MINUTES
Thursday, August 25, 2016 Special Meeting
Planning and Zoning Commission
City of Lago Vista

Vice Chair Jim Moss called the meeting to order at 7:09 P.M. in the Council Chambers, City Hall, 5803 Thunderbird St., Lago Vista, Texas. Members present were Jim Moss, Vernon Reher, Andy White, Paul Smith and Richard Brown. Tara Griffin and Gary Zaleski were absent. City Attorney Barbara Boulware-Wells and Development Services Director David Harrell were also present.

Jim Moss stated the meeting is operating with a quorum present.

Citizen Comments for Non-Hearing Related Items

There were no citizen comments.

Consider Approval of the Following Minutes:

A. July 27, 2016 Planning and Zoning Commission Special Meeting.
B. July 28, 2016 Planning and Zoning Commission Regular Meeting.

On a motion by Richard Brown and seconded by Vernon Reher the Commission voted unanimously to accept the minutes of the Planning & Zoning Commission Meetings July 27, 2016 and July 28, 2016.

PUBLIC HEARING

1. **ZON-1061** – Consideration of Master Development Plan (MDP) modification to Tessera on Lake Travis Planned Development District (PDD) for Phase 2A to reduce the number of lots from 14 to 11, a new MDP Map for Phases 1A1 and 1B1 to allow for 89 new lots, & new MDP Map for Phase 2 to allow for 156 new lots.

   David Harrell gave the staff presentation from the packet that had been presented to the Commission. David used the projector to show the modification being requested. He included the Findings of Fact in his report.

   Tony Parlak of 5903 Cimarron Trail Lago Vista, TX 78645 inquired to location of FM 1431on map, the police firing range and the water treatment facility.

   David Harrell indicated on the map these locations.

   Beth Miller of 20606 Dawn Drive Lago Vista, Tx 78645 asked if the area in yellow would be developed. Her opinion is that FM 1431 cannot support that many more people.

   David Harrell explained the plan was a long range plan. Six phases will be developed over 15-20 years.

   David Carroll with Hines advised that he was available for any questions. He answered questions pertaining to a secondary road to 1431, site lines, emergency egress, style of homes, setbacks and market demand.

   Public Hearing opened 7:27 PM.

   Beth Miller questioned where the water for the new homes would come from.

   David Harrell showed on the map where the pipe line would be located. He explained the capacity of the new line and he spoke of the LCRA approval.

Public Hearing closed 7:30 PM.

On a motion by Jim Moss and seconded by Vernon Reher the Commission voted unanimously to approve the Master Development Plan (MDP) modification to Tessera on Lake Travis Planned Development District (PDD) for Phase 2A to reduce the number of lots from 14 to 11, a new MDP Map for Phases 1B1 and 1B2 to allow for 89 new lots, & new MDP Map for Phase 2 to allow for 156 new lots.

2. **ZON-1061 –** Consideration of a Preliminary Plat for Tessera on Lake Travis Phases 1B & 2A for a total of 214 new lots.

   Recess taken at 7:46 PM

   Planning and Zoning meeting reconvened at 7:46 PM

   David Harrell gave his staff presentation. He explained the report was drafted before consulting with the City Attorney and after consulting there were additional comments added to the Commission report. He stated there are no outstanding issues on the plat being presented and he believes the plat does meet all requirements.

   Their was a brief discussion regarding density standards.

   David Carrol with Hines stated he was available to answer any questions.

   The Public Hearing was opened and closed at 7:53.

On a motion by Jim Moss and seconded by Andy White the Commission voted unanimously to approve a Preliminary Plat for Tessera on Lake Travis Phases 1B & 2A for a total of 214 new lots.

3. **ZON-1058** – Recommendation of a Conditional use to allow for a home occupation for a mobile animal grooming drop off service at 5902 La Mesa.

   Richard Brown was asked to leave the hearing until the discussion was over due to a conflict of interest.

   Vernon Reher stated he would like to be transparent that he had a discussion with a citizen that is within 200 feet of the subject property and that he sits on two boards with the individual. It was determined there was no conflict of interest.

   David Harrell explained there was an notification error due to the second lot owned by the applicant had not been listed on the application and that the item would have to be re-noticed. He stated the item would be heard no later than the end of October.

   Tony Parlak expressed his disappointed that the applicants were informed prior to the meeting that the were not going to be heard and the citizens that were there to speak were not notified when the meeting began that the item would be tabled.

On a motion by Andy White and seconded by Vernon Reher the Commission voted unanimously to table a recommendation to be heard no later than the end of October 2016 of a Conditional use to allow for a home occupation for a mobile animal grooming drop off service at 5902 La Mesa.

4. **Review of New Airport Action Plan Final Draft**

David Harrell stated the Commission had reviewed the plan in June. He then turned the presentation over to the consultant. He explained that there had been a meeting earlier in the day of the Airport Plan Advisory Committee. That Committee approved plan with a few minor changes.

Consultant Derek Mayo representing Parkhill, Smith and Cooper, stated he had given the same presentation earlier in the day to the Airport Plan Advisory Committee. He went through a Power Point presentation.

Derek Mayo, Michelle Hanna a Texas Department of Transportation Aviation Planner, members of the Planning and Zoning Commission, Barbara Boulware-Wells and David Harrell discussed the plan. The topics discussed were US Fish and Wildlife discussions, protection of the Golden Cheek Warbler, tie downs, CIP plans and Airport Development Plan. They also discussed possible land acquisitions, airport budget, security, signage and ESD relationship with airport.

Public Hearing was opened at 8:55 PM.

Michelle Hanna asked if there were concerns for changes made to report earlier in the day.

Jim Moss asked for clarification to changes.

Derek Mayo explained changes.

Public hearing was closed at 9:07 PM.

Ordinance

Recommendation of an Ordinance of the City Council of the City of Lago Vista, Texas, establishing a new Airport Action Plan for the Lago Vista – Rusty Allen Airport; providing a savings clause; providing a severability clause; and, providing an effective date.

On a motion by Vernon Reher and seconded by Richard Brown the Commission voted unanimously to recommend approval of an Ordinance of the City Council of the City of Lago Vista, Texas, establishing a new Airport Action Plan for the Lago Vista – Rusty Allen Airport; providing a savings clause; providing a severability clause; and, providing an effective date with a change to reflect the coordination with the ESD be moved from 2020 to 2017 and also include Lago Vista Police Department, Fire Department and any other applicable emergency services.

Future Agenda Items

David Harrell stated there would be a special meeting the first week in September to discuss the Animal Control Ordinance regarding chickens and Accessory Building Ordinance.

Adjournment

On a motion by Vernon Reher and seconded by Paul Smith the Commission voted unanimously to adjourn at 9:14 PM.

For Jim Moss, Vice-Chair

Sherry McCurdy, Development Services Admin. Assist.

On a motion by Gary Zalesk, seconded by Paul Smith, the foregoing instrument was passed and approved this 22nd Day of September 2016.