

MINUTES
Thursday, October 26, 2017 Regular Meeting
Planning and Zoning Commission
City of Lago Vista

Gary Zaleski called the meeting to order at 7:04 P.M. in the Council Chambers, City Hall, 5803 Thunderbird St., Lago Vista, Texas. Members present were Gary Zaleski, Andy White, Tom Monahan, and Paul Smith. Members absent were Tara Griffin, Chair; Jim Moss, Vice-Chair; Richard Brown, and Commission Liaison Mark Tippetts. Ron Smith substituted as the Commission Liaison. Development Services Director Roy Jambor, City Attorney Barbara Boulware-Wells and Administrative Assistant Alice Drake were also present.

Citizen Comments for Non-Hearing Related Items

There were no citizen comments.

CONSENT AGENDA

1. Consideration of the Following Minutes:

A. September 28, 2017, Regular Meeting

On a motion by Paul Smith, seconded by Andy White, the Commission unanimously voted to approve the meeting minutes for September 28, 2017, with two (2) corrections noted.

PUBLIC HEARING

1. **17-1160-PDD-MOD** – Recommendation of the Commission to the City Council regarding a zoning change for a Planned Development District for Sunset Harbor within Chapter 14, Section 10, to allow both single and multifamily development at 5606 Country Club Dr. (Canyon Oaks, Lots 6 – 8 and Lago Vista Travis Plaza, Lots 3M and 4M).

A. Staff Presentation

Roy made his staff presentation. He discussed the details of the application. He explained that the waterfront is owned by the LCRA and is not included on the map. He stated that the marina mentioned in the application is actually for boat houses for use by the property owners. He also asked that a turn-around be provided by the gate on the side of the property.

B. Applicant Presentation

Bill Reid, the applicant, made his presentation. He discussed some of the history of the property. He discussed his concept plan with the Commission and stated that the density is based on the topography of the land. He reported that turn-arounds are included in the concept plan to permit cars to turn around (to avoid building roads over the drainage area on the property); there will be a community or day boat dock, depending on the LCRA outcome (a variance will be needed for a community dock due to LCRA rules); the community will be gated and the main entrance will be located on Country Club Drive; the emergency exit will be located on Camille Ct. He also discussed the views of the lots; he mentioned that the lots close to the lake that are not buildable due to the topography. He reported that there will be 37 homes, but he indicated up to 45 homes would be built on the application, depending on the decision by LCRA, but that the total amount of homes in the PDD will probably be less because of the topography of the lots. The applicant and the Commission discussed access issues on Camille Ct. and stated that he would work with the City to satisfy the issues. He reported that the entrance will only be used for emergency purposes only. The Commission discussed creating three lanes with a turning lane onto the property. The applicant stated that he would work with the City for this request, but that he has not been able to obtain additional property for this purpose. The Commission also discussed incorporating short term rentals in the PDD Ordinance. The applicant stated that he wasn't planning to incorporate short term rentals into his development plan, but that he would follow the City's direction on the

subject and will include them if needed. The applicant discussed the existing water and sewer lines at the top of the property and how the utilities will be run into the property. He also discussed the natural buffers on the property and the placement of the home sites, which will be built closer to the road. He stated that he is not intending to fence the property but that it will be a gated community.

C. Open Public Hearing

The public hearing opened at 7:58 P.M.

Jim Orr at 6103 Lakeshore Dr. discussed his concerns with Camille Court being used as an emergency exit and the drainage issues on Lakeshore Dr.

John Rarity at 601 Chambers Creek Ct. who owns a lot next to the water treatment plant, had questions regarding the offensive odor from the plant.

Julie McCreary at 5604 Country Club Dr. stated that the entrance to the proposed development will be next to her property and was concerned about barriers. She also discussed the issue with the sewer pipe in her backyard and her concerns with the height of the proposed houses and issues with runoff on the property. She is for the proposed development.

Carla Williams at 6001 Camille Ct. stated her concerns about the failure of the project; safety issues on Camille Ct., and her concerns with commercial development within a PDD. She is against the proposed development.

Michael Boaz at 5925 A Lago Vista Way had questions about the condominium placement on the property and also the easement around the water treatment plant. He is against the proposed development.

Robin Pond at 6105 Camille Ct. had questions about the McLean letter in the application regarding city code modification. Roy stated that it is part of their development plan for the PDD proposal. She also discussed her proposal for a lock on the gate on Camille Ct. so that local residents could have access to it in emergency situations. She also discussed her concerns with a clubhouse and restaurant in the development plan and was concerned about noise issues. She is neutral regarding the proposed development.

George Pond at 6105 Camille Ct. had comments regarding the PDD review procedure and questions regarding noticing for the meeting. He also discussed his concerns about the financial reliability of the proposed development and wants an independent engineering study done on the steep lower tier lots. He is neutral regarding the proposed development.

Harold McCreary at 5604 Country Club Dr. stated that he is for the proposed development.

Robyn Pond at 6105 Camille Ct. had questions regarding the optional recreational aquatic feature that are mentioned in the development plan. The applicant responded that it's referring to the proposed boat docks in the plan.

D. Close Public Hearing

The Public Hearing was closed at 8:26 P.M.

E. Discussion

The Commission discussed the Camille Ct. and egress issues with Roy. Roy stated that the ESD requirements are covered. The Commission discussed the gate issues with the applicant. The

applicant replied that the gate will be used for emergency access only. The Commission discussed the egress issues on Camille Ct. with the public present.

Barbara suggested that the Commission table the item until the next meeting because of the missing date, location and time of meeting on the 200 foot notices that were sent out for this meeting.

F. Recommendation

On a motion by Paul Smith, seconded by Andy White, the Commission voted all in favor to table the item until the next meeting.

The Commission took a recess at 8:40 P.M.

The meeting reconvened at 8:50 P.M.

WORKSESSION

1. Discussion regarding the Special Planning & zoning Meeting scheduled to be held at 18001 Marshalls Point Dr. on November 8, 2017.

The Commission discussed the details of their retreat with Roy scheduled for November 8, 2017 (from 3:00 P.M. to 7:00 P.M.). They discussed creating a list of priorities and establishing a scope of work. Roy stated that everything will be color-coded and that a binder will be created for each Commissioner for the Comprehensive Plan review. Roy suggested that the retreat should be an annual event. Barbara stated that the public notice is required when there will be a quorum at the meeting or hearing.

2. Discussion of the currently proposed Ordinance Amendments.

The Commission also discussed the duties of the Overlay District Subcommittee with Roy.

3. Discussion of the implementation, progress schedule and status of the Comprehensive Plan components.

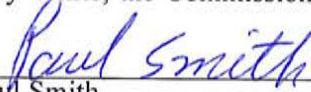
Roy stated that the main priority for the retreat is to identify priorities and tasks that need to be done. The Commission discussed and went over the Comprehensive Plan list that Roy presented to the Commissioners at the meeting. The Commission stated that they would like to have members of the Building Committee attend the retreat also. Ron suggested that the selected tasks for the Comprehensive Plan should be assigned to individuals for completion. Roy suggested that they should have an implementation schedule for the Comprehensive Plan.

The Commission and Roy discussed the issues involving having a police officer at each meeting. Roy stated that he was told that there wasn't money in the budget for this purpose, but that he would talk with the new City Manager about the issue.

FUTURE AGENDA ITEMS

ADJOURNMENT

On a motion by Paul Smith, seconded by Andy White, the Commission voted unanimously to adjourn at 9:32 P.M.



Paul Smith



Alice Drake, Administrative Assistant

On a motion by Paul Smith, seconded by Tom Monahan, the foregoing instrument was passed and approved this 20th Day of November, 2017.