

MINUTES
Thursday, August 13th, 2015 Regular Meeting
Planning and Zoning Commission
City of Lago Vista

Chair Tara Griffin called the meeting to order at 7:01 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, Andy White, Paul Smith and Vernon Reher. Richard Brown was 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 JULY 9, 2015

On a motion by Gary Zaleski and seconded by Jim Moss, the Planning and Zoning Commission unanimously approved the minutes of July 9, 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).**

On a motion by Tara Griffin and seconded by Jim Moss the Planning and Zoning Commission voted unanimously to move Agenda Item #1 to the last item on the agenda so the City Attorney could be present.

- 2. ZON-1041- Recommendation of the Planning & Zoning Commission of a Conditional Use at 21104 Dawn Drive (Lago Vista, Section 1, Block E, Lots 27-28) from Chapter 14, Article 14.200, Section 6.10 (B)(d) to allow an accessory building height of 21.8' instead of 18', for a proposed accessory building.**

David Harrell presented his staff report and stated staff recommends approval of the request.

Applicant, Guy Burkhart stated he had spoken with all of the neighbors and no one was opposed to the request.

David Harrell requested a five (5) minute recess to allow staff to make copies of the responses from the 200 foot mailing after it was discovered this information had not been included with this item.

Vernon Reher motioned that the Planning and Zoning Commission recess. The Commission voted unanimously to do so at 7:08 P.M.

The Planning and Zoning Commission reconvened at 7:13 P.M.

Tara Griffin opened the Public Hearing at 7:14 P.M.

There were no public comments.

Tara Griffin closed the Public Hearing at 7:15 P.M.

There was no Planning & Zoning Commission discussion on the matter.

On a motion by Tara Griffin and seconded by Jim Moss, the Planning and Zoning Commission voted unanimously to recommend to the City Council approval of a Conditional Use at 21104 Dawn Drive (Lago Vista, Section 1, Block E, Lots 27-28) from Chapter 14, Article 14.200, Section 6.10 (B)(d) to allow an accessory building height of 21.8' instead of 18', for a proposed accessory building.

3. ZON 1042 - Recommendation of the Planning & Zoning Commission of a Rezoning at 7205-7207 Bar K Ranch Rd. (Bar K Ranches Plat 3, Lots 3089-3090) from U-1 (Utility, Governmental, Educational, and Institutional) to C-1C (Commercial-Professional, Business Office, Low Density Retail).

David Harrell presented his staff report and stated staff recommends approval of the request.

Tara Griffin opened the Public Hearing at 7:25 PM.

There were no public comments.

Tara Griffin closed the Public Hearing at 7:26 PM.

Members of the Planning and Zoning Commission and David Harrell discussed the absence of the applicant, support for the property to be used and uses allowed in the zoning district. They also viewed a project map of the area from their packets.

On a motion by Paul Smith and seconded by Vernon Reher the Planning and Zoning Commission voted unanimously to recommend to the City Council approval of a Rezoning at 7205-7207 Bar K Ranch Rd. (Bar K Ranches Plat 3, Lots 3089-3090) from U-1 (Utility, Governmental, Educational, and Institutional) to C-1C (Commercial-Professional, Business Office, Low Density Retail).

4. SUB 1093 - Recommendation of the Planning & Zoning Commission of a replat in Highland Lakes Estates Section 16 Lots 16069 – 16072 from a total of four (4) existing lots to six (6) lots.

David Harrell explained the item is on the agenda due to time restraint set by the State but there are outstanding comments that need to be addressed by the applicant. He suggested the item be tabled.

Tara Griffin opened the Public Hearing at 7:35 PM.

There were no public comments.

Tara Griffin closed the Public Hearing at 7:36 PM.

There was no Planning & Zoning Commission discussion on the matter.

On a motion by Vernon Reher and seconded by Jim Moss the Planning and Zoning Commission voted unanimously to table a recommendation of the Planning & Zoning Commission of a replat in Highland Lakes Estates Section 16 Lots 16069 – 16072 from a total of four (4) existing lots to six (6) lots.

On a motion by Tara Griffin and seconded by Jim Moss, the Planning and Zoning Commission voted unanimously to suspend the rules and move the Business Items forward thereby bypassing Public Hearing Item #1 until the end of the Business Items.

BUSINESS ITEMS

1. Discussion and potential action regarding zoning at and around the airport.

Members of the Planning and Zoning Commission and David Harrell discussed several topics related to the Airport. Topics included FAA requirements, Land Use, Comprehensive Master Plan, Rusty Allen Airport Property Owner's Association, and potential commerce. They also discussed residential development near the Airport, grant money, approach to runway, Leander and Lago Vista ETJ's, topography, paving and striping, and Airport growth. No formal action taken from discussion.

2. Discussion and potential action concerning the subcommittees.

Tara Griffin suggested that the Overlay Committee meet in David Harrell's office during working hours and work until completion. It was decided the date will be September 21st.

David Harrell reported that he would place the changes that Accessory Building/Sidewalks/Model Home Committee has had in the zoning re-write that he is currently working on.

On a motion by Tara Griffin, the Planning and Zoning Commission voted unanimously for a 15 minute recess at 8:18 PM. Public Hearing Item #1 to be discussed when it reconvened.

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).

Continued from beginning of the meeting, City Attorney is now present at the meeting.

The Commission reopened the item at 8:34 P.M. and David Harrell explained that the item was tabled at the previous July Planning and Zoning Meeting due to the need to have the City Attorney present. He then gave his staff report from the material that had been presented to the Commission in their packet.

Tara Griffin opened the Public Hearing at 8:38 PM.

Mr. Wright residing at 9211 Bar K Ranch Road stated he would like to see the property rezoned. He would like all of the RRA zoned lots to be re-zoned to C-4.

Applicant, Alton Moore, noted he had also met with the Airport Property Owner's Association about the proposed zoning change.

The Planning and Zoning Commission members, David Harrell and City Attorney, Barbara Boulware-Wells discussed Development Standards, Spot Zoning, possible commercial use if rezoned, Comprehensive Plan, and Site Development requirements.

Tara Griffin closed the Public Hearing at 9:00 PM.

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

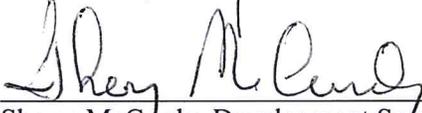
FUTURE AGENDA ITEMS

Vernon Reher requested the list of Future Agenda Items be placed on the next agenda so the Commission could go over this list.

On a motion by Tara Griffin and seconded by Paul Smith, the Planning & Zoning Commission meeting adjourned at 9:14 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 10th day of September, 2015.