

MINUTES
Thursday, August 14th, 2014 Regular Meeting
Planning and Zoning Commission
City of Lago Vista

Vice Chairman 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, Paul Smith, Richard Brown, Gary Zaleski and Andy White. Tara Griffin and City Council Liaison Dale Mitchell were absent. Development Services Director David Harrell, City Councilman Ron Smith and Development Services Secretary Sherry McCurdy were also present.

PUBLIC COMMENTS FOR NON-HEARING RELATED ITEMS.

There were no public comments.

CONSIDER THE JULY 16, 2014 MINUTES.

On a motion by Richard Brown and seconded by Paul Smith the Planning and Zoning Commission unanimously approved the Planning and Zoning Commission Minutes of July 16th, 2014.

PUBLIC HEARING

1. ZON-1030 – RECOMMENDATION BY PZC AND FUTURE CONSIDERATION BY COUNCIL OF AN ORDINANCE TO THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS FOR A PLANNED DEVELOPMENT DISTRICT (PDD) MODIFICATION FOR THE TESSERA AT LAKE TRAVIS MASTER DEVELOPMENT PLAN TEXT IN ORDER TO ADD MODEL HOME STANDARDS TO THE PDD LOCATED ALONG FM 1431 AND ALONG TESSERA PARKWAY.

David Harrell presented his staff report.

Applicant Duke Kerrigan explained the investment involved in building model homes.

Members of the Planning and Zoning Commission, Duke Kerrigan and David Harrell discussed work hours, history of 1000 foot model home rules, possible change to current City Ordinances pertaining to model homes, possible annual review of model home permits, and standards that might be set for model homes going forward.

The Public Hearing was opened at 7:28 P.M by Vice Chairman Jim Moss.

There were no public comments.

The Public Hearing was closed at 7:29 P.M by Vice Chairman Jim Moss.

On a motion by Paul Smith and seconded by Vernon Reher the Planning and Zoning Commission unanimously recommended approval to the City Council of the City of Lago Vista an Ordinance for a Planned Development District Modification for the Tessera at Lake Travis Development Plan Text in order to add model home standards to the PDD as shown in Attachment 2, Exhibit B, #37.

2. RECOMMENDATION OF AN ORDINANCE TO THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS REPEALING THE CODE OF ORDINANCES OF THE CITY OF LAGO VISTA, TEXAS CHAPTER 3 "BUILDING REGULATIONS", ARTICLE 3.1101 "LCRA HIGHLAND LAKES WATERSHED ORDINANCE ADOPTED". EXHIBIT A "LOWER COLORADO RIVER AUTHORITY HIGHLAND LAKES WATERSHED ORDINANCE" AND ADOPTING A NEW CHAPTER 3 "BUILDING REGULATIONS", ARTICLE 3.1101 "LCRA HIGHLAND LAKES WATERSHED ORDINANCE ADOPTED", EXHIBIT A "LOWER COLORADO RIVER AUTHORITY HIGHLAND LAKES WATERSHED ORDINANCE" IN ORDER TO ADOPT CHANGES APPROVED BY THE LCRA BOARD OF DIRECTORS PER OUR INTERLOCAL AGREEMENT; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING SEVERABILITY, EFFECTIVE DATE AND OPEN MEETING CLAUSE, AND PROVIDING FOR RELATED MATTERS.

David Harrell presented his staff report.

There was a brief conversation between the Planning and Zoning Commission and David Harrell regarding the LCRA Highland Lakes Watershed Ordinance content.

On a motion by Vernon Reher and seconded by Richard Brown the Planning and Zoning Commission unanimously recommended approval of an Ordinance to the City Council of the City of Lago Vista repealing the Code of Ordinance of the City of Lago Vista, Chapter 3 "Building Regulations", Article 3.1101 "LCRA Highland Lakes Watershed Ordinance Adopted", Exhibit A "Lower Colorado River Authority Highland Lakes Watershed Ordinance" and adopting a new Chapter 3 "Building Regulations", Article 3.1101 "LCRA Highland Lakes Watershed Ordinance" in order to adopt changes approved by the LCRA Board of Directors per our inter-local agreement; providing for the repeal of conflicting ordinances; and providing severability, effective date and open meetings clause.

3. DISCUSSION OF FY 13/14 CAPITAL IMPROVEMENT PLAN.

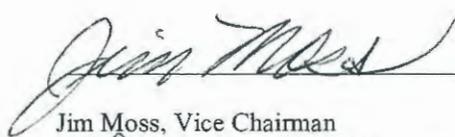
David Harrell introduced Public Works Director, Dave Stewart to the Commission

Dave Stewart presented a Power Point presentation explaining the Capital Improvement Plan.

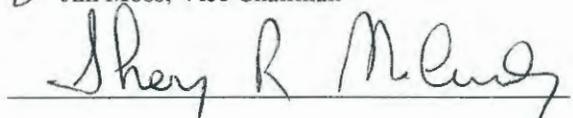
FUTURE AGENDA ITEMS.

Changes to the Model Home Ordinance proposed by Andy White.

On a motion by Vernon Reher and seconded by Andy White the Planning and Zoning Commission meeting adjourned at 9:38 P.M.



Jim Moss, Vice Chairman



Sherry McCurdy, Development Services Secretary

On a motion by Richard Brown, seconded by Jim Moss, the above and foregoing instrument was passed and approved this 11th day of September, 2014.