

MINUTES
Thursday, April 27, 2017 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, Chair; Jim Moss, Vice-Chair; Gary Zaleski, Richard Brown, and Andy White. City Attorney Veronica Rivera, Development Services Director David Harrell, and Administrative Assistant Alice Drake were present. Paul Smith and Tom Monahan were absent.

Citizen Comments for Non-Hearing Related Items

There were no citizen comments.

CONSENT AGENDA

Consideration of Minutes:

A. March 16, 2017 Planning & Zoning Commission Special Meeting

Tara Griffin stated that the minutes for March 16, 2017 cannot be approved due to lack of quorum.

B. March 30, 2017 Planning & Zoning Commission Regular Meeting

Tara Griffin stated that the minutes for March 30, 2017 cannot be approved because they were not enclosed in the meeting packet.

PUBLIC HEARING

1. **17-1045-SP-E** - Consideration of a special exception from Ch. 14, Art. 14.200, Table A to allow an increase in height from 15' to 17.7' for a proposed single family home located at 2111 American Dr. (Lot 26016, Highland Lake Estates, Sec. 26 Amended)

A. Staff Presentation

David Harrell gave his staff presentation. He stated that based on the information contained in the packet, Staff does not think that there is an adverse impact on views created by the height increase.

B. Applicant Presentation

Matt Gerhardt with Mattco Construction stated that he built two similar homes with the same height. He said that he has received many compliments on his houses and that they have increased the property values in the area.

C. Open Public Hearing

Public hearing was opened at 7:10 P.M.

Matt Gerhardt and the Commission discussed the construction details for the height increase.

D. Close Public Hearing

Public hearing was closed at 7:18 P.M.

E. Consideration

On a motion by Gary Zaleski, seconded by Jim Moss, the Commission unanimously voted to approve item 17-1045-SP-E.

2. **17-1047-SP-E** - Consideration of a special exception from Ch. 14, Art. 14.200, Table A to allow an increase in height from 15' to 17.7' for a proposed single family home located at 20005 Lincoln Cove (Lot 2036, Highland Lake Estates, Sec. 2).

A. Staff Presentation

David Harrell presented his staff report. He stated that based on the information contained in the packet, staff does not think that there is an adverse impact on views created by the height increase.

B. Applicant Presentation

Matt Gerhardt with Mattco Construction stated that this is to increase the ceiling heights for the house and is similar to the other houses he has already built.

C. Open Public Hearing

Public hearing opening was opened at 7:20 P.M.

James Williams at 20007 Lincoln Cove opposed the special exception.

Patrick Cleary at 20003 Lee Lane opposed the special exception.

Donald Swayze at 19904 Lincoln Cove opposed the special exception.

Jeremy Hyde at 20003 Lincoln Cove opposed the special exception.

Bernadette Moody at 20000 Lincoln Cove opposed the special exception.

Ethel Williams at 20007 Lincoln Cove opposed the special exception.

D. Close Public Hearing

Public hearing closed at 7:40 P.M.

David Harrell and the Commission clarified that twenty-six (26) two-hundred (200) foot notices that were mailed out for item 17-1047-SP-E and eleven (11) notices were returned: seven (7) were opposed and four (4) were in favor of the special exception request.

E. Consideration

On a motion by Gary Zaleski, seconded by Andy White, the Commission unanimously voted to approve item 17-1047-SP-E.

3. **17-1038-CO-U** – Recommendation of a conditional use from Ch. 14, Art. 14.100, Section 6.10(B)(5)(c) to allow materials on a proposed accessory building that does not match the proposed principal building façade located at 21605 Bluejay Blvd. (Lot 5, Block H, Emerald Bend Estates, Sec. 1)

A. Staff Presentation

David Harrell gave his staff presentation. He stated that staff believes that the structure is inappropriate, contains detrimental architectural details and will impact the neighborhood as a result.

B. Applicant Presentation

Carlton Johnson at 1306 Emerald Rd, the applicant, discussed his building plans for his new accessory building and that he was trying to comply with the City's Ordinances. He stated that the structure will be used to store his boat and he was unsure how the structure would be detrimental to the neighborhood. He reported that he is open to changing his building design.

Tara Griffin discussed the details of the 25% masonry Ordinance with the applicant.

C. Open Public Hearing

Public hearing was opened at 8:12 P.M.

Anthony Santos at 21700 Cardinal Avenue asked the Commission questions about the Ordinance and was neutral to the recommendation.

D. Close Public Hearing

Public hearing was closed at 8:20 P.M.

The Commission and David Harrell discussed matching materials and colors on the accessory building with the main home and discussed the details of the Ordinance.

E. Consideration

On a motion by Tara Griffin, seconded by Richard Brown, the Commission unanimously voted to deny item 17-1038-CO-U.

The Commission took a recess at 8:27 P.M.

The Commission reconvened the meeting at 8:36 P.M.

WORKSHOP

Provide input regarding proposed development at the old Bar K Ranch nine (9) hole course.

The applicant, John Beall at 6102 Lynn Lane, and the Commission discussed the design changes to his proposed project, the buffer between the adjacent lots and the future development, concerns about people living in older RVs, the length of stay in the RVs, density and deed restrictions for lot owners, creating a PDD or an RV Ordinance for the project to address buffer, density and RV age issues, and concerns regarding the rights for current and future lot owners. The applicant and the Commission also discussed the details of the proposed project and business model, including the amount of anticipated transients and visitors, and traffic flow issues on 1431.

Kurt Prosser, the project Engineer, and the Commission discussed the details of the density requirements and traffic issues for the project, along with zoning requirements and issues to consider when designing a plan for the project.

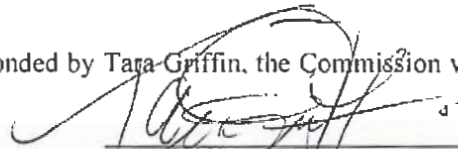
Jim Rebel who owns Idyll Glen RV Park on 19421 FM 1431 discussed his business experience in the area with the Commission.


FUTURE AGENDA ITEMS

The Commission and David Harrell discussed several proposed future agenda items: landscaping standards, accessory buildings in relation to porches on them, ID badges for the Commission, ROW and easements for future expansion, recreational vehicles and boats in back yards without fences, creating an Ordinance for future PDDs for tiny homes in the City.

ADJOURNMENT

On a motion by Gary Zaleski, seconded by Tara Griffin, the Commission voted unanimously to adjourn at 9:44 P.M.



Tara Griffin, Chair


Alice Drake, Administrative Assistant

On a motion by Gary Zaleski, seconded by Jim Moss, the foregoing instrument was passed and approved this 25 Day of May, 2017.