

MINUTES
Thursday, March 16, 2017 Special Meeting
Planning and Zoning Commission
City of Lago Vista

Vice-Chair Jim Moss 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 Vice-Chair Jim Moss, Tom Monahan, Richard Brown and Andy White. City Attorney Barbara Boulware-Wells, Council Member Ron Smith, Mayor Dale Mitchell, Development Services Director David Harrell, and Administrative Assistant Alice Drake were also present. Chair Tara Griffin, Paul Smith, and Gary Zaleski were absent.

Citizen Comments for Non-Hearing Related Items

There were no citizen comments.

Mayor Dale Mitchell commented that the Interim City Manager, Kenneth Reneau, thought that it might be wise for the Planning and Zoning Commission to have work sessions to introduce perspective developers to both the Commission and citizens in an open discussion to help foster a project through the process. He commended the Commission on having the work session that night for a perspective development with citizen input.

WORKSHOP

1. Provide input regarding proposed development at the old Bar K Ranch nine (9) Hole Course.

Vice-Chair Jim Moss stated that it is not legally required to obtain citizen input for the proposed development but he will allow citizen comments with a three (3) minute limit, without duplication of what has already been discussed.

David Harrell gave his presentation and introduced the Applicant and Developer, John Beall.

Mr. John Beall gave his introduction and went over the proposal. Mr. Beall discussed his plan for Phase 1, which will include water features, bridges, and cottages. He said that they are still in the process of planning Phase 2, which might include a hotel. Mr. Beall stated that they will not be implementing Phase 2 until they make that decision. He stated that they are discussing building a brew pub and an agricultural community to grow hydroponic vegetables. He stated that last week they met with the Parks and Trails Committee (Parks and Recreation Advisory Committee) regarding fifteen (15) miles of trails that are planned within the area. He said that they discussed working the water features in the area into the trails and that the trails and pond will be cleaned up and the area will remain a green belt.

Andy White asked Mr. Beall if the property will be dedicated to the City's Parks Department and Mr. Beall responded that he is considering the dedication. Andy also asked the applicant if tiny houses or cottages are planned to be built. Mr. Beall responded that they are still in the planning stage and have several different ideas but that nothing has been finalized yet.

Andy White asked the applicant where they are in the planning stage. He asked if a Civil Engineer has been involved and if a study has been done on the traffic flow. Mr. Beall responded that the Engineer that is with them tonight has completed similar developments in the area and the traffic flow study has already been done. Andy mentioned that he saw the calculations for square footage and layout of the RVs but that he didn't see the calculations for the tiny houses. Mr. Beall stated that he envisioned the tiny houses being larger than 400 square feet. He spoke about varying the

sizes of the tiny houses to accommodate different size families. Jim Moss asked the applicant what term of occupancy would be available if the units are not going to be for sale. Mr. Beall responded that the term of stay would be long term and a few rentals could be reserved for short term lease. He stated that he doesn't have a plan for that yet.

Tom Monahan asked the applicant if the entrance is planned at Bar-K Ranch Road, or if a new road will be cut for that purpose. Mr. Beall responded that they discussed relocating the Green Center and using that area for a new road. He stated that the only current access is on Bar-K Ranch Road, on the East side.

Andy White asked Mr. Beall if utilities will be planned for each site. Mr. Beall responded that there will be water and sewer at each site. He asked Mr. Beall if the utility lines will be extended along the streets in the area, which would enable lot owners to access the utilities. Mr. Beall responded that he hasn't discussed that topic.

Tom Monahan asked the applicant if they will need to do excavation to level out the area. Mr. Beall responded that it will be the Civil Engineer's job to manage that task.

Andy White asked about the topography issues and challenges involved to fit in the amount of RVs planned for the area. Mr. Beall pointed out the areas on a map which are level and the areas in which the topography changes. He asked if there would be a bench with a retaining wall setup for the RV spaces and Mr. Beall confirmed the setup.

Tom Monahan asked the applicant if he had looked into the environmental responsibilities for the development, such as Storm Water Permits, or an Environmental Plan with the State. David Harrell replied that it is subject to the LCRA (Highland Lake) Watershed Ordinance. He stated that LCRA does not enforce it but the City enforces it within the City limits. He stated that there are certain permits associated with it that are required for water quality ponds. David stated that as the project progresses, he will let the Developer know what needs to be done. David stated that the State permitting process would be separate from the City's permitting requirements. Mr. Beall asked Kurt Prosner, the project Civil Engineer, if he had any input. Kurt replied that they would be working with LCRA and TCEQ if any water quality issues come up during the implementation of the project. Kurt mentioned that they are planning to save the trees and that the plan is just a concept at this point. Kurt stated that the concept that Mr. Beall presented would include pre-built RVs. He stated that they could be installed in the steeper areas of the development and that they would only be brought in one time and would not be moved again once they are in place. Andy White asked Kurt if permanent foundations would be built for the houses. Kurt replied that it would depend on topography and soil conditions.

Andy White asked Mr. Beall about the 30 foot buffer that is planned around the area and if there is a plan for some type of fencing for noise reduction and blocking the view of the RVs since it's located in a residential area. Kurt Prosner stated that they haven't planned that yet. He stated that he hasn't had a complaint in other RV parks that he has developed. Kurt and Andy discussed the layout of the proposed development and the layout of the RVs.

Tom Monahan asked Kurt Prosner if the property was included in the (Lago Vista) POA. David Harrell responded that he didn't know if it is included in the POA. He stated that the area is unplatted and probably not in the POA. Tom Monahan stated that the applicant was mentioning RVs with boats and he was wondering where they would be able to launch a boat since the boat launches within the City are private. David Harrell responded that the nearest public boat launch is located in Jonestown.

Jim Moss asked Mr. Beall what the business plan was for the project. Mr. Beall responded that he doesn't have a business plan yet, that he just received the utility estimate for the project and they don't know all of the costs yet for the project. Mr. Beall mentioned that the RVs and tiny houses would be located in separate areas.

Jim Moss asked Mr. Beall what the requirements for length of occupancy would be for a successful project. Mr. Beall responded that there would be long term occupancy requirements, as required in similar RV resorts. Andy White stated his concerns about maintaining occupancy. Mr. Beall responded that Phase 1 would support the project. Andy White reported that he had doubts about the success of Phase 2 due to the topography and layout of the area.

Jim Moss asked Mr. Beall how many projects he has completed. Mr. Beall responded that this is his first project.

Mr. Beall and the Commission discussed selling and renting the RV spaces, building a hotel, and reducing the RV spaces in the proposed development, paving the RV pads, and building a brew pub which would be open to the general public. They also discussed the layout of the project, including showing the existing platted residential lots and RV spaces on the plan, adjusting the RV spaces to make it easier to park, traffic flow issues, traffic and personal safety, installing fence buffers, traffic control issues and access areas on 1431.

Jim Moss asked who is responsible for paying for the left turn lanes and any needed modifications. David Harrell responded that a traffic impact analysis is needed and the applicant will need to work with both the City and the Texas Department of Transportation for any needed modifications.

Jim Moss stated that he wants to see assurance that the development will be viable. Mr. Beall responded that Phase 1 would be initially built and completed and then Phase 2 would be started. Jim asked how transients would be avoided. Mr. Beall stated that the parameters haven't been set up yet but they could have a minimum six month stay. Jim Moss asked if sales tax would be charged and Mr. Beall responded that he felt that the City would be involved in the structure and collection of sales tax for the development. Jim Moss stated that if that is the case, then the properties could not be sold. Mr. Beall responded that they haven't planned for that yet and that it would be set up by an attorney or CPA. He also discussed the preliminary business plan and infrastructure plan with the Commission.

Andy White asked Mr. Beall if the project would be a viable business. Mr. Beall responded that it is a viable business based on his calculations for 180 spaces. He also discussed his business plan for the development.

Tom Monahan discussed the lack of hotel space in the City and the current project proposal. He discussed his concerns for the proposed long term RV rental. Mr. Beall stated that he would have qualifications for people who want to stay long term, such as the type of trailers approved to be in the resort. Tom Monahan discussed the details for short term and long term rentals and occupancy rates with Mr. Beall.

Jim Moss asked Mr. Beall if he bought the property. Mr. Beall responded that he has not purchased it, that he currently has it under contract. Jim Moss asked Mr. Beall if he had an alternative plan in case the project is not feasible. Mr. Beall responded that he would consider an alternative plan and discussed the proposed hotel in the area. Mr. Beall discussed issues with renting versus selling the RV spaces with the Commission. They also discussed the consideration

of creating a PDD (Planned Development District) zoning for the project and other types of zoning, as well as extending the utilities to the RV spaces. Mr. Beall stated that he is planning a PDD and that there will be water and sewer available at every RV space. He stated that an additional cost would be involved in extending the utilities onto the RV spaces for this purpose, which was not included in the utility estimate. Mr. Beall said that each RV space would be individually metered for water, sewer and electricity.

Mr. Beall discussed with the Commission the possibility of converting the current cart paths to roads, building additional roads in the area and adjustments for lots that are within the floodplain.

Jim Moss asked David Harrell if he had any comments. David responded that most of the issues with the project that have been discussed will be resolved when the plan is finalized.

Mr. Beall stated that a traffic study has been completed and that it was approved.

Jim Moss asked Ron Smith if he had any comments. Ron Smith discussed the details of the new tiny house Ordinance that was just passed in the City of Leander. He stated that this new Ordinance would allow people who currently own older mobile homes to replace them with tiny homes.

Public Hearing was opened at 8:12 PM.

Jim Moss stated that individual comments were limited to three (3) minutes with no statement duplication allowed.

Carolyn McCormick, 8005 Chestnut Cove Lane, discussed her concerns regarding the project for her family. She stated her concerns about kids walking home from school, the privacy fence in the neighborhood, possible noise issues with RVs, issues with cutting into the property on Chestnut Cove, concerns with access to 1431 and Chestnut Cove, parking issues at the school, concerns about wildfires, issues with walking traffic in the area, people driving golf carts around the city, and issues regarding citizen safety in the city.

Sheldon Green, 21501 Sierra Trail, stated that he has been a property owner since 1995 and a resident of the city since 2008. He discussed watershed protection and wildlife preservation within the City. He stated that he wasn't against the development but that he would like to see the area preserved in its natural state. He also discussed public access to the trails, cart paths and the creek in the area.

Carolyn Bronowski, 3701 Navajo Cove, discussed the beauty of the area in the proposed development and her issues with constructing the RV resort in a residential area of the City. She stated that she is against the development.

Daniel Walker, the owner of the land for the proposed development, commented that Mr. Beall's presentation and the workshop presented that evening was very nontraditional compared to other development proposals. He stated that this reflects Mr. Beall's eagerness to engage the community in the early stages of the proposed project. He remarked that Mr. Beall's presentation came across as uncertain but that he expressed his flexibility regarding the indecisiveness of his project presentation. He stated that this isn't because he doesn't know what he is doing, but that everyone appreciates the beauty of the property. Mr. Walker stated that when he first purchased the land, he had a meeting with the City Manager regarding the City purchasing the property and turning the property into a park. He stated that the City wasn't supportive of his development ideas and only seemed to be interested in having the property donated to the City. He said that he supports Mr. Beall's plan for the development of the property as

opposed to other project developments that have been proposed. He stated that the project will develop into a good resource for the community and will potentially invite more people to invest in property in the area. He discussed the issues regarding the taxable income for the City and Mr. Beall's flexibility for the development for the project. He discussed the issues regarding the installation of the utilities in the area and the development obstacles that were brought up in the past. He stated that the commercial property must be developed by someone who appreciates the property since it would be impossible to develop the area as a residential district due to financial constraints.

ADJOURNMENT

On a motion by Jim Moss, seconded by Andy White, the Commission voted unanimously to adjourn at 8:31 P.M.

Jim Moss, Vice-Chair

Alice Drake, Development Services Admin. Assist.

On a motion by _____, seconded by _____, the foregoing instrument was passed and approved this ____ Day of _____, 2017.