

MINUTES
Thursday, July 27, 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, Richard Brown, and Andy White. Tom Monahan, Paul Smith, and Commission Liaison Mark Tippetts were absent. City Attorney Barbara Boulware-Wells, Acting Development Services Director John Goble and Administrative Assistant Alice Drake were also present.

Citizen Comments for Non-Hearing Related Items

Richard Starie, 21405 Coyote Trail, stated that he wants to see more commercial property available in the city.

CONSENT AGENDA

Consideration of the Following Minutes:

A. June 8, 2017, Special Meeting

These minutes were not approved, pending corrections from Tom Monahan.

B. June 22, 2017, Regular Meeting

On a motion by Jim Moss, seconded by Gary Zaleski, the Commission unanimously voted to approve the meeting minutes for June 22, 2017.

PUBLIC HEARING

1. 17-1078-PDD-REZ – Zoning Change Request – From G1 to PDD for Luxury RV Resort at 8116 Chestnut Cove.

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

B. Staff Presentation

John Goble gave his staff presentation. He stated that the applicant is requesting mixed use zoning to allow luxury RVs, tiny homes, a community garden and C-2 Commercial Zoning uses. He stated that there will be a maximum 10 year age limit on RVs, with an option of older units, as approved by management.

C. Applicant Presentation.

Brian Adams, at 5106 Sundown St., presented his proposal for a luxury RV resort and tiny home community, changing the zoning from G-1 to PDD. He stated that it will be located on 65 acres, with 33 acres being preserved for park land and trails. He reported that there will be a 25 foot buffer which will consist of a row of trimmed bushes, rear setbacks will be 25 feet, there will be a total of 180 RV sites and 20 or more tiny home sites, and a restaurant/brew pub. He said that they are also planning to build a community garden to be used by the residents in the proposed park. He reported that Phase 1 of the plan will consist of 90 RV sites and 20 or more tiny homes sites, with smaller spaces being a minimum of 2,200 square feet. He stated that there will be shower and laundry facilities, including golf cart and bike rentals. He reported that there will be onsite maintenance for the property, and the longest RV leases will to be month to month in length. He said that they are working on building a new road for access to the property off of FM 1431. He mentioned that all utilities will be provided to each site and will be paid for by the Developer and the resort will include asphalt roads. He stated that they are investing

\$750,000 for Phase 1, which will provide an estimate of \$52,000 in tax revenue for the city. He said that it will take approximately 18 months to build Phase 1 and that they will be working with the city to meet all of the requirements.

Public hearing was opened at 7:32 P.M.

Jim Harrell, 8204 Chestnut Cove, stated that he is not completely against the RV resort proposal.

Bill Maschal, 42 Meandering Way in Round Rock, is for the RV resort proposal.

Rachelle Peralton, at 21607 Sierra Trail, is against the RV resort proposal.

Sherry McCurdy, at 21510 Sierra Trail, is against the RV resort proposal.

Kathy Koza, at 7822 Dakota Circle, is against the RV resort proposal.

Scott Field, at 21142 Northland Dr., is against the RV resort proposal.

Richard Starie at 21405 Coyote Trail stated that he is probably against the RV resort because of his concerns with sewage and effluent issues; he stated that an environmental assessment study needs to be done including detailed plans.

Carl Dieckmann at 18813 Venture Dr. in Point Venture is for the RV resort proposal and is currently working on the Trail Conservancy Plan.

Gene Griffin at 20800 Mohawk St. is for the proposed RV resort.

Eddie Gier at 7706 Diamond Trail is opposed to the RV resort proposal.

Johnie Garey at 21203 Paseo De Vaca is neutral, she has concerns about the proposed RV project.

D. Discussion

Jim Moss stated that there are complex issues involved with the proposed RV project. He stated that there has been a lack of timely information and detail for the Commission's consideration. He reported that they have received new information and input from both the applicant and the public and that the Commission needs more time to review the request.

E. Consideration

On a motion by Jim Moss, seconded by Andy White, the Commission voted four (4) to one (1) to table item 17-1078-PDD-REZ until the next regular meeting. (Richard Brown opposed).

2. Building Facades, Amendments to the City's zoning Ordinance for the City of Lago Vista to modify building facades and to form a subcommittee for an overlay district.

A. Public hearing opened at 8:20 P.M.

Rod Durham at 20200 Byrd Ave. stated that he is trying to build a light industrial warehouse at 20813 Ranger Trail. He reported that the current commercial code requires 75% masonry with no garage doors allowed on the front façade. He

masonry requirement should be removed from it. He stated that the buildings should be compatible with the surrounding structures.

B. Discussion

Tara Griffin stated that this item will be tabled until the next regular meeting when the new Development Services Director is hired.

On a motion by Tara Griffin, seconded by Jim Moss, the Commission voted all in favor to table item 2 until the next regular Commission meeting.

3. **Special Exceptions**, Amendments to the City's Zoning Ordinance for the City of Lago Vista to modify notice requirements for special exceptions, posting dates of notice signs, and locations of posting of notice signs.

A. Discussion

John Goble stated that this item was put on the Commission agenda at the request of the City Council. Andy White clarified that it was a request from the Commission for more information about the item. Tara Griffin suggested that this item should be tabled until the new Development Services Director is hired. She suggested that an orientation should be established for the new Director. Gary Zaleski mentioned that the City Council Liaison should be attending Commission meetings and noted that he has missed the last three sessions.

On a motion by Tara Griffin, seconded by Andy White, the Commission voted all in favor to table item 3 until the next regular Commission meeting.

FUTURE AGENDA ITEMS

The Commission discussed putting the Comprehensive Plan Quarterly review on the next agenda; creating a workshop for Commission comments regarding PPD zoning guideline issues with the applicant (for item #1). Barbara suggested that comments can be forwarded ahead of time and then they can be addressed with the applicant in the workshop.

ADJOURNMENT

On a motion by Tara Griffin, seconded by Gary Zaleski, the Commission voted unanimously to adjourn at 8:41 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 24th Day of August, 2017.