

MINUTES
Thursday, April 23rd, 2015 Regular Meeting
Planning and Zoning Commission
City of Lago Vista

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

PUBLIC COMMENTS FOR NON-HEARING RELATED ITEMS.

There were no public comments.

CONSENT AGENDA

- 1. Consider Approval of the Following Minutes:**
 - A. March 5, 2015 Impact Fee Advisory Minutes**
 - B. March 12, 2015 Planning and Zoning Commission Minutes**

On a motion by Jim Moss and seconded by Vernon Reher the Planning and Zoning Commission unanimously approved the minutes of March 5, 2015 Impact Fee Advisory Minutes and March 12, 2015 Planning and Zoning Commission Minutes.

PUBLIC HEARING

1. ZON-1036-Consideration of a Special Exception at 21501 Twain Cv. (Highland Lakes Estates Section 25, Lot 25011) in order to allow an increase in height to 31.5' from 25' for a new single family home (Chapter 14, Table A, City Code).

David Harrell gave a staff presentation explaining the Special Exception request. He explained that it is required that all Commission members visit the site. He reported that staff does not believe that higher height request of 6.5 feet would block views. Staff recommends approval of request.

Tara Griffin requested a roll call of members that had visited the site. All members visited with the exception of Paul Smith. She noted that Mr. Smith would not be eligible to vote.

Dirk Dromgoole, applicant, stated they have been working with a consultant to build an energy efficient home. He explained the reason they are requesting a taller home is that two story homes are more efficient.

Tara Griffin opened the Public Hearing at 7:12PM.

Jim Walzak residing at 21600 Boggy Ford Road stated he saw the ridge pole being constructed and found out the meeting was taking place by the sign that was posted on the property. He questioned why we set an ordinance and then allowed an exception to it.

Tara Griffin explained that the Exception process.

Dale Mitchell also addressed Mr. Walzak explaining the process and time the Planning and Zoning Commission had taken in getting the Special Exception process in place.

Tara Griffin closed the Public Hearing at 7:15PM.

The Planning and Zoning Commission, David Harrell, Dale Mitchell, and Mr. and Ms. Dromgoole had a discussion regarding deed restrictions, views, R-4 Zoning height restrictions, slab height, location of ridge pole on the property, property ownership, and architectural design.

On a motion by Vernon Reher and seconded by Andy White the Planning and Zoning Commission voted unanimously (6 ayes with Paul Smith not qualified to vote) to approve ZON-1036 for a Special Exception at 21501 Twain Cove (Highland Lakes Estates Section 25, Lot 25011 in order to allow an increase in height to 31.5' from 25' for a new single family home (Chapter 14, Table A, City Code).

BUSINESS ITEMS

1. Discussion of Rotating Members to City Council Meetings.

Jim Moss handed out a form with questions/concerns regarding having a Planning and Zoning Representative attend City Council Meetings.

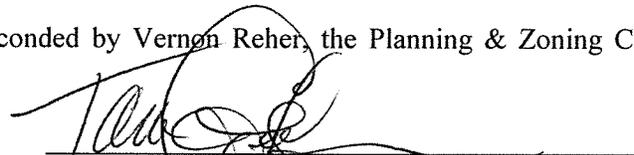
The Planning and Zoning Commission, David Harrell, and Dale Mitchell held a discussion regarding the possibility of having a representative from the Commission attend the City Council meetings. Topics discussed included the possibility of joint workshops, future communication with the Lago Vista Independent School District, work to be done involving the Comprehensive Master Plan and the possibility of the Commission giving presentations at the City Council meetings.

The Commission decided instead of rotating Planning and Zoning members to attend the City Council Meetings, a copy of the City Council minutes will be included in the Planning & Zoning Packets. It was discussed that any Planning and Zoning members may attend all City Council meetings as an unofficial presence in an individual capacity.

FUTURE AGENDA ITEMS

There were no Future Agenda Items due to this being a Special Meeting.

On a motion by Tara Griffin and seconded by Vernon Reher, the Planning & Zoning Commission meeting adjourned at 8:05 PM.


Tara Griffin, Chair


Sherry McCurdy, Development Services Secretary

On a motion by Paul Smith, seconded by Andy White,
the above and foregoing instrument was passed and approved this 14th day of May, 2015.