MINUTES
Thursday, September 10th, 2015 Regular Meeting
Planning and Zoning Commission
City of Lago Vista

Chair Tara Griffin called the meeting to order at 7:03 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, Richard Brown and Vernon Reher. Paul Smith 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 AUGUST 13, 2015

On a motion by Gary Zaleski and seconded by Jim Moss, the Planning and Zoning Commission unanimously approved the minutes of August 13, 2015.

PUBLIC HEARING

1. **ZON 1043 – Recommendation of the Planning & Zoning Commission of a Rezoning at 9211 Bar K Ranch Rd. (Bar K Estates, Plat 11, Lot 11331A) from RR-A (Restricted Single Family with Aircraft) to C-4 (Commercial-Airport).**

   David Harrell gave a staff report from the material that had been previously provided to the Planning and Zoning Commission. The staff recommends approval of the rezoning request.

   Applicant, Robert L. Wright, residing at 9211 Bar K Ranch Road, Lago Vista, Texas stated he believed the C-4 zoning is better use of the land.

   The Public Hearing was opened at 7:10 PM.

   The members of the Planning and Zoning Commission discussed grandfathering of what is at location currently, possible loss of non-conforming status, and neighboring 200 foot comments.

   The Public Hearing was closed at 7:18 PM.

On a motion by Tara Griffin and seconded by Vernon Reher, the Planning & Zoning Commission voted unanimously to recommend to the City Council a rezoning at 9211 Bar K Ranch Rd. (Bar K Estates, Plat 11, Lot 11331A) from RR-A (Restricted Single Family with Aircraft) to C-4 (Commercial-Airport).

2. **Permit # 2225 - Recommendation of the Planning & Zoning Commission of a Home Occupation at 21607 Sierra Trail. (Bar K Ranches Plat 8, Lot 8133) for a massage therapy business.**

   David Harrell gave a staff report from the material had been previously provided to the Planning and Zoning Commission. The staff recommends approval of the home occupation request.

   Applicant, Rachelle Peralta, residing at 21607 Sierra Trail Lago Vista, Texas distributed a packet to the Planning and Zoning Commission members. Her presentation was read verbatim

from the information in the provided packet.

The Public Hearing was opened at 7:30 PM.

Charles Walker residing at 6107 La Mesa, Lago Vista, Texas spoke in favor of the Home Occupation Permit.

Lydia Keelin residing at 20223 Travis Drive #7, Lago Vista, Texas spoke in favor of the Home Occupation Permit.

Members of the Planning and Zoning Commission, David Harrell and applicant discussed the location of the business inside the home, possibility of expanding business outside of the home, signage, hours of operation and comments received within 200 feet of the subject property.

Tara Griffin closed the Public Hearing at 7:40 P.M.

On a motion by Jim Moss and seconded by Tara Griffin, the Planning and Zoning Commission voted unanimously to recommend to the City Council approval of a Home Occupation at 21607 Sierra Trail (Bar K Ranches Plat 8, Lot 8133) for a massage therapy business.

3. **Permit # 2244 - Recommendation of the Planning & Zoning Commission of a Home Occupation at 3601 Hamilton (Highland Lake Estates, Section 11, Lot 11033) for a kayak rental business.**

David Harrell presented his staff report from the material had been previously provided to the Planning and Zoning Commission and stated staff recommends approval of the request.

Applicant, Roland Rodriguez, residing at 3601 Hamilton Avenue Lago Vista, Texas gave a presentation explaining storage, delivery of kayaks, time and hours of operation, how reservations are taken, and personal commitments in community service to the City of Lago Vista.

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

Kathy Naish residing at 3501 Hamilton Avenue Lago Vista, Texas spoke in favor of the Home Occupation Permit.

Yianne Polk, residing at 3603 Hamilton Avenue Lago Vista, Texas spoke in favor of the Home Occupation Permit.

Tara Griffin closed the Public Hearing at 7:59 PM.

Members of the Planning and Zoning Commission, Applicant and David Harrell discussed 200 foot comments, transportation and storage of kayaks, appearance of home, number of kayaks, commercial business in residential areas, code enforcement of home based businesses, outside storage, and signage.

On a motion by Jim Moss and seconded by Vernon Reher the Planning and Zoning Commission voted unanimously to recommend to the City Council approval of a Home Occupation at 3601 Hamilton (Highland Lake Estates, Section 11, Lot 11033) for a kayak rental business.

BUSINESS ITEMS

There was discussion involving the possible need for the City to put forth an educational effort to make people aware of city requirements.

FUTURE AGENDA ITEMS

There was a brief discussion regarding the report that Vernon is working on regarding past Future Agenda items, moving the date of the Planning and Zoning Commission Meetings, and attendance to the Texas Chapter American Planning Association held this year in Galveston.

On a motion by Vernon Reher and seconded by Tara Griffin, the Planning & Zoning Commission meeting adjourned at 8:38 PM.

Tara Griffin, Chair

Sherry McCurdy, Development Services Secretary

On a motion by Jim Moss, seconded by Richard Brown, the foregoing instrument was passed and approved this 10th day of November, 2015