

MINUTES  
Thursday, May 14th, 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, Gary Zaleski, Andy White, Paul Smith and Richard Brown. Vernon Reher was absent. Development Services Director David Harrell and Development Services Secretary Sherry McCurdy were also present.

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

Vickie Wood from the Lago Vista Property Owner's Association gave a presentation regarding the process of assisting Property Owner Association members in selling lots they no longer wish to own.

**CONSIDER THE MINUTES OF APRIL 23, 2015**

Motion by Paul Smith and seconded by Andy White the Planning and Zoning Commission to unanimously approved the minutes of April 23<sup>rd</sup>, 2015.

**PUBLIC HEARING**

- 1. ZON-1037-Recommendation of the Planning and Zoning Commission of a Conditional Use at 20531 Highland Lakes Dr. (Highland Lakes Estates, Section 10, Lot 10014A) from Chapter 14, Article 14.200, Section 6.10 (A) (3) (b) to allow an accessory building height of 12' instead of 9', for a new accessory building.**

Tara Griffin opened the Public Hearing at 7:10 PM.

David Harrell gave a staff presentation explaining the Conditional Use request. He explained that the notice showed a request of 12' tall but that had been decreased to 11.4" request. David then went through the staff report that had been given to the Planning and Zoning Commission.

Tommie Thompson, applicant, explained that he would like for the storage building to be placed where the elevation would prevent it from being seen from the street. He explained the building would allow him to have a loft that he could use for additional storage.

Jim Zrucky, 2504 Ford Cove, explained he had served on various boards in the past. Stated he does not have a problem with the height but does have concern with variance even though he believes to allow it is the right thing. He believes the solution is to re-write the Ordinance to allow the requested height increase if the building is placed behind the house.

Tara Griffin explained that the Planning and Zoning Commission currently has a committee working on the Accessory Building Ordinance and she will have the secretary furnish the recording to that committee.

Members of the Planning and Zoning Commission, David Harrell and Tommie Thompson discussed the height of the building at the eaves, existing fence, addresses of 200 foot notices, lot consolidation of applicant owned property, screening, placement of the building and possible view of building from street.

Tara Griffin closed the Public Hearing at 7:55 PM.

Motion made by Paul Smith and seconded by Gary Zaleski to recommend approval to the City Council a Conditional Use at 20531 Highland Lakes Dr. (Highland Lakes Estates, Section 10, Lot 10014A) from

Chapter 14, Article 14.200, Section 6.10 (A) (3) (b) to allow an accessory building height of 11'4" instead of 9', for a new accessory building.

At that time Andy White motioned and Paul Smith seconded to modify the motion to maintain the original 12' that was requested instead of the 11'4". The vote was unanimous to recommend approval to the City Council.

## BUSINESS ITEMS

### 1. Sub Committee Reports:

#### A. Overlay District Sub-Committee Report.

Tara Griffin stated there was not anything new to report at this time.

#### B. Guest House, Accessory Building, and Sidewalk Sub-Committee Report.

David Harrell stated there was nothing to report at this time. He reported proposed changes are being incorporated into other changes that are being made.

Andy White stated has sent information to Committee regarding Model Homes.

### 2. Recommendation to Council regarding members to serve on Comp Plan Advisory Committee.

On a motion by Paul Smith and seconded by Gary Zaleski The Planning and Zoning Commission voted unanimously to recommend to City Council Gary Zaleski, Jim Moss and Tara Griffin to serve on the Comp Plan Advisory Committee.

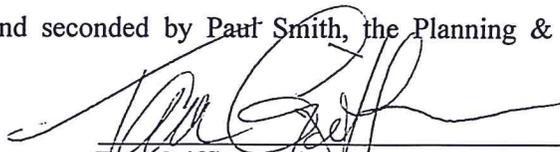
### 3. Draft City Council Minutes of April 16, 2015.

There were no draft minutes available.

## FUTURE AGENDA ITEMS

There were no Future Agenda Items.

On a motion by Andy White and seconded by Paul Smith, the Planning & Zoning Commission meeting adjourned at 8:04 PM.

  
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Tara Griffin, Chair

  
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Sherry McCurdy, Development Services Secretary

On a motion by Gary Zaleski, seconded by Jim Moss,  
the above and foregoing instrument was passed and approved this 9th day of July, 2015.