



The City of Lago Vista

*To provide and maintain a healthy, safe, vibrant
community, ensuring quality of life.*

**NOTICE OF A REGULAR MEETING
PLANNING AND ZONING COMMISSION
THURSDAY, January 28, 2016, 7:00 PM
COUNCIL CHAMBERS
CITY HALL - 5803 THUNDERBIRD ST.**

NOTICE IS HEREBY GIVEN that the Planning and Zoning Commission of the City of Lago Vista, Texas will hold a meeting on the above date and time for discussion and possible action to be taken on the following:

2016 ELECTION OF CHAIR & VICE-CHAIR

PUBLIC COMMENTS FOR NON-HEARING RELATED ITEMS

CONSENT AGENDA

All matters listed in Consent Agenda, are to be considered routine by the Commission and will be enacted by one motion. There will not be separate discussion on these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately as a business item.

1. Consider Approval Of The Following Minutes:
 - A. October 1, 2015 Planning & Zoning Commission Regular Meeting.
 - B. December 10, 2015 Planning & Zoning Commission Regular Meeting.

BUSINESS ITEMS

FUTURE AGENDA ITEMS

IT IS HEREBY CERTIFIED that the above Notice was posted on the Bulletin Board located in City Hall in said City at 3:10 pm on the 21st day of January, 2016.

Belinda Kneblick, Assistant City Secretary

THE CITY OF LAGO VISTA IS COMMITTED TO COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. REASONABLE MODIFICATIONS AND EQUAL ACCESS TO COMMUNICATIONS WILL BE PROVIDED UPON REQUEST. IN ADDITION TO ANY EXECUTIVE SESSION ALREADY LISTED ABOVE, THE PLANNING & ZONING COMMISSION RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME DURING THE COURSE OF THIS MEETING TO DISCUSS ANY OF THE MATTERS LISTED ABOVE, AS AUTHORIZED BY TEXAS GOVERNMENT CODE FOR THE FOLLOWING PURPOSES: §551.071: CONSULTATION WITH ATTORNEY; §551.072: DELIBERATIONS REGARDING REAL PROPERTY; §551.073: DELIBERATIONS REGARDING GIFTS AND DONATIONS; §551.074: PERSONNEL MATTERS; §551.076: DELIBERATIONS REGARDING SECURITY DEVICES; §551.087: DELIBERATIONS REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS.



**CITY OF LAGO VISTA
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MEMO

To: Planning & Zoning Commission

From: David Harrell, AICP, Director

RE: 2016 Election of Chair and Vice Chair.

I will formally open the meeting at 7:00 PM. At that time I will open elections for Chair, upon a motion (no second necessary) and vote there will be a new Chair. After, I will turn the Vice Chair elections over to the new Chair for a motion (no second necessary) and vote.

MINUTES
Thursday, October 1st, 2015 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 at the City Municipal Building, 5803 Thunderbird St., Lago Vista, Texas. Members present were Tara Griffin, Paul Smith, Andy White and Vernon Reher. Gary Zaleski, Richard Brown and Jim Moss were absent. City Manager Melissa Byrne-Vosmer, City Attorney Barbara Boulware-Wells, City Council Liaison Dale Mitchell, Development Services Director David Harrell and Development Services Secretary Sherry McCurdy were also present.

PUBLIC COMMENTS FOR NON-HEARING RELATED ITEMS.

There were no comments from the public for Non-Hearing Related Items.

CONSIDERATION OF MINUTES:

- A. September 10, 2015 Planning and Zoning Commission Regular Meeting.**
- B. September 14, 2015 Planning and Zoning Commission and Comprehensive Plan Advisory Committee Joint Special Meeting.**

On a motion by Vernon Reher, seconded by Paul Smith, the Planning and Zoning Commission voted unanimously to table the minutes until the next Planning and Zoning Commission Meeting.

PUBLIC HEARING

- 1. ZON 1045 – Recommendation of the Planning & Zoning Commission of a PDD Modification to Ordinance 13-06-06-02 (Montechino PDD) to allow for a name change; modify maximum lot coverage in Area 4 (Garden Homes); add permitted Uses to Area 5 (Commercial Parcels) and allow restaurants to have outdoor areas and restricting entertainment and/or musical groups performing to requirements of the noise ordinance; add permitted Uses to Area 6 (Residential Community Center); add a permitted Use in Area 7 (Open Space); and require improvements on specific sites in accordance with an approved Water Quality Master Plan.**

David Harrell gave a staff report from the material that had been previously provided to the Planning and Zoning Commission. The staff recommends approval of the modification request.

Applicant, Brian Atlas, gave explanation to the changes being requested. He explained some of the requests were a cleanup of verbiage in the original PDD. He expressed that he thought he had submitted more detail that was left out of the presentation.

David Harrell responded that anything the applicant had submitted was presented to the Commission. The items Mr. Atlas was referring to were presented after public notice had been made for the Public Hearing.

The Public Hearing was opened at 7:14 PM.

Dorothy Gudgell, property owner in Lakeshore Ranch and Marshalls Harbor spoke in opposition of the PDD Amendment.

The Public Hearing was closed at 7:16 PM.

The members of the Planning and Zoning Commission, David Harrell, Brian Atlas and Dale Mitchell discussed live music, previous developer, past history of Montechino, green space, and impervious cover.

Paul Smith had a question from materials that Dorothy Gudgell provided to the City before the meeting, which the City had passed out to the Commission, regarding an agreement between the applicant and herself.

Tara Griffin asked that the question be directed to the City Attorney, Barbara Boulware-Wells.

Barbara Boulware-Wells stated that the Planning and Zoning Commission is not the forum for the underlying legal issues to be judged. The Planning and Zoning Commission is tasked with deciding if the PDD meets the requirements and/or the guidance documents and does anything run outside of the requirements. The Planning and Zoning Commission decision needs to be based on these facts of the PDD Amendment request and not on legal issues. The City Council members are the ones that ultimately make the decisions on the legal issues.

The Public Hearing was closed at 7:18 PM.

On a motion by Tara Griffin and seconded by Andy White, the Planning & Zoning Commission voted unanimously to recommend to City Council a PDD Modification to Ordinance 13-06-06-02 (Montechino PDD) to allow for a name change and modify maximum lot coverage in Area 4 (Garden Homes); add permitted Uses to Area 5 (Commercial Parcels) and allow restaurants to have outdoor areas and restricting entertainment and/or musical groups performing to requirements of the noise ordinance; add permitted Uses to Area 6 (Residential Community Center); add a permitted Use in Area 7 (Open Space); require improvements on specific sites in accordance with an approved Water Quality Master Plan.

WORKSHOP

1. Discussion of Code Changes to Chapter 10 (Subdivision Ordinance).

Tara Griffin stated a special meeting is going to be scheduled to discuss the Subdivision Ordinance.

FUTURE AGENDA ITEMS

There were no Future Agenda Items,

On a motion by Vernon Reher and seconded by Paul Smith, the Planning & Zoning Commission meeting adjourned at 7:32 PM.

Tara Griffin, Chair

Sherry McCurdy, Development Services Secretary

On a motion by _____, seconded by _____, the foregoing instrument was passed and approved this 12th day of November, 2015.

MINUTES
Thursday, December 10, 2015 Regular Meeting
Planning and Zoning Commission
City of Lago Vista

Vice-Chair Jim Moss called the meeting to order at 7:00 P.M. in the Council Chambers at the City Municipal Building, 5803 Thunderbird St., Lago Vista, Texas. Members present were Jim Moss, Paul Smith, Vernon Reher, Richard Brown and Gary Zaleski. Andy White and Tara Griffin were absent. City Council Liaison Rich Raley, Development Services Director David Harrell, City Attorney Paige Saenz, and Development Services Administrative Assistant Sherry McCurdy were also present.

PUBLIC COMMENTS FOR NON-HEARING RELATED ITEMS.

There were no comments from the public.

CONSIDERATION OF MINUTES:

A. October 1, 2015 Planning and Zoning Commission Regular Meeting.

The minutes were tabled due to a lack of quorum present from the October meeting.

B. November 10, 2015 Planning and Zoning Commission Regular Meeting.

On a motion by Gary Zaleski and seconded by Paul Smith, the Planning and Zoning Commission unanimously approved the November 10, 2015 Planning and Zoning Commission Regular Meeting minutes.

PUBLIC HEARING

1. Repeal and replacement of Chapter 10, Article 10.100

David Harrell explained the areas that were highlighted in the staff report indicating changes made since last month's regular meeting.

Paige Saenz, David Harrell, Rich Raley and members of the Planning and Zoning Commission continued their discussion of the remaining Subdivision Ordinance.

The Public Hearing was opened at 8:35 PM. There was no public present.

The Public Hearing was closed at 8:36 PM.

On a motion by Gary Zaleski and seconded by Vernon Reher, the Planning & Zoning Commission voted unanimously to recommend to City Council repealing and replacing of Chapter 10, Article 10.100 with the exception that Vernon Reher and David Harrell come to a consensus on the parkway verbiage in the sidewalk ordinance.

BUSINESS ITEMS

1. Discussion and potential action concerning moving of Commission meeting dates for 2016.

The Planning and Zoning Commission members, David Harrell and Rich Raley discussed available options for meeting dates. They discussed possible actions for accommodating the November and December meetings. After this discussion it was decided the Planning and Zoning Meetings will be moved to the 4th Thursday of each month.

FUTURE AGENDA ITEMS

There were no future agenda items.

On a motion by Vernon Reher and seconded by Paul Smith, the Planning & Zoning Commission meeting adjourned at 9:16 PM.

Jim Moss, Vice Chair

Sherry McCurdy,
Development Services Administrative Assistant

On a motion by _____, seconded by _____, the foregoing instrument was passed and approved this 28th day of January, 2016.