

MINUTES  
Thursday, June 23, 2016 Regular Meeting  
Planning and Zoning Commission  
City of Lago Vista

Chair Tara Griffin called the meeting to order at 7:05 P.M. in the Council Chambers, City Hall, 5803 Thunderbird St., Lago Vista, Texas. Members present were Tara Griffin, Jim Moss, Vernon Reher, Gary Zaleski and Paul Smith. Members Richard Brown and Andy White were absent. City Attorney Barbara Boulware-Wells and Development Services Director were also present.

**Citizen Comments for Non-Hearing Related Items**

There were no citizen comments.

**Consider the Minutes of May 26, 2016.**

On a motion by Gary Zaleski, seconded by Jim Moss, the Commission unanimously approved the Minutes.

**Public Hearing**

1. **SUB-1093 - Recommendation of a re-plat in Highland Lakes Estates Section 16 Lots 16069 – 16072 from a total of four (4) existing lots to six (6) lots.**

David Harrell gave the staff report; he briefed the Commission of the history of the re-plat request. He explained the plat has met all State and City requirements.

Applicant, Greg Billings representing Red Cardinal LLC, explained the request is to take four larger lots and make into 6 smaller lots.

The Public Hearing was opened at 7:10 P.M.

Lindy Pollock, 2703 Conestoga Cove, asked the zoning of the lots. She explained her concern for having multi-family structures on all 6 lots. David Harrell explained the R-4 Zoning designation and the Development Standards for that designation.

The applicant expressed that he does not believe the applicant has any intention to develop the lots that are being re-platted. He believes the intent is to make them smaller and sale as single family lots. They are aware of the flood plain & setback issues.

The Public Hearing was closed at 7:23 P.M.

On a motion by Paul Smith, seconded by Gary Zaleski, the Commission unanimously to recommend approval to the City Council of a re-plat in Highland Lakes Estates Section 16 Lots 16069 – 16072 from a total of four (4) existing lots to six (6) lots

2. **ZON-1055 - Recommendation of a petition (Conditional Use) to use a deck extension as a carport located at 21628 High Dr. (Lot 1596 Country Club Estates Sec 8)**

David Harrell gave the staff report; he explained a building permit was denied stating that creating a deck over the driveway would create a carport which is not allowed in the applicants zoning district. Therefore, a Conditional Use request was generated by the applicant. The remainder of his report was given from the packet that had been previously presented to the Commission.

Applicant, James Gravitt, explained the reason for extending deck. He feels that the extension will enhance appearance of home and add value.

The Public Hearing was opened at 7:23 P.M.

There were no public comments.

The Public Hearing was closed at 7:24 P.M.

Members of the Commission, James Gravitt, and David Harrell discussed the diagram provided of the house, materials that would be used, vicinity of deck to property line, setbacks, possibility of enclosure of deck and the planned lot consolidation.

Tara Griffin stated that she sold the home to the Gravitt's and is very familiar with the home.

On a motion by Gary Zaleski, seconded by Jim Moss, the Commission voted unanimously to recommend approval to the City Council of a petition (Conditional Use) to use a deck extension as a carport located at 21628 High Dr. (Lot 1596 Country Club Estates Sec 8) with the following condition as stated in the staff report: *The deck structure extension is to be constructed of the same materials, painted the same colors, and stay the existing height of the decking shown in attachment 3.*

### **Business Item**

#### Review of New Airport Plan Rough Draft

David Harrell provided a beginning overview of the Draft. This was later turned over to Derek Mayo, PMP, P.E. with Parkhill, Smith, and Cooper as the Consultant and Mark McFarland, FASLA, with Mead & Hunt as the Sub-consultant. Both later provided input to a power-point presentation covering this project.

Jim Moss stated he is on the Airport Plan Advisory Committee as the Planning and Zoning Commission representative to that Committee and also owns a hangar at the Airport. He does not believe he has a conflict of interest but would like the members of the Commission to speak up if they have any issues with his representation.

Gary Zaleski informed the Commission he is also a licensed pilot. He stated it does not have any bearing on his review of this item.

There were no other related issues from the Commission.

Discussion ensued concerning the creation of the Plan, items within the Plan, and input was provided by the Commission.

### **Workshop**

#### Discussion of potential administrative rezoning of lots near the Airport from R-1B (Single Family Residential) to LI (Light Industrial)

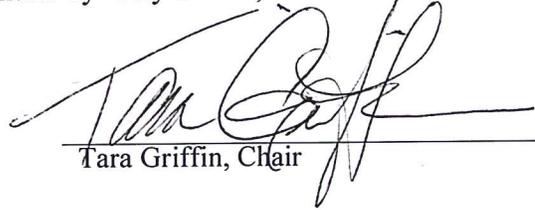
David Harrell opened up this item by going through the staff report and expanding on touching upon how this potential rezoning is tied into the new Airport Action Plan previously presented to the Commission.

The Commission members each offered input into the item concerning location of lots to rezone and overall development of these lots, along with the Consultant for the Airport Action Plan, and City Staff. The consensus was to rezone all lots to LI (Light Industrial) from Rolling Hills Trail to Rawhide Trail to Running Brook Cove to the backsides of lots on Rendezvous Cove, Roughneck Cove, and Ringtail Cove, then to the City Limits and back to the Rolling Hills Trail.

### **Future Agenda Items**

There was a question regarding chicken discussion being on the agenda. David stated it could be on the agenda of the next regular Planning and Zoning meeting. Tara Griffin asked that it not be on the same agenda as the Subdivision Ordinance.

On a motion by Tara Griffin, seconded by Gary Zaleski, the Commission voted unanimously to adjourn at 9:25 P.M.

  
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Tara Griffin, Chair

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Sherry McCurdy, Development Services Admin. Assist.

On a motion by Jim Mess, seconded by Tara Griffin, the foregoing instrument was passed and approved this 28<sup>th</sup> Day of July, 2016.