

MINUTES
Monday, November 20, 2017 Regular Meeting
Planning and Zoning Commission
City of Lago Vista

Gary Zaleski 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 Gary Zaleski, Richard Brown, Tom Monahan, and Paul Smith. Members absent were Tara Griffin, Chair; Jim Moss, Vice-Chair; Andy White, City Attorney Barbara Boulware-Wells and Commission Liaison Mark Tippetts. Ron Smith substituted as the Commission Liaison. Development Services Director Roy Jambor 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. October 26, 2017, Regular Meeting

On a motion by Paul Smith, seconded by Tom Monahan, the Commission unanimously voted to approve the meeting minutes for October 26, 2017.

PUBLIC HEARING AND ACTION

- 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 corrections and additional information submitted by the applicant. He also discussed the issues with the entry to the property, the phases of the development plan and corrections made to the turnaround at the gate.

B. Applicant Presentation

Bill Reid, the applicant, made his presentation. He discussed his previous development plan which had been approved in the past and stated that it was not buildable. He discussed details regarding his current development plan which included moving the entrance to the right of the property for more visibility and increased safety. He also discussed the phasing details for the development with the Commission; stated that LCRA will be approving the docks, which will include up to 50 slips and noted that these will not be located next to the water treatment plant. He reported that if the proposed community dock is approved by LCRA, that some of the individual docks will not be built in compensation. He discussed the emergency access gate on Camille which is required for a development with more than 30 residences. He reported that only the residences within the proposed development will have access to the emergency entrance.

C. Open Public Hearing

The public hearing opened at 7:15 P.M.

George Pond at 6105 Camille Ct. stated that he was for the development but suggested that the Commission delay their decision since new documents were presented by the applicant.

Robyn Pond at 6105 Camille Ct. stated that the new documents presented by the applicant should have been provided to the public for review before the meeting.

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

Marilyn Farrell, 6005 Camille Ct. was opposed to the development. Marilyn and Richard Brown discussed the parking issues on Camille Ct.; Richard reported that the issue with the emergency entrance will be addressed by emergency personnel and not through this application.

Carla Williams at 6001 Camille Ct. was against the proposed Camille Ct. emergency entrance and the development plan.

Sharon Greenwood, 5900 Lakeshore Dr., was for the development and was concerned about the number of proposed boat slips.

D. Close Public Hearing

The Public Hearing was closed at 7:29 P.M.

E. Discussion

The Commission discussed continuing the item to the next meeting, and they also discussed issues with the phases within the development plan with the applicant.

F. Recommendation

On a motion by Tom Monahan, seconded by Richard Brown, the Commission voted all in favor, recommending item 17-1160-PDD-MOD, contingent upon the applicant updating the drawings to include the additional hammer heads. Richard Brown stipulated that the applicant should be held to only two phases in the development plan. Paul seconded the substitute motion. The Commission voted all in favor to amend the motion and pass the item to the City Council for consideration.

2. **17-1168-R-REZ:** Recommendation of the Commission to the City Council regarding a zoning change request from R-4 Multifamily Residential to R-1D Single Family Residential within Chapter 14, Section 13, Article 13.20 located at 20201, 20203, 20205, 20209, 20211 and 20213 Continental Dr. (Highland Lakes Estates, Section 16, Lots 1A – 6A).

A. Staff Presentation

Roy made his staff presentation and briefly went over the application.

B. Applicant Presentation

Gregg Billings, a Real Estate Broker, stated that the lots were replatted from four to six lots. He stated that in the past, the City Manager asked him if the lots would be rezoned since rezoning would be more practical due to the topography of the development and would create more views for surrounding residents. He discussed the proposed private road and drainage issues within the development. He stated that all of the lots are located within the 100 year flood plain.

Richard Brown stated that the smaller lot sizes and proposed smaller homes with a minimum 1,200 square feet of living space would not be compatible with larger homes currently located in the neighborhood. Gregg responded that his plan is more cost effective and will bring more views, with the possibility of larger homes being built if any of the lots are consolidated.

C. Open Public Hearing

The public hearing opened at 8:03 P.M.

D. Close Public Hearing

The public hearing closed at 8:04 P.M.

E. Discussion

The Commission discussed potential building issues within the proposed zoning change request.

F. Recommendation

On a motion by Paul Smith seconded by Tom Monahan, the Commission voted 3 to 1 in favor and approved item 17-1168-R-REZ and passed it to the City Council for recommendation. (Richard Brown opposed.)

3. **17-1174-SP-E:** Consideration of a special exception from Chapter 14, Article 14.200, Table A to allow an increase in height from 15 feet to 20 feet for a proposed single family home located at 3700 Alamo Cove (Highland Lakes Estates, Section 10, Lot 10057).

A. Staff Presentation

Roy made his staff presentation and discussed his concerns with the building elevations since an insufficient amount of masonry was shown on the plans.

B. Applicant Presentation

Ken Blake, the applicant, stated that the masonry issue was an oversight and he will not ask for a variance for it. He mentioned that the entrance will be on Alamo Cove.

C. Open Public Hearing

The public hearing opened at 8:10 P.M.

D. Close Public Hearing

The public hearing was closed at 8:11 P.M.

E. Discussion

There was no further discussion among the Commission.

F. Recommendation

On a motion by Tom Monahan, seconded by Paul Smith, the Commission voted all in favor to approve item 17-1174-SP-E, contingent upon the required masonry being added to the plans for the home.

4. **17-1177-SP-E:** Consideration of a special exception from Chapter 14, Article 14.200, Table A to allow an increase in height from 15 to 23 feet, 6 inches for a proposed single family home located at 3007 Drake Cove (Highland Lakes Estates, Section 14, Lot 14040).

A. Staff Presentation

Roy made his staff presentation. He stated that the documents in the application don't indicate the height of the proposed structure; the rear easement is not correct on the survey (15 feet); and, as a result, the proposed house may not fit on the lot. He reported that the building elevations submitted are not correct and that they are just pictures of a house that does not include the required masonry. He also reported that the garage on the site plan shows a front entry garage, but the picture provided by the applicant shows a side entry garage. He also stated that he is concerned with the proposed seven foot cut into the property. He reported that if this can't be done, the application may be coming back for another approval if the plans are changed by the applicant.

B. Applicant Presentation

Mark Freese, with Craftmen Homes, stated that the plans will be changed. He reported that it will be 100% stucco and that masonry will be added to the plans. He stated that there will be an extra room on top of the garage and that it will be changed from a side entry to a front entry garage. He

suggested that the old golf cart path next to the property could be added through a lot consolidation which would add space for the proposed structure. Gary mentioned that the plans submitted by the applicant were not clear and that he didn't have any issues with the height of the proposed structure.

C. Open Public Hearing

The public hearing opened at 8:28 P.M.

D. Close Public Hearing

The public hearing closed at 8:28 P.M.

E. Discussion

The Commission discussed the application and stated that they did not have any issues with the height, even though the application documentation was not correct.

F. Recommendation

On a motion by Tom Monahan, seconded by Paul Smith, the Commission voted all in favor and approved item 17-1177-SP-E.

5. **17-1179-SP-E:** Consideration of a special exception from Chapter 14, Article 14.200, Table A to allow an increase in height from 15 feet to 22 feet for a proposed single family home located at 20648 Highland Lake Dr. (Highland Lakes Estates, Section 18, Lot 18124).

A. Staff Presentation

Roy made his staff presentation and mentioned that the plans were revised to fit the proposed structure within the easements on the property. He also mentioned that the applicant needs to add the required masonry to the plans.

B. Applicant Presentation

George Karr, the applicant, reported that the masonry requirement will be met. He also stated that the tall trees on the lot already block the view on the property.

Richard commented that the applicant did a good job installing the ridge pole since it was clearly visible on the lot, despite the tall trees on the property.

C. Open Public Hearing

The public hearing opened at 8:34 P.M.

D. Close Public Hearing

The public hearing closed at 8:34 P.M.

E. Discussion

Richard mentioned that there is a two-story house across the street and others are located within the neighborhood. The Commission mentioned that no views were obstructed.

F. Recommendation

On a motion by Paul Smith, seconded by Tom Monahan, the Commission voted all in favor and approved item 17-1179-SP-E, contingent upon masonry requirements being met through the building permit application process.

FUTURE AGENDA ITEMS

1. Roy mentioned the Tree Preservation Ordinance. He stated that it should be revised along with the Landscaping Ordinance.
2. Tom stated that the Special Exception Ordinance should be revised to add more criteria.
3. Roy reported that a Mixed Use District Ordinance should be considered to address compatibility issues.
4. The Commission discussed issues regarding police presence at open public meetings. Roy stated that the subject is on the agenda for the next staff meeting in the department.

ADJOURNMENT

On a motion by Paul Smith, seconded by Tom Monahan, the Commission voted unanimously to adjourn at 8:51 P.M.



Paul Smith



Alice Drake, Administrative Assistant

On a motion by Tom Monahan seconded by Gary Zaleski, the foregoing instrument was passed and approved this 28th Day of December, 2017.