordinance information pertaining to back yard parking.

Sidewalks between primary and accessory structure.

Forming a sub-committee in regards to the Land Use Map.

On a motion by Vernon Reher and seconded by Gary Zaleski the Planning and Zoning Commission meeting adjourned at 9:05 P.M.

  
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Tara Griffin, Chairperson  
  
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Sherry McCurdy, Development Services Secretary

On a motion by Paul Smith, seconded by Jim Moss, the above and foregoing instrument was passed and approved this 12th day of June, 2014.