

MINUTES
Thursday, June 22, 2017 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, Chair; Jim Moss, Vice-Chair; Gary Zaleski, Tom Monahan, Richard Brown, Paul Smith, and Andy White. City Attorney Barbara Boulware-Wells and Commission Liaison Mark Tippetts were absent. Interim Development Services Director John Goble and Administrative Assistant Alice Drake were also present.

Citizen Comments for Non-Hearing Related Items

Kevin Sullivan, 3933 Outpost Trace, asked when the masonry requirements for the Light Industrial zone would be discussed. Tara Griffin replied that it will be put on the next meeting agenda.

CONSENT AGENDA

Consideration of the Minutes of May 25, 2017.

On a motion by Jim Moss, seconded by Andy White, the Commission unanimously voted to approve the meeting minutes for May 25, 2017, with corrections noted in the meeting.

PUBLIC HEARING

1. **17-1028-SP-E** – Continued consideration of a special exception from Ch. 14 Art. 14.200, Table A to allow for an increase in height from 18' to 25' for a new single family home located at 4600 Lakefront Cir. (Lot 834, Country Club Estates, Section 5).

A. Continued Open Public Hearing from March 30, 2017

B. The Public Hearing was closed at 7:05 P.M.

C. Staff Presentation

John Goble gave his staff presentation. He stated that there isn't an adverse impact on the views for the height increase request. He stated that a total of six (6) comments were received, five (5) were in favor, and one (1) was opposed.

D. Applicant Presentation.

The applicant was not present at the meeting.

E. Discussion

The Commission discussed the height measurement on the applicant's elevation drawing. They discussed that Development Services staff confirms that the height is correct on the applicant's drawings before it goes to the Commission for consideration. John Goble confirmed that the height indicated in the drawing is correct and discussed how the height increase is measured with the Commission. The Commission also confirmed that there are no adverse impacts on views after observing the ridge pole on the lot. They discussed that the lot would need to be cut down three (3) feet to meet the height increase request and that this would be performed under the direction of the Development Services Department. They discussed that the ridge pole should be located at the proposed structure location and not at the corner of the lot. They stated that when the new Development Services Director is hired, the special exception application process should be revised and this subject will be put on a future agenda item for further discussion. The Commission and John Goble discussed how the baseline is established for the height measurement. They discussed the

fact that the ridge pole is not required to be surveyed for accuracy and that it's the applicant's responsibility to ensure that the ridge pole is placed at the correct height.

F. Consideration

On motion by Paul Smith, seconded by Gary Zaleski, the Commission voted to approve the special height request on a vote of 6-1 in favor. (Tom Monahan opposed).

Richard Brown stated that many two story houses have been built on the street and that he did not see a problem with approving the request.

FUTURE AGENDA ITEMS

The Commission discussed reviewing the special exception application process for possible changes and continued discussion on building façade requirements should be added to the next agenda. Tara Griffin stated that Richard Brown, Tom Monahan and Andy White would be tasked with researching building façade before the next Commission meeting. The Commission and Alice Drake discussed the deadline for publishing information for the next meeting agenda. Tara Griffin stated that a workshop would be needed to discuss the building façade for the new Light Industrial District and that an Overlay District Subcommittee should be formed when the new Development Services Director is hired.

ADJOURNMENT

On a motion by Tara Griffin, seconded by Paul Smith, the Commission voted unanimously to adjourn at 7:37 P.M.



Tara Griffin, Chair



Alice Drake, Administrative Assistant

On a motion by Jim Moss, seconded by Gary Zaleski, the foregoing instrument was passed and approved this 27th Day of July, 2017.