

MINUTES  
Thursday, July 28, 2016 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, City Hall, 5803 Thunderbird St., Lago Vista, Texas. Members present were Tara Griffin, Jim Moss, Vernon Reher, Gary Zaleski, Andy White and Richard Brown. Member Paul Smith was absent. City Attorney Barbara Boulware-Wells, Development Services Director David Harrell and Administrative Assistant Sherry McCurdy were also present.

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

There were no citizen comments.

**Consider the Minutes of June 23, 2016.**

On a motion by Jim Moss, seconded by Tara Griffin, the Commission unanimously approved the Minutes. Voting members were Gary Zaleski, Jim Moss, Andy White and Tara Griffin.

**Public Hearing**

**1. SUB-1117 - Recommendation of a re-plat for lots 14-15, Block D, Tessera on Lake Travis Phase 1A from a total of two (2) existing lots to eleven (11) lots.**

David Harrell gave the staff report. He explained the plat had met all State and City requirements and that staff recommends approval.

Applicant David Carroll stated he was available for any questions. He stated builders were not committed to the subject lots at time of the Preliminary Plat and were not sure what size lots were needed at that time. They now have a custom builder that is committed to build homes on these specific lots.

The Public Hearing was opened at 7:05 P.M.

Dan Lathrop, 22105 Cross Timbers Bend, Lago Vista, TX spoke in opposition of the re-plat; he submitted a petition in protest containing 20 signatures. Mr. Lathrop gave the petition to David Harrell. Mr. Harrell passed the petition to the Chair who shared it with the other members of the Commission.

Donnie Norman, 22109 Cross Timbers Bend, Lago Vista, TX spoke in opposition of the re-plat.

Kent Rohrer, 22107 Cross Timbers Bend, Lago Vista, TX spoke in opposition of the re-plat.

The Public Hearing was closed at 7:09 P.M.

The Planning and Zoning members, David Harrell, Barbara Boulware-Wells, David Carroll, and Jack Garner (professional engineer representing Tessera), discussed the original plat, 200 foot notifications, intended use of original two lots, approved uses and citizen concerns of obstruction of views. They also discussed the flood plain, topography, additional citizen concerns, timing of request, plat requirements, Preliminary Plat, and the Concept Plan.

Jack Garner explained the two lots in question were set at the beginning of the development in a way that was planned to break them up in the future. There was not a custom builder interested at the time the lots were configured. He explained the grading plan showed these lots in 2013. He also explained room was left when platting these lots for trail connectivity and followed the city recommendation that they be platted as two large lots at the time the development was being platted. He stated they were deliberately platted as two large lots with the intent they would be changed into smaller lots in the future.

Vernon Reher made a motion, Gary Zaleski seconded, to recommending a re-plot for lots 14-15, Block D, Tessera on Lake Travis Phase 1A from a total of two (2) existing lots to eleven (11) lots to the City Council.

The City Attorney Barbara Boulware-Wells requested the Commission to enter an Executive Session at 7:52 P.M pursuant to Section 551.071, State Statute for advice of counsel.

The Planning and Zoning Commission reconvened their regular meeting at 8:12 P.M.

Vernon Reher motioned his previous motion be withdrawn, Gary Zaleski seconded the motion.

On a motion by Vernon Reher, seconded by Andy White, the Commission voted unanimously to table SUB-1117.

**2. Repeal and Replacement of Chapter 10, Code of Ordinances (Subdivision Standards). Ordinance repealing and replacing Chapter 10, (subdivision standards) Code of Ordinances; providing a savings clause; providing a severability clause; and, providing an effective date.**

Members of the Planning and Zoning Commission, David Harrell, and Barbara Boulware-Wells began the discussion at Section 2.16 F where the discussion had left off in the 7/27/2016 meeting.

The Commission began at recess at 9:07 P.M and reconvened at 9:18 P.M.

The Commission resumed their discussion regarding the Subdivision Ordinance.

The Public Hearing was opened at 10:20 P.M. The Public Hearing remained open until the next scheduled meeting.

The Commission decided to schedule a future meeting(s) to continue the discussion regarding the Subdivision Ordinance.

**Ordinance**

Recommendation of an Ordinance to the City Council of the City of Lago Vista, Texas, an Ordinance repealing and replacing Chapter 10, (subdivision standards) Code of Ordinances; providing a savings clause; providing a severability clause; and, providing an effective date.

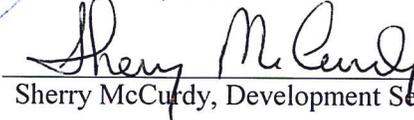
No action taken

**Future Agenda Items**

David Harrell stated the Overlay Districts and Zoning Ordinance would be placed on a future agenda.

On a motion by Tara Griffin, seconded by Gary Zaleski, the Commission voted unanimously to adjourn at 10:21 P.M.

  
Tara Griffin, Chair

  
Sherry McCurdy, Development Services Admin. Assist.

On a motion by Richard Brown, seconded by Vernon Reher,  
the foregoing instrument was passed and approved this 25<sup>th</sup> day of August 2016.