

MINUTES
Thursday, July 9th, 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 St, Lago Vista, Texas. Members present were Tara Griffin, Jim Moss, Gary Zaleski and Andy White. Members Vernon Reher, Paul Smith and Richard Brown were absent. Development Services Director David Harrell and Development Services Secretary Sherry McCurdy were also present.

PUBLIC COMMENTS FOR NON-HEARING RELATED ITEMS.

There were no comments from the public for Non-Hearing Related Items.

CONSIDER THE MINUTES OF APRIL 23, 2015

On a motion by Gary Zaleski and seconded by Jim Moss the Planning and Zoning Commission unanimously approved the minutes of May 14, 2015.

PUBLIC HEARING

- 1. ZON 1038 – Recommendation of the Planning & Zoning Commission of a Rezoning at 9207 Bar K Ranch Rd. (Bar K Estates, Plat 11, Lot 11333A) from RR-A (Restricted Single Family with Aircraft) to C-4 (Commercial-Airport).**

The Public Hearing was opened at 7:02 PM.

David Harrell presented his staff report. He stated there are no objections from staff for the rezoning of the land.

Applicant, Alton Moore, explained the reasons for requesting rezoning of his property. He stated that he believed when he bought the lot he could build a hangar with living space inside the hangar but then found out that he would have to build a house with a hangar. He explained he had also visited with the Rusty Allen Airport Property Owner's Association (RAAPOA).

Stephen Moss, 8200 North Mopac #230 Austin, TX, stated he is the attorney representing Lee Wright. He believes the change in zoning would decrease the value of Mr. Wright's property. His client is in the process of selling his property currently and believes that spot zoning would apply in this case. He explained in cases where government action decreases a person's property value there have to be compensations given to that owner. In his opinion, the City could be liable for the loss of value in Mr. Wright's property and other properties around it.

Jim Awalt, 1900 Lohman Ford Rd., Lago Vista, TX stated he has four lots at the airport and spoke in support of the rezoning. He believes all of the remaining lots that are zoned RR-A should be rezoned to C-4. He explained the remaining lots could be purchased using grant money for ten cents on the dollar and would be very valuable to the city.

Public Hearing was closed at 7:26 PM.

The members of the Planning and Zoning Commission, David Harrell, Jim Awalt, Lee Wright, Stephen Moss, and Alton Moore discussed intent the of applicant, taxiway access, subject land being part of the RAAPOA, opposition of Mr. Wright, property on east side of airport, Future

Land Use Map (FLUM), Airport Overlay, Comprehensive Plan and spot zoning

On a motion made by Tara Griffin and seconded by Andy White the Commission unanimously voted to table the item until the City Attorney is able to look at material presented to the Commission.

- 2. ZON-1040- Recommendation of the Planning & Zoning Commission of a Conditional Use at 2403 Grant Ln. (Highland Lakes Estates Section 18 Lot 18083A) from Chapter 14, Article 14.200, Section 6.10(B)(4)(d) to allow an accessory building height of 20' instead of 18', for a partially constructed accessory building.**

David Harrell presented his staff report. He stated there are no objections from staff for the conditional use.

Ira Wiesman, contractor for applicant, 7306 Cowpoke Trail Lago Vista, TX 78645, stated he is applying for Conditional Use because the neighbor had commented about it. Applicant visited with neighbor who does not have a problem with the height. He stated from Highland Lake across from Grant Ln. they cannot see the building due to the tree line.

The Public Hearing was opened at 7:57 PM.

Dewey Nunley, 20405 Green Cove Lago Vista, TX, stated he is 100% fine with the building height.

John Peterson, applicant, state did not intentionally build the building taller. He stated the neighbor that was affected does not object to the height increase.

The Public Hearing was closed at 8:02 PM.

Members of the Commission, David Harrell, and Ira Wiesman discussed conforming and non-conforming structures, door height, permitting process, maximum building height and a Variance in comparison to Conditional Use Permit.

On a motion by Jim Moss and seconded by Andy White, the Commission voted unanimously to recommend to the City Council approval of a Conditional Use at 2403 Grant Ln. (Highland Lakes Estates Section 18 Lot 18083A) from Chapter 14, Article 14.200, Section 6.10(B)(4)(d) to allow an accessory building height of 20' instead of 18', for a partially constructed accessory building.

BUSINESS ITEMS

- 1. City Council Minutes of April 16, 2015 and May 1, 2015.**

David Harrell explained to the Commission the minutes are on the web-site and do not need to be an agenda item. Each member can view them through the web.

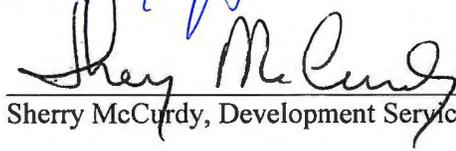
FUTURE AGENDA ITEMS

Andy White requested discussion on zoning around airport area.

On a motion by Gary Zaleski and seconded by Andy White, the Planning & Zoning Commission meeting adjourned at 8:17 PM.



Tara Griffin, Chair



Sherry McCurdy, Development Services Secretary

On a motion by Gary Zaleski, seconded by Jim Moss, the foregoing instrument was passed and approved this 13th day of August, 2015.