



AGENDA
PLANNING & ZONING COMMISSION REGULAR MEETING
COUNCIL CHAMBERS
5803 THUNDERBIRD STREET
MARCH 12, 2026 AT 4:00 PM

JOIN MEETING VIA VIDEO CONFERENCE

Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/361413933>

You can also dial in using your phone.

Access Code: 361-413-933

United States: +1 (872) 240-3311

I. CALL TO ORDER, CALL OF ROLL

Lynda Aird, Chairperson

Dave Stewart

Jeff Hewgley

Gene Harris

Enrique Lopez

Ann Cleator

Nelson Minyard

Paul Prince - Council Liaison

Staff Liaison - Jordan Strohmeyer

II. CITIZEN COMMENTS

In accordance with the Open Meetings Act, the Commission is prohibited from acting or discussing (other than factual responses to specific questions) any items not on the agenda.

To participate in the citizen comments portion of the meeting, you must submit a completed form. If you are attending the meeting in the City Council Chambers you must complete the form available at that location and provide it to the Chair prior to the start of the meeting. If you will be participating using the online videoconferencing tool, you must complete the form and submit it by email in accordance with the instructions included within the form. It is found on the City's website at the link below.

[Citizen Participation Registration Form](#)

III. STAFF AND COUNCIL LIAISON REPORTS

1. Routine Reports from City staff.

2. Routine Reports from City Council Liaison.

IV. CONSENT AGENDA

All matters listed in the Consent Agenda are to be considered routine by the Commission and will be enacted by one motion without discussion. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.

1. Approval of Minutes for the February 12th, 2026.
2. Approval of Minutes for the February 26th, 2026.

V. PUBLIC HEARING AND ACTION (ORDINANCE AMENDMENTS)

1. Open A Public Hearing For The Discussion, Consideration And Possible Action For An Ordinance Of The City Of Lago Vista, Texas, Amending Chapter 14 Also Known As "Zoning Ordinance" Of The Code Of Ordinances, Specifically Exhibit A, Part Iv, Table B (Use Table), By Adding A New Use Category For Indoor Inventory Storage And Allowing Such Use In All Commercial Zoning Districts; Providing For Purpose And Intent; Providing The Amendment; Providing For Use Description; Providing For A Finding Of Fact Clause; Providing For Severability; Providing For A Repealer; Providing An Effective Date; Providing For A Projects In Transition Clause; Providing For A Codification And Publication Clause And Providing An Open Meetings Clause.

VI. ACTION ITEMS

1. Discussion, Consideration, and Possible Action on the January 8th and 22nd, 2026 Meeting Minutes
2. Establishment and Appointment of Members to a Comprehensive Plan Subcommittee.

VII. ADJOURNMENT

IT IS HEREBY CERTIFIED that the above Notice was posted on the Bulletin Board in accordance with Government Code section 551.041 located at all times in City Hall in said City at 5:00 pm on the 4th day of March 2026.

Robin Smith, 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 AND 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.



Item Cover Page

PLANNING & ZONING COMMISSION AGENDA ITEM REPORT

DATE: March 12, 2026

SUBMITTED BY: Jordan Strohmeyer, Development Services

SUBJECT: Approval of Minutes for the February 12th, 2026.

ATTACHMENTS:
[2026-02-12 planning-zoning-commission_minutes.pdf](#)



**PLANNING &
ZONING COMMISSION
REGULAR
MEETING MINUTES
THURSDAY, FEBRUARY 12, 2026
4:00 PM
COUNCIL CHAMBERS
5803 THUNDERBIRD STREET**

Lynda Aird, Chairperson
Jeff Hewgley, Member

Gene Harris, Member
Ann Cleator, Member
Enrique Lopez, Member
Dave Stewart, Member
Nelson Minyard, Member

I. CALL TO ORDER, CALL OF ROLL

Meeting called to order at 4:02 PM.

Present: Lynda Aird, Jeff Hewgley, Gene Harris, Enrique Lopez, Dave Stewart

Absent: Ann Cleator, Nelson Minyard

Paul Prince – Council Liaison

Jordan Strohmeyer – Staff Liaison

II. CITIZEN COMMENTS

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Paul Roberts (remote) provided comments:

- *Expressed support for long standing agenda items dating 2024-2025.*
- *Requested revival of dormant committees including fee-in-lieu of tree preservation.*
- *Praised staff work on the Future Land Use Map.*

III. STAFF AND COUNCIL LIAISON REPORTS

1. Routine Reports from City staff.

- *Comprehensive Plan update progressing; chapters 1 and part of 2 provided in packet.*
- *Mapping phase to begin once categories finalized.*
- *City Council preparing to finalize Code Reorganization at next meeting.*

2. Routine Reports from City Council Liaison.

- *Microphone system reviewed (push-to-talk procedures).*

IV. CONSENT AGENDA

All matters listed in the Consent Agenda are to be considered routine by the Commission and will be enacted by one motion without discussion. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.

1. Approval of Minutes for January 8, 2026.

To be removed from the consent agenda and have it amended to state the following: Nelson Minyard made a motion to approve 25-2905-PDD-REZ Enrique Lopez seconded.

Gene Harris, Enrique Lopez, Nelson Minyard and Lynda Aird voted in favor. Jeff Hewgley and Ann Cleator voted against. Dave Stewart said he would have supported it if he had been able to vote (he had not yet sworn in as a commissioner and could not vote at this meeting).

Moved by Enrique Lopez; seconded by Gene Harris to Approve as Amended

Motion Passed: 5 - 0

2. Approval of Minutes for January 22, 2026.

To be removed from the consent agenda and have it amended to state the following: Add to the January 22, 2026 minutes under V. Action items it was noted that there was an addition of a second public park to the preliminary plat that was not included in the PDD and that there was discussion about the width of the Dodge Trail Extension not being in compliance with the requirements of the Development Agreement. The motion was made by Ann Cleator to approve this preliminary plat with the condition that the final plat has the ordinance to the Dodge Trail extension added to it. Dave Stewartl, Jeff Hewgley, Nelson Minyard, Enrique Lopez, and Ann Cleator in favor, Lynda Aird opposed, for the given reason that it was not clear that the Dodge Trail extension meets the terms of the DA.

Moved by Enrique Lopez; seconded by Jeff Hewgley to Approve as Amended

Motion Passed: 4 – 0

Gene Harris abstained (he was not present for January 22,2026 meeting)

V. WORKSHOP

1. Discussion on a referral from the City Council to review and make recommendations regarding Parkland Dedication and Fee-in-Lieu ordinance requirements.

Presenter: David Montgomery-Scott

- *Current requirement: 1 acre of parkland per 30 dwelling units, or \$1,050 per unit in lieu.*
- *Fees may only be used for acquisition/development, not maintenance.*
- *Nollan/Dolan Supreme Court standards require Nexus & Rough Proportionality.*
- *Estimated current city parkland: 36 acres.*
- *Current level of service is significantly lower than comparable cities.*
- *Calculated maximum defensible fee: \$839 per unit, indicating current fee \$1,050 exceeds proportionality and could be subject to legal challenge.*
- *Need for formal land valuation acknowledged, but costly.*
- *Debate on whether to adjust fees now or after valuation study.*
- *Identification of additional usable city-owned land requested.*
- *Concern regarding lack of parks outside POA property.*
- *Conduct further evaluation of land valuation options.*
- *Prepare alternative fee structures for future review.*

VI. ACTION ITEMS

1. Discussion, consideration, and possible action regarding Tree Ordinance recommendations from the Tree and Landscaping Committee.
2. Discussion on a referral from the City Council to review and make recommendations on the Fee-in-Lieu of Tree Preservation ordinance and to define the allowed uses of those fees.

(Items combined for discussion)

Staff Presentation

- *PRAC requested review of:*
 - *Protected tree diameter reduction*
 - *Removal of “pocket parks” limitation on fund use*
 - *Adjustment of fee-in-lieu amounts*

Public Input

- *Several citizens shared concerns about:*
 - *Fairness of fees to individual homeowners*
 - *Enforcement challenges*
 - *Tree replacement burdens*
 - *Small lot constraints*

- Cedar vs. oak considerations
- Property rights vs. environmental preservation

Tree Subcommittee Report

39 recommendations developed: 7 prioritized for immediate consideration.

- 1. Remove “pocket park” limitation – allow mitigation funds for all park development.*
- 2. Increase replacement tree minimum size from 2" to 3" caliper and 8 ft height.*
- 3. Table fee-in-lieu changes pending staff review and formal proposal.*
- 4. Do not require tree removal signage.*
- 5. Do not modify protected tree diameter at this time.*
- 6. Exempt 1–2 family residential properties with a Certificate of Occupancy from tree restrictions.*
- 7. Direct staff to continue developing draft ordinance revisions using phased approach.*

3. Discussion, consideration and possible action regarding the Future Land Use Map and Comprehensive Plan.

- *Chapters 1 and parts of 2 presented.*
- *Parks & Recreation requires six months for its chapter.*
- *Land use mapping is next critical step; detailed maps to be provided.*
- *Request for large-format maps with clearer road labels.*
- *Map assignment: Commissioners will mark proposed land use for 20-year horizon.*
- *Maps to be picked up next week and returned by Feb. 23.*
- *Special Meeting scheduled for Feb. 26 at 4:00 p.m. to review map proposals.*

4. Discussion, consideration, and possible action on the Special Height Exception process.

- *Issue raised due to confusion between variance and special exception processes*
- *Code sections spread across multiple chapters.*
- *Discussion postponed due to need for formal training for P&Z and BOA on variances and special exceptions.*
- *Motion to postpone until training is completed approved unanimously.*

Moved by Lynda Aird; seconded by Enrique Lopez to Table.

Motion Tabled: 5- 0

VII. ADJOURNMENT

Chair Lynda Aird adjourned the meeting at 8:25 PM.

CITY OF LAGO VISTA

Lynda Aird, Chair

ATTEST:

City Staff

Date approved by Planning and Zoning Commission: _____



Item Cover Page

PLANNING & ZONING COMMISSION AGENDA ITEM REPORT

DATE: March 12, 2026

SUBMITTED BY: Jordan Strohmeyer, Development Services

SUBJECT: Approval of Minutes for the February 26th, 2026.

ATTACHMENTS:
[2026-02-26 planning-zoning-commission minutes.pdf](#)



**PLANNING AND ZONING
COMMISSION CALLED MEETING
MINUTES
THURSDAY, FEBRUARY 26, 2026
4:00 PM
COUNCIL CHAMBERS
5803 THUNDERBIRD STREET**

Lynda Aird, Chairperson
Gene Harris, Vice-
Chairperson
Enrique Lopez
Nelson Minyard
Ann Cleator
Jeff Hewgley
Dave Stewart

I. CALL TO ORDER, CALL OF ROLL

Meeting called to order at 4:00 PM

Present: Lynda Aird, Gene Harris, Nelson Minyard, Ann Cleator, Dave Stewart, Jeff Hewgley (GoToMeeting)
Absent: Enrique Lopez

Paul Prince - Council Liaison
Jordan Strohmeier – Staff Liaison

II. CITIZEN COMMENTS

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[Citizen Participation Registration Form](#)

David VonOhlerking

- *Concerns regarding possible future changes to tree requirements.*

III. STAFF AND COUNCIL LIAISON REPORTS

1. Routine Reports from City staff.

Hotel Planned Development District

- *Will return to P&Z after parameters are re-evaluated. Discussion at Council focused on zero impact mitigation.*
- *Staff met with owner and engineer; revision expected.*

Nature's Point Ordinance Refence

- *Will be used as an example of required specificity and documentation when the hotel PDD returns.*

TIA Review

- *Now on its fourth round with Freese & Nichols; nearing completion with remaining comments considered fixable.*

Future Timeline

- *Hotel project will not return in March; earliest possible is April.*

Comprehensive Plan Progress

- *Remaining major chapters on agenda for next meeting.*
- *Council requested addition of a zoning use table to the current development code.*
- *Ordinance has been drafted and will appear on next month's agenda.*

2. Routine Reports from City Council Liaison.

- *Emphasized that FLUM and Comprehensive Plan updates will require significant time and preparation between meetings.*
- *Encouraged commissioners to complete pre-meeting homework to ensure productive sessions.*
- *Noted that the Charter Review process showed the value of structured, line by line review.*

IV. ACTION ITEMS

1. Discussion, consideration and possible action regarding the Future Land Use Map and Comprehensive Plan.

- *Staff received insufficient FLUM maps from Commissioners to create a composite map for discussion.*
- *Without adequate data, staff could not prepare for a full discussion or decision.*
- *Need for all Commissioners to check and use their official city email.*
- *Importance of participating in the discussion board and completing homework.*
- *Concerns about overly glossy format; desire for less fluff and more data.*

Motion to Defer Discussion

Moved by Lynda Aird; second by Gene Harris to resume Comprehensive Plan and FLUM review at the next regular March meeting.

Motion passed 6-0

V. ADJOURNMENT

Chair Lynda Aird adjourned the meeting at 4:47 PM.

CITY OF LAGO VISTA

Lynda Aird, Chair

ATTEST:

City Staff

Date approved by Planning and Zoning Commission: _____



Item Cover Page

PLANNING & ZONING COMMISSION AGENDA ITEM REPORT

DATE: March 12, 2026

SUBMITTED BY: Jordan Strohmeyer, Development Services

SUBJECT: Open A Public Hearing For The Discussion, Consideration And Possible Action For An Ordinance Of The City Of Lago Vista, Texas, Amending Chapter 14 Also Known As "Zoning Ordinance" Of The Code Of Ordinances, Specifically Exhibit A, Part Iv, Table B (Use Table), By Adding A New Use Category For Indoor Inventory Storage And Allowing Such Use In All Commercial Zoning Districts; Providing For Purpose And Intent; Providing The Amendment; Providing For Use Description; Providing For A Finding Of Fact Clause; Providing For Severability; Providing For A Repealer; Providing An Effective Date; Providing For A Projects In Transition Clause; Providing For A Codification And Publication Clause And Providing An Open Meetings Clause.

ATTACHMENTS:

[Ord. No. XXXXX \(Ch14Council\).pdf](#)

ORDINANCE NO. XXXXXXXX

AN ORDINANCE OF THE CITY OF LAGO VISTA, TEXAS, AMENDING CHAPTER 14 ALSO KNOWN AS “ZONING ORDINANCE” OF THE CODE OF ORDINANCES, SPECIFICALLY EXHIBIT A, PART IV, TABLE B (USE TABLE), BY ADDING A NEW USE CATEGORY FOR INDOOR INVENTORY STORAGE AND ALLOWING SUCH USE IN ALL COMMERCIAL ZONING DISTRICTS; PROVIDING FOR PURPOSE AND INTENT; PROVIDING THE AMENDMENT; PROVIDING FOR USE DESCRIPTION; PROVIDING FOR A FINDING OF FACT CLAUSE; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR A PROJECTS IN TRANSITION CLAUSE; PROVIDING FOR A CODIFICATION AND PUBLICATION CLAUSE AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, The City Council of the City of Lago Vista, Texas, is authorized under Chapter 211 of the Texas Local Government Code to adopt and amend zoning regulations for the purpose of promoting the public health, safety, morals, and general welfare; and

Whereas, The City’s Zoning Ordinance, codified as Chapter 14 of the Code of Ordinances, establishes permitted and conditional land uses by zoning district through Exhibit A, Part IV, Table B (Use Table); and

Whereas, At a duly posted meeting on February 19, 2026, the City Council requested staff to initiate a zoning text amendment to establish Indoor Inventory Storage as a distinct use category and to allow such use within commercial zoning districts; and

Whereas, The City Council determined that certain commercial businesses require indoor inventory storage as a functional component of their operations and that such use is not adequately distinguished from warehouse or industrial uses under the current ordinance; and

Whereas, The City Council finds that indoor inventory storage, when conducted entirely within an enclosed structure and operated in compliance with all applicable zoning, building, and performance standards, is compatible with commercial zoning districts and does not create adverse impacts to surrounding properties; and

Whereas, In accordance with state law and the City’s adopted zoning procedures, the proposed zoning text amendment was scheduled for public hearing before the Planning and

Zoning Commission on **March 12, 2026**, and thereafter for consideration by the City Council on **March 19, 2026**; and

Whereas, The Planning and Zoning Commission reviewed the proposed zoning text amendment and transmitted its recommendation to the City Council for final consideration;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS, THAT:

Section 1. Purpose And Intent. The purpose of this ordinance is to amend the City's Zoning Ordinance to establish Indoor Inventory Storage as a distinct use category and to allow such use within all commercial zoning districts, subject to all applicable standards of Chapter 14 and other City regulations.

Section 2. Amendment. Chapter 14, Exhibit A, Part IV, Table B (Use Table) of the Code of Ordinances is hereby amended by adding a new use category titled "Indoor Inventory Storage," which shall be permitted in all commercial zoning districts, as reflected in Exhibit A attached hereto and incorporated herein for all purposes.

Except as expressly amended herein, all other provisions of Chapter 14 shall remain in full force and effect.

Section 2. Use Description. For purposes of interpretation and administration of Chapter 14, Indoor Inventory Storage shall mean:

The storage of goods, materials, or inventory entirely within an enclosed building, accessory to or associated with a permitted commercial use, where no outdoor storage, bulk distribution, freight terminal activity, or primary warehousing operations occur.

Indoor Inventory Storage does **not** include:

- Outdoor storage of materials or equipment;
- Distribution centers, fulfillment centers, or freight terminals;
- Industrial warehousing or logistics operations involving frequent heavy truck traffic.

Section 3. Finding of Fact. All the above and foregoing recitals are hereby found to be true and correct legislative findings of the City and are incorporated herein as findings of fact.

Section 4. Severability. If any section, subsection, article, paragraph, sentence, clause, or word in this Ordinance is for any reason held to be invalid or

unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, and the City Council hereby declares it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

Section 5. Repealing. All ordinances and parts thereof in conflict herewith expressly repealed insofar as they conflict herewith. are hereby.

Section 6. Effective Date. This ordinance shall take effect immediately upon its passage and publication in accordance with the provisions of the Texas Local Government Code.

Section 7. Projects in Transition. Projects in transition shall be reviewed and regulated in accordance with the Code in effect at the time a complete application was filed.

Section 8. Codification and Publication. The City Secretary is hereby directed to record, codify, and publish the attached amendments to the City's Code of Ordinances as authorized by Section 52.013 of the Texas Local Government Code.

Section 9. Open Meetings Clause. It is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

PASSED AND APPROVED on the 19th day of March 2026.

CITY OF LAGO VISTA, TEXAS

Shane Saum, Mayor

ATTEST:

Robin Smith, City Secretary



Item Cover Page

PLANNING & ZONING COMMISSION AGENDA ITEM REPORT

DATE: March 12, 2026

SUBMITTED BY: Jordan Strohmeyer, Development Services

SUBJECT: Discussion, Consideration, and Possible Action on the January 8th and 22nd, 2026 Meeting Minutes

ATTACHMENTS:
[2026-01-08 planning-zoning-commission_minutes.pdf](#)
[2026-01-22 planning-zoning-commission.pdf](#)



**PLANNING &
ZONING COMMISSION REGULAR
MEETING MINUTES
THURSDAY, JANUARY 8, 2026
6:00 PM
COUNCIL CHAMBERS
5803 THUNDERBIRD STREET**

Lynda Aird, Chairperson
Jeff Hewgley, Member
Gene Harris, Member
Ann Cleator, Member
Enrique Lopez, Member
Dave Stewart, Member
Nelson Minyard, Member

I. CALL TO ORDER, CALL OF ROLL

Meeting called to order at 6:02 pm.

Present: Lynda Aird, Jeff Hewgley, Gene Harris, Nelson Minyard, Enrique Lopez, Ann Cleator, Dave Stewart (Arrived late but present. He was not sworn in and therefore could not vote on any items during this meeting).

Jordan Strohmeyer, Staff Liaison
Paul Prince, Council Liaison

II. CITIZEN COMMENTS

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Citizen comments from Rachel Rich and Paul Roberts.

- *Citizens expressed concerns and observations about development compliance, growth management policies, and infrastructure coordination. Emphasis on reviewing Chapter 15 Growth Management Ordinance*
- *for developments of 10+ lots or acres*

III. STAFF AND COUNCIL LIAISON REPORTS

1. Routine Reports from City staff.

Director of Development Services, Jordan Strohmeier updates Commission on timeline for agenda preparation and packet distribution.

2. Routine Reports from City Council Liaison.

Council Liaison, Paul Prince updates Commission on roles for Chair and Vice Chair. Stressed compliance with Open Meeting Training avoiding "walking quorums."

IV. AMINISTRATIVE MATTERS

1. Election of Officers (Chair and Vice-Chair) for the upcoming year.

*Moved by Nelson Minyard; second by Gene Harris to Approve Chair Linda Aird
Elected unanimously*

*Moved by Nelson Minyard; second by Ann Cleator to Approve Vice Chair Gene
Harris*

Elected unanimously

V. CONSENT AGENDA

All matters listed in the Consent Agenda are to be considered routine by the Commission and will be enacted by one motion without discussion. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.

1. Approval of the Plat Vacation request submitted under Application 25-2898-P-VAC for the property located at 4083 Outpost Trace, Lago Vista Texas 78645 by the Property Owner Colon Zamora.

Moved by Gene Harris; seconded by Jeff Hewgley to Approve.

Motion Passed: 7- 0

VI. PUBLIC HEARING AND ACTION (APPLICATIONS)

1. **25-2905-PDD-REZ:** Open a Public Hearing for the Consideration and recommendation on the rezoning of 19708 Boggy Ford Road, ABS189 SUR 98 CAMPBELL M F ACR 7.055 (AKA LOT 32 RAN CHOL CIELO) from TR-1 to a Planned Development District Rezoning pursuant to Section 10 Chapter 14 of the City of Lago Vista Code of Ordinances.

Moved by Nelson Minyard; seconded by Enrique Lopez

Motion passed: 4 – 2 (Jeff Hewgley and Ann Cleator)

Motion passed to recommend approval to City Council.

VII. ACTION ITEMS

1. Discussion and Consideration of the Preliminary Plat for the Turnback Ranch Subdivision under application 23-2725-PR-PLA as submitted by the owner TURNBACK DEVELOPMENT, LLC.

Item tabled due to lack of proper notice.

VIII. WORKSHOP

1. Presentation and Discussion on the Preliminary Code Diagnostic Report from Freese and Nichols.

Moved by Enrique Lopez; seconded by Nelson Minyard to Recommend a subcommittee by council at next meeting and direct next steps.

Motion Passed: 7 - 0

2. Discussion and Clarification on the Future Land Use Map Land Use Categories.

- *Reviewed seven proposed land-use categories.*
- *Feedback: Need clarity on density standards; more time requested for review.*
- *Decision: Defer discussion to special meeting on Jan 22 at 4:00 PM.*

IX. ADJOURNMENT

Chair Lynda Aird adjourned the meeting at 8:47 PM.

CITY OF LAGO VISTA

Lynda Aird, Chair

ATTEST:

City Staff (print name)

Date approved by Planning and Zoning Commission: _____



**PLANNING AND ZONING
COMMISSION CALLED MEETING
MINUTES
THURSDAY, JANUARY 22, 2026
4:00 PM
COUNCIL CHAMBERS
5803 THUNDERBIRD STREET**

Lynda Aird, Chairperson
Gene Harris, Vice-
Chairperson
Enrique Lopez
Nelson Minyard
Ann Cleator
Jeff Hewgley
Dave Stewart

I. CALL TO ORDER, CALL OF ROLL

Meeting called to order at 4:02 PM

Present: Lynda Aird, Jeff Hewgley, Nelson Minyard, Enrique Lopez, Ann Cleator, Dave Stewart

Absent: Gene Harris

Paul Prince – Council Liaison

Jordan Strohmeyer – Staff Liaison

II. CITIZEN COMMENTS

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No public comments; all comments pertained to agenda items and were heard during those times.

III. STAFF AND COUNCIL LIAISON REPORTS

1. Routine Reports from City staff.

Comprehensive Plan rewrite underway; no development applications expected before March; Tree Ordinance pending workshop; process improvements noted.

2. Routine Reports from City Council Liaison.

Support expressed for commission; no action required.

IV. CONSENT AGENDA

All matters listed in the Consent Agenda are to be considered routine by the Commission and will be enacted by one motion without discussion. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.

No consent agenda items.

V. ACTION ITEMS

1. Discussion and Consideration of the Preliminary Plat for the Turnback Ranch Subdivision under application 23-2725-PR-PLA as submitted by the owner TURNBACK DEVELOPMENT, LLC.

- *Staff reported plat compliance with all codes and no variance required.*
- *It was noted that the preliminary plat identifies two public parks, whereas the PDD materials previously showed one public park.*
- *The Commission discussed the width of the Dodge Trail Extension not being in compliance with the requirements of the Development Agreement.*
- *Public comments were heard both in support and opposition.*

Motion: Approve Preliminary Plat with condition that Final Plat includes reference to Dodge Trail Extension ordinance added to it.

Moved by Ann Cleator; seconded by Jeff Hewgley

Motion Passed: 5-1 (Chair Aird – based on concern that Dodge Trail extension may not meet Development Agreement requirements)

2. Discussion and Possible action regarding setting a new time for regularly called meetings.

Motion: Change regular meeting times from 6:00 PM to

4:00PM. Moved by Enrique Lopez; second by Jeff Hewgley.

Motion Passed: 6-0

IV. WORKSHOP

1. Discussion and Clarification on the Future Land Use Map Land Use Categories.

Future Land Use Map - Place type categories: discussion on combining categories, adopting densities, and using Discussion Board for refinement.

2. Discussion regarding the proposed outline for the updated Comprehensive Plan.

Comprehensive Plan Outline: Commission supports simplified outline; requested PDFs of current and draft plans.

VI. ADJOURNMENT

Chair Lynda Aird adjourned the meeting at 6:37 PM.

CITY OF LAGO VISTA

Lynda Aird, Chair

ATTEST:

City Staff (print name)

Date approved by Planning and Zoning Commission: _____



Item Cover Page

PLANNING & ZONING COMMISSION AGENDA ITEM REPORT

DATE: March 12, 2026

SUBMITTED BY: Jordan Strohmeyer, Development Services

SUBJECT: Establishment and Appointment of Members to a Comprehensive Plan Subcommittee.