



The City of Lago Vista

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

**NOTICE OF A SPECIAL MEETING
BUILDING COMMITTEE
MONDAY, August 17, 2015, 3:00 PM
COUNCIL CHAMBERS
CITY HALL - 5803 THUNDERBIRD**

NOTICE IS HEREBY GIVEN that the Building Committee of the City of Lago Vista, Texas will hold a Special Meeting in the Council Chambers, City Municipal Building, 5803 Thunderbird, on the above date and time for discussion and possible action on the following:

ELECTION OF CHAIR AND VICE-CHAIR FOR 2015

PUBLIC COMMENTS FOR NON-HEARING RELATED ITEMS

CONSIDER THE NOVEMBER 3, 2014 MINUTES

PUBLIC HEARINGS

1. **Project #2175** – Recommendation of a sign variance to Chapter 4, Article 4.800, Section 4.805(11) in order to allow an off-premise sign advertising a housing development.
 - A. Staff Presentation
 - B. Applicant Presentation
 - C. Open Public Hearing
 - D. Close Public Hearing
 - E. Discussion
 - F. Consider Recommendation on Item

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 _____ on the _____ day of _____, 2015.

Sandra Barton, 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.

Minutes
Monday, November 3rd, 2014 Special Meeting
Building Committee
City of Lago Vista

Chair Harold McCreary called the meeting to order at 3:01 P.M. at the Council Chambers, City Hall, 5803 Thunderbird St., Lago Vista, Texas. Members present were Robert Durbin, Rodney Cox, Mike Beal, and City Council Liaison Ed Tidwell. Hugh Scott Cameron and Robert Swanson were absent from the meeting. Development Services Director David Harrell, Building Official John Goble, and Acting Development Services Secretary Belinda Kneblick were also present.

ELECTION OF VICE-CHAIR FOR 2014.

Rodney Cox motioned and Mike Beal seconded the election of Robert Durbin to be Vice-Chair for 2014.

PUBLIC COMMENTS FOR NON-HEARING RELATED ITEMS.

Harold McCreary opened public comments at 3:03 P.M.
There were no public comments.
Public comments were closed at 3:04P.M.

CONSIDER THE AUGUST 21, 2013 MINUTES.

On a motion by Rodney Cox, seconded by Harold McCreary, the Building Committee unanimously approved the Building Committee Minutes of August 21, 2013.

3:05 P.M. Momentary Recess called by Chair

3:08 P.M. Chair Re-Opened Meeting

PUBLIC HEARINGS.

#1 Recommendation of an Ordinance to the City Council of the City of Lago Vista, Texas, modifying Chapter 4, Article 4.800, Tables A and B, Code of Ordinances in order to remove sign width standards, adding the Restricted Single Family (RR-A) and Commercial, Large Commercial/Retail (C-6) and Planned Development District (PDD) and Park District (P-1 and P-2) and Temporary Restricted (TR-1) zoning categories, removing Minimal Impact (MI) zoning categories, adding signage standards into the new PDD zoning category, and removing all mandatory landscaping requirements on freestanding, single business and multitenant signs and residential subdivision signs and government, utility, institutional signs and public information signs; providing a savings clause; providing a severability clause; and, provide an effective date.

A. Staff Presentation:

David Harrell presented the staff presentation reflecting on recommendations of adding flexibility for sign design, removing landscaping requirements from the area below signs to prevent over-growth of the plants therefor causing the inability to read the 911 address of the business, conserving water, close loop holes in existing law, discontinuance of sign width would allow sign companies to design permanent signs with better aesthetic elements, and remove signs from the right of way.

B. Open Public Hearing:

There were no members of the public present at the meeting.

C. Close Public Hearing

D. Discussion:

This centered around the issues associated with removing the landscaping and moving of elements on the sign in order to increase visibility and retain landscaping and condition of tables as presented to the Committee.

E. Consider Recommendations:

On a motion by Robert Durbin, seconded by Rodney Cox, the Building Committee unanimously recommended approval to the City of Lago Vista an Ordinance modifying Chapter 4, Article 4.800, Tables A and B with the following conditions:

1. Tables referenced in ordinance are made readable prior to presenting to City Council.
2. Require xeriscape landscaping.
3. Addresses placed at the top of signs.

#2 Project #1920 – Request a variance to Chapter 4, Article 4.800, Table A in order to allow for a (ground) sign width of 8’ instead of 4’ located at 5185 Lohman Ford Road.

A. Staff Presentation:

David Harrell presented the staff report and advised the Committee that an additional request to the variance for allowing a sign larger than 32 square feet must be considered with the variance request. He stated, on advice from the City Attorney, that the addition is legal and can be heard at this time.

B. Applicant Presentation:

Henri Gearing, Interim Superintendent, made a presentation which covered the history of the project and the troubles faced by the school district in regards to their sign company.

C. Open Public Hearing

There were no members of the public present at the meeting.

D. Close Public Hearing.

E. Discussion:

There was no serious discussion from the Committee

F. Consider Recommendations:

On a motion by Rodney Cox, seconded by Robert Durbin, the Building Committee unanimously recommended approval to the variance request.

#3 RECOMMENDATION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS, MODIFYING CHAPTER 3, ARTICLE 3.100, SECTION 2, SUBSECTION 3.106, BUILDING CODE, CODE OF ORDINANCES OF THE CITY OF LAGO VISTA IN ORDER TO ADOPT 2012 EDITIONS OF THE INTERNATIONAL BUILDING CODE, THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO-FAMILY DWELLINGS, THE INTERNATIONAL FIRE CODE, EXISTING BUILDING CODE, AND INTERNATIONAL PROPERTY MAINTENANCE CODE; MODIFYING CHAPTER 3, ARTICLE 3.100, SECTION 2, SUBSECTION 3.107, PLUMBING CODE, CODE OF ORDINANCES IN ORDER TO ADOPT THE 2012 EDITIONS OF THE ICC PLUMBING CODE AND ICC INTERNATIONAL PRIVATE SEWAGE DISPOSAL CODE ; MODIFYING CHAPTER 3, ARTICLE 3.100, SECTION 2, SUBSECTION 3.108, ELECTRIC CODE, CODE OF ORDINANCES IN ORDER TO ADOPT THE 2014 EDITION OF THE NATIONAL ELECTRICAL CODE; MODIFYING CHAPTER 3, ARTICLE 3.100, SECTION 2, SUBSECTION

3.109, MECHANICAL CODE, CODE OF ORDINANCES IN ORDER TO ADOPT THE 2012 EDITIONS OF THE ICC MECHANICAL CODE, THE ICC FUEL-GAS CODE AND THE ENERGY CONSERVATION CODE, AND THEIR LOCAL MODIFICATIONS AND ADDITIONS; MODIFYING CHAPTER 3, ARTICLE 3.1200, SECTION 2, SUBSECTION 3.1202, PROPERTY MAINTENANCE CODE, CODE OF ORDINANCES IN ORDER TO ADOPT THE 2012 EDITION OF ICC PROPERTY MAINTENANCE CODE AND ITS LOCAL MODIFICATIONS AND ADDITIONS; CHAPTER 5, ARTICLE 5.100, SECTION 5.101 ADOPTION OF INTERNATIONAL FIRE CODE, CODE OF ORDINANCES, IN ORDER TO ADOPT THE 2012 EDITION OF THE INTERNATIONAL FIRE CODE; CHAPTER 5, ARTICLE 5.200, SECTION 5.201 ADOPTION OF CODE AND HANDBOOK, CODE OF ORDINANCES, IN ORDER TO ADOPT THE 2012 EDITIONS OF LIFE SAFETY CODE AND LIFE SAFETY CODE HANDBOOK; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND, PROVIDE AN EFFECTIVE DATE.

A. Staff Presentation:

John Goble presented the staff recommendations to update all the above applicable codes in order to be current with surrounding communities' codes and for the safety of the community.

B. Open Public Hearing.

There were no public comments.

C. Close Public Hearing.

D. Discussion

There was no discussion from the Committee.

E. Consider Recommendations:

On a motion by Robert Durbin, seconded by Rodney Cox, the Building Committee unanimously recommended approval of the proposed code changes.

#4 Recommendation of an Ordinance to the City Council of the City of Lago Vista, Texas, modifying Chapter 3, Article 3.100, Section 3.110, Permits and/or Approvals, Code of Ordinances to require a form survey and prescribe standards for the form survey; modifying Chapter 3, Article 3.100, Section 3.112 Inspection Requirements to prescribe at which portion of the inspection process a form survey is required to be completed; providing a severability clause; and, providing an effective date.

A. Staff Presentation:

David Harrell presented the staff report and indicated the change would include certain structure and all buildings within ten (10) feet of a set back or the property line. This survey would be required to be performed by a licensed surveyor.

B. Open Public Hearing.

There were no public comments.

C. Close Public Hearing.

D. Discussion

This centered around calling the item a "form" survey and staff clarified the basis of that rationale.

E. Consider Recommendations:

On a motion by Rodney Cox, seconded by Robert Durbin, the Building Committee unanimously recommended approval of the code change.

FUTURE AGENDA ITEMS: There were no items at this time. Staff indicated additional sign changes in the future.

On a motion by Rodney Cox and seconded by Robert Durbin the Building Committee meeting adjourned at 3:54 P.M.

Harold McCreary, Chairperson

Belinda Kneblick, Acting Development Services Secretary

DRAFT



Development Services Department

STAFF REPORT

Application for Sign Variance

File Number: Permit #2175

Date: August 11, 2015

Applicant: Northshore Homes

Representative: Matt Ridgeway

Hearing Dates: Building Committee – August 17, 2015
City Council – August 20, 2015

Location: Area bounded by Austin Blvd., Shoreline Ranch Rd., and Lohman Ford Rd.

APPLICATION SUMMARY

Recommendation of a sign variance to Chapter 4, Article 4.800, Section 4.805(11) in order to allow an off-premise sign advertising a housing development.

TECHNICAL REVIEW

The Development Services Department has reviewed this request and there are no outstanding comments/issues. In the case that the item is approved, all site engineering, drainage and required infrastructure improvements will be reviewed pursuant to the established Development Review Process to ensure that the Development has met all applicable Federal, State and local regulations and permitting requirements. No permits authorizing Development shall be issued prior to compliance with all applicable regulations.

DEVELOPMENT REVIEW DEPARTMENT COMMENTS

This request is in response to code enforcement action on the sign. This type of sign is a real estate sign that advertises the Montechino housing development. This sign is located on property not owned by Montechino LLC and not located within the Montechino PDD and is therefore an off-premise sign which is prohibited under the Code. Under Chapter 4, Article 4.800, Section 4.810 any signage that doesn't meet the standards within the Article (Sign Code) can make an application for a sign variance.

FINDINGS OF FACT

Under Chapter 4, Article 4.800, Section 4.810, variances may be granted where strict compliance may cause a physical hardship due to the topography or other physical limitations on the site, within the immediate vicinity, or within the adjacent rights-of-way; such conditions not being caused by the actions of the applicant for a variance or the owner of the premises.

In review of the documentation, the applicant has provided several reasons associated with the request. These include the following:

- 1) Keeping drivers from making a dangerous U-turn after they have passed the entrance due to lack of on-time response to Shoreline Dr.
- 2) There is a high rate of speed at 50 MPH at that point and they need assistance in helping them locate it and slow down manageable speed to enter Shoreline Dr.
- 3) There is a lack of identification prior to Shoreline Dr.
- 4) Drivers don't have enough time to safely respond to the entrance to Shoreline Dr.
- 5) There have been numerous accidents and un-told close calls at the intersection on Lohmans Ford Rd. and Shoreline Ranch Rd. over the years...

The applicant has not provided any evidence to support the above statements in regards to a physical hardship due to topography or other physical limitations on the site, within the immediate vicinity, or within the adjacent rights-of-way. Staff has provided documentation to refute some of the reasons for the request (see attachment 4). Just to the north of the intersection of Lohman Ford Rd. and Shoreline Ranch Rd. and on the right side of the road is a wayfinding sign that advertises the Montechino development. Also, to the immediate south at the intersection of Lohman Ford Rd. and Shoreline Ranch Rd. there is a large residential subdivision sign attached to a wall that advertises "Montechino". The wayfinding sign provides extra advertising for the development and shows the location for anyone trying to enter at Shoreline Ranch Rd.

Based on the documentation provided by the applicant and staff which is included within this packet. Staff would recommend denial of this request.

ATTACHMENTS

Additional information is provided through attached exhibits.

1. Application
2. Site Plan and Location Photos
3. Maps
4. Staff Documentation

Attachment 1

Application and Applicant Response

CITY OF LAGO VISTA DEVELOPMENT SERVICES

5803 THUNDERBIRD SUITE 103 PO BOX 4727 LAGO VISTA, TX. 78645
512-267-5259 FAX 512-267-5265

APPLICATION FOR SIGN VARIANCE

Date Submitted: 6/12/15 Fee: \$100.00
Applicant's Name: Northshore Home Matt Ridgeway
Applicant's mailing address: 18604 FM 1431 Jewettown TX 78645
Subject property address or lot subdivision legal description: Lot A Marshall's Harbor.
Applicant's email: Matt@NorthshorehomesLLC.com
Applicant's phone numbers: (512) 247-1063

Criteria: The city council, after a report from the building committee, in their sole judgment, may grant variances to the sign ordinance where the strict compliance with the sign ordinance may cause physical hardship due to topography or other physical limitations on the site, within the immediate vicinity, or within the adjacent rights-of-way; such conditions not being caused by the actions of the applicant for variance or the owner of the premises.

Variance requested and rationale. State physical hardship. (additional pages may be added) _____

The City Code enforcement is stating that this property is not apart of the development the sign is for. We understand that Montecarlo is a section of Marshall's Harbor & it is still under Marshall Harbor CCR's

Attach a to-scale drawing of the proposed sign or signs showing dimensions, size, and the message for the sign.

Attach a map of where the sign would be located.

Attach land owner's permission for the sign.

Provided with sign permit

In the event I cannot attend the Building Committee or City Council meetings, I designate Brad Blankholm to act on my behalf. Phone number and e-mail (512) 994-6020

Meeting dates and times. Staff will notify the applicant of meeting dates and times after the Building Committee has chosen a date.

Northshore Homes LLC

8/10/2015

18604 FM 1431

Jonestown, TX 78645

512-334-9752

Submitted to: City of Lago Vista, David Harrell

RE: Sign Variance on Lohmans Ford Rd

Dear Mr. Harrell,

In response to your letter dated June 29, 2015

1. -----Original Message-----

From: jmcgetti@manhattanlife.com [mailto:jmcgetti@manhattanlife.com]

Sent: Tuesday, October 21, 2014 1:06 PM

To: Brian Atlas

Subject: Re: Montechino Road Sign Proposal

We approve the proposed sign change and placing your sign next to ours on our property.

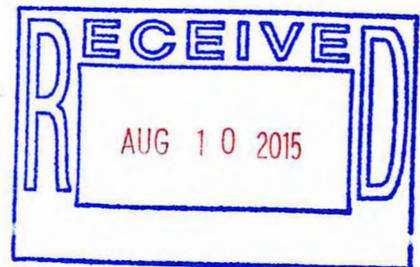
Hope the signs help add interest and sales!

John

2. We are seeking a sign variance based on the following:

There is a definite safety concern at the intersection of Lohmans Ford and Shoreline Ranch, we are requesting

that the city allow the sign to remain in its existing location to:



Keep drivers from making a dangerous U-turn after they have passed the entrance due to lack of on-time response to Shoreline Dr.

There is a high rate of speed limit 50 mph at that point and we need assistance in helping them locate it and slow down to a manageable speed to enter Shoreline Dr.

There is a lack of identification prior to Shoreline Dr

Drivers do not have enough time to safely respond to the entrance to Shoreline Dr.

There have been numerous accidents and un-told close calls at the intersection on Lohmans Ford and Shoreline Ranch over the years and we would like the city's assistance in keeping it as safe as possible as most of the visitors to Montechino are not familiar with our roads and area.

The sign in it's present location alleviates the problems that are pointed out above of that intersection.

Thank You for your considerations



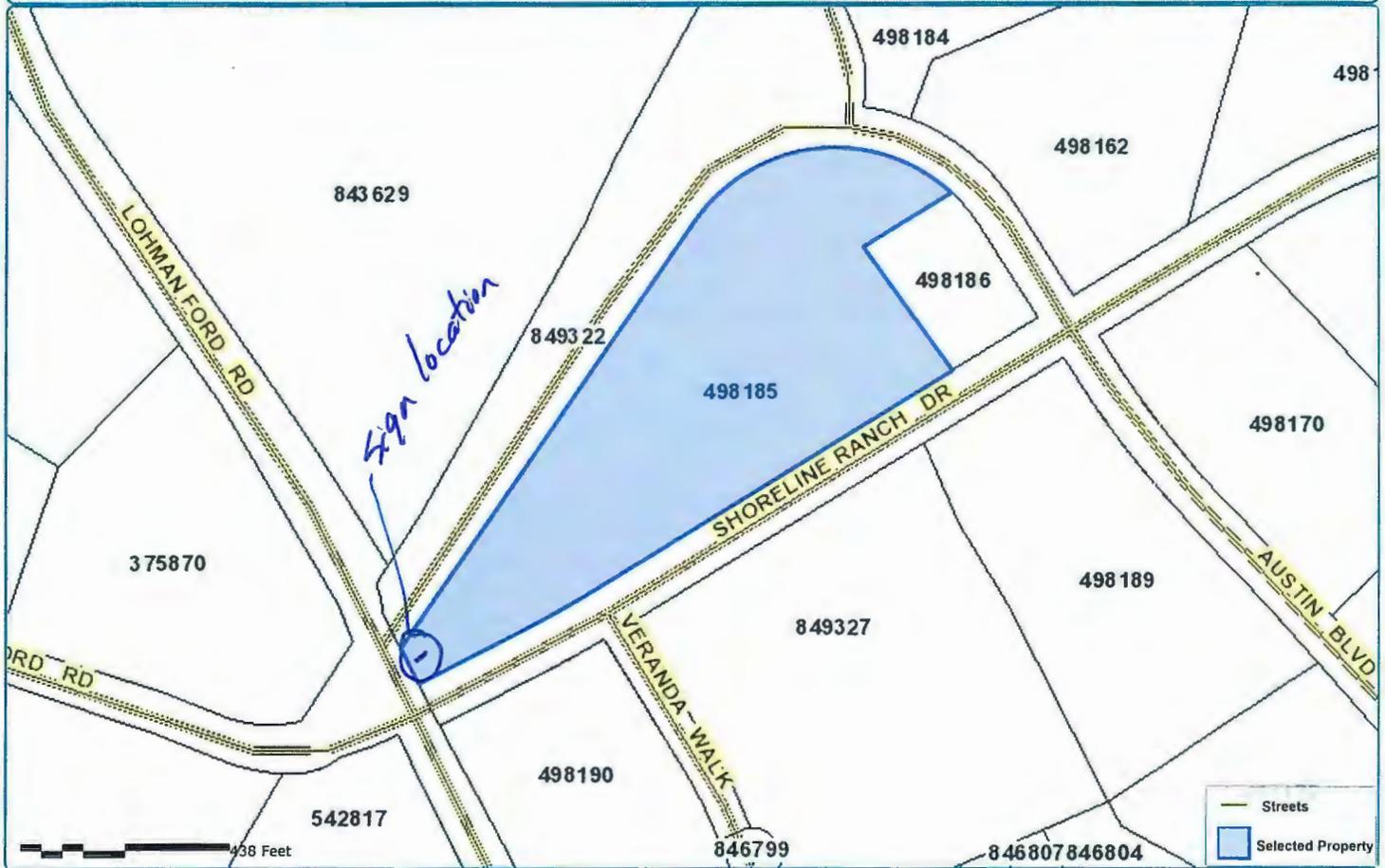
8/10/13

Brian Adams – Project Manager NSH

Attachment 2

Site Plan & Location Photos

Travis CAD - Map of Property ID 498185 for Year 2015



Property Details

Account

Property ID: 498185
Geo ID: 0166760102
Type: Real
Legal Description: LOT A MARSHALLS HARBOR

Location

Situs Address: AUSTIN BLVD TX 78645
Neighborhood: Commercial
Mapsco: 459C
Jurisdictions: 03, 49, 41, 0A, 2J, 16

Owner

Owner Name: WESTERN UNITED LIFE ASSURANCE COMPANY
Mailing Address: , PO BOX 2290, , SPOKANE, WA 99210-2217

Property

Appraised Value: \$99,360.00

<http://propaccess.traviscad.org/Map/View/Map/1/498185/2015>

powered by:
PropertyACCESS
www.trueautomation.com

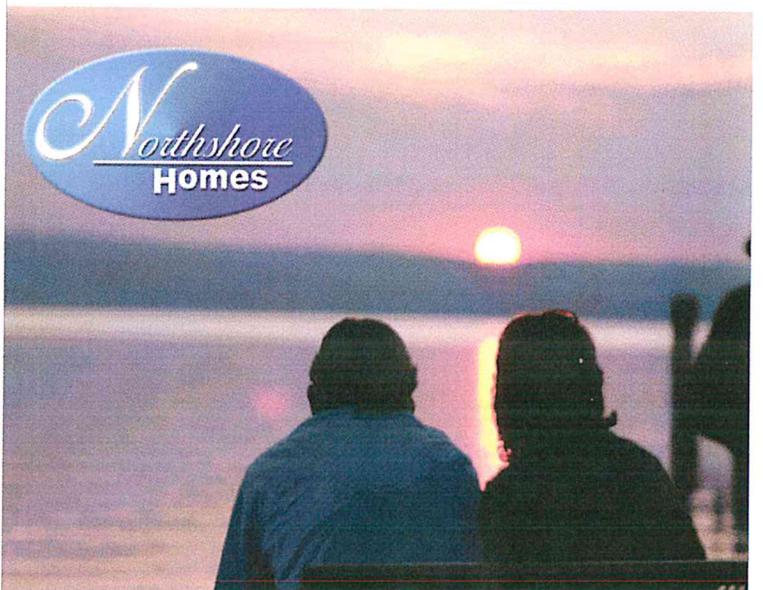
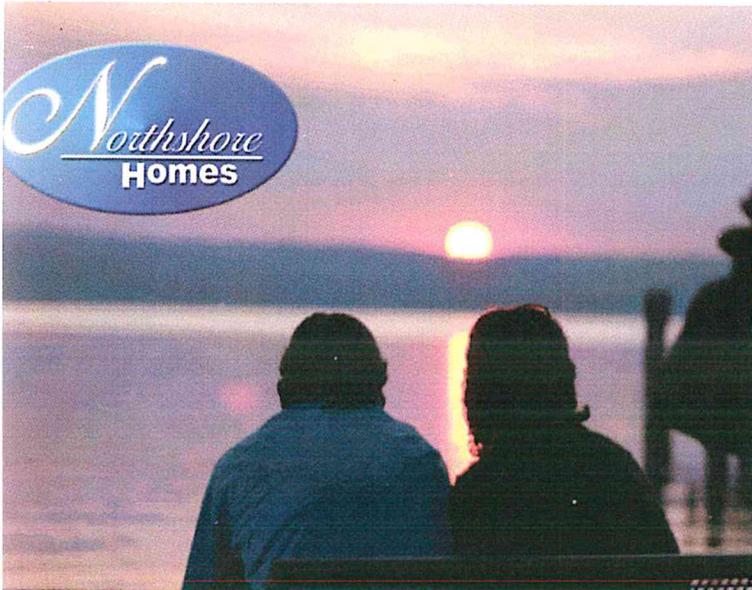
Map Disclaimer: This tax map was compiled solely for the use of TCAD. Areas depicted by these digital products are approximate, and are not necessarily accurate to mapping, surveying or engineering standards. Conclusions drawn from this information are the responsibility of the user. The TCAD makes no claims, promises or guarantees about the accuracy, completeness or adequacy of this information and expressly disclaims liability for any errors and omissions. The mapped data does not constitute a legal document.

(2) 96" x 48" MDO with Digital Print, 2 Sided

Scale: 1"=1'-0"

Montechino
LAKE TRAVIS

Montechino
LAKE TRAVIS



NEW HOMES

NEW HOMES



TAKE A TOUR OF OUR BEAUTIFUL MODEL HOMES

512-267-9900

TAKE A TOUR OF OUR BEAUTIFUL MODEL HOME!

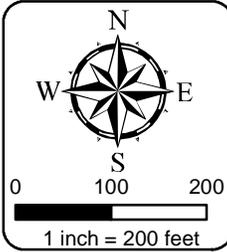
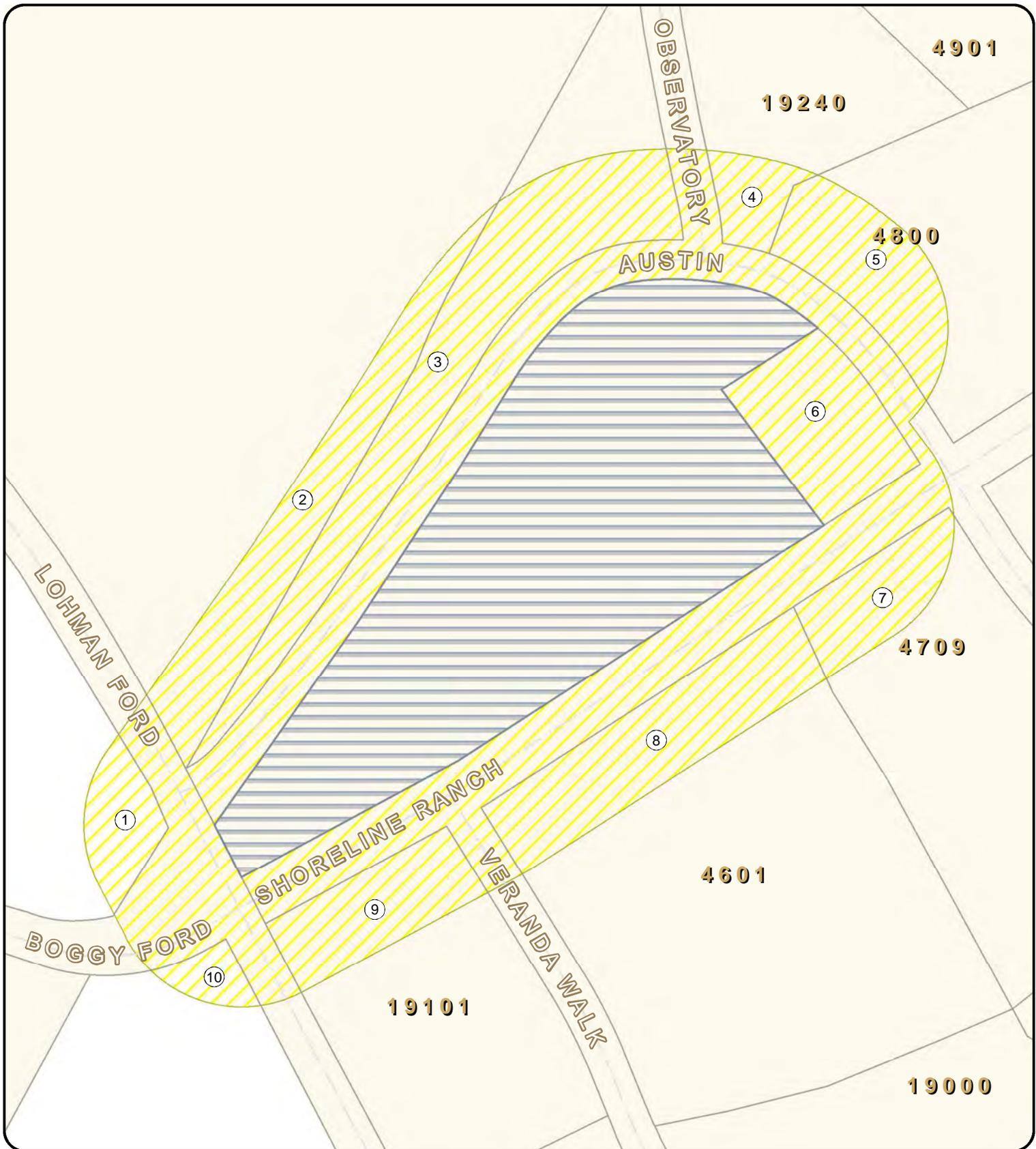
512-267-9900

96"

48"

Attachment 3

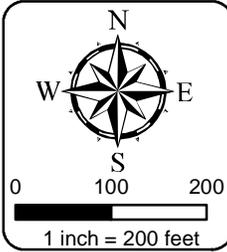
Maps



Boggy Ford & Austin Blvd			
Request Type:	Variance	Project:	VAR-2175
Change Requested:	Sign	Date:	8/6/2015
Map Purpose:	200' Buffer	Drawn By:	CM
<small>While every effort has been made to ensure the accuracy of this data, this map is to be used for reference purposes only. This data should not be construed as a survey instrument. No responsibility is assumed by the author for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.</small>			

Legend

- Owner Parcels
- Requestor
- 200' Buffer
- City Limits

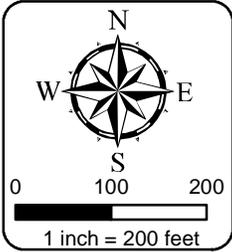
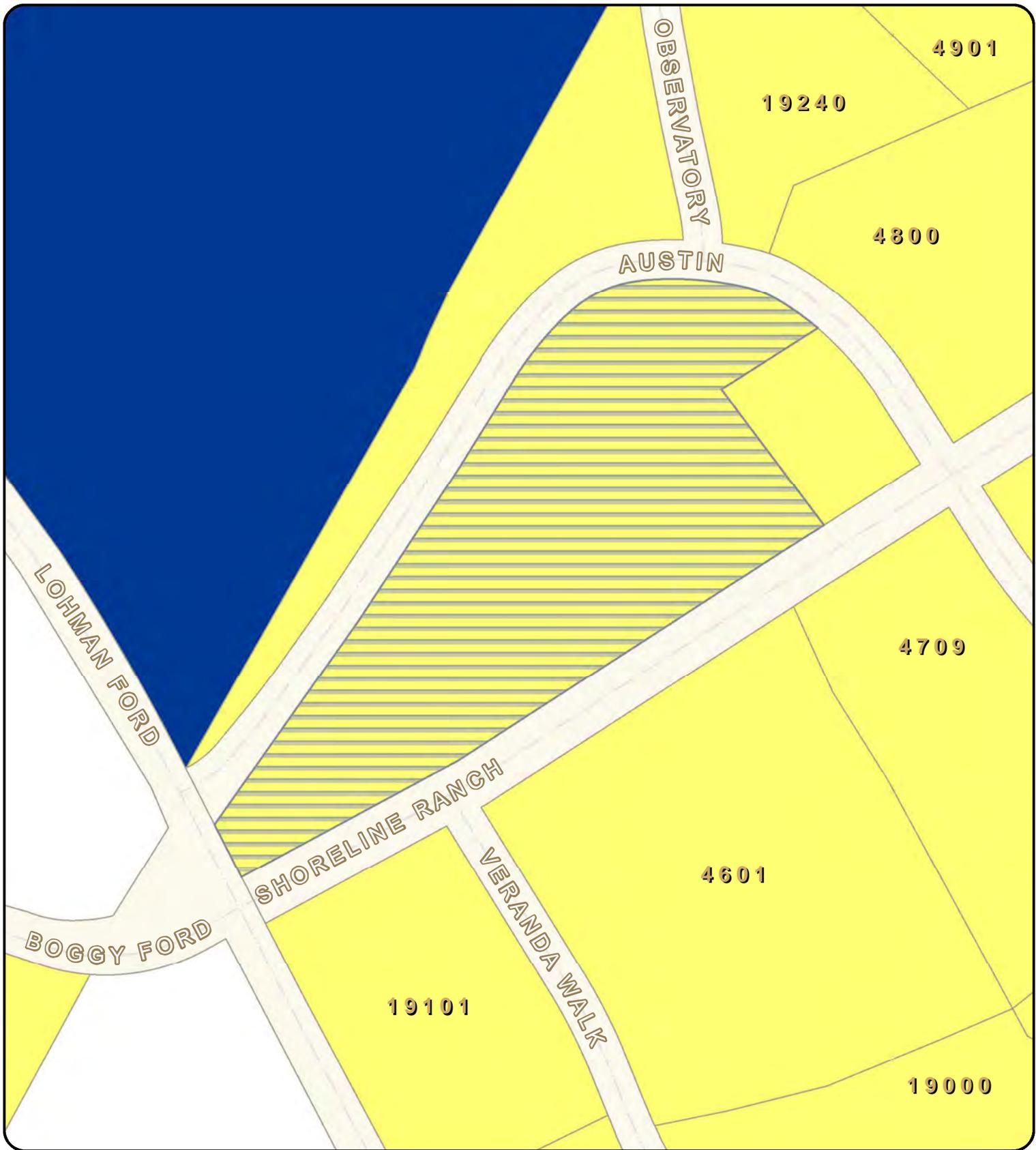


Boggy Ford & Austin Blvd

Request Type:	Variance	Project:	VAR-2175
Change Requested:	Sign	Date:	8/6/2015
Map Purpose:	Aerial & Contours	Drawn By:	CM

While every effort has been made to ensure the accuracy of this data, this map is to be used for reference purposes only. This data should not be construed as a survey instrument. No responsibility is assumed by the author for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.

- Legend**
- Owner Parcels
 - Requestor



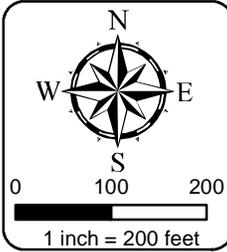
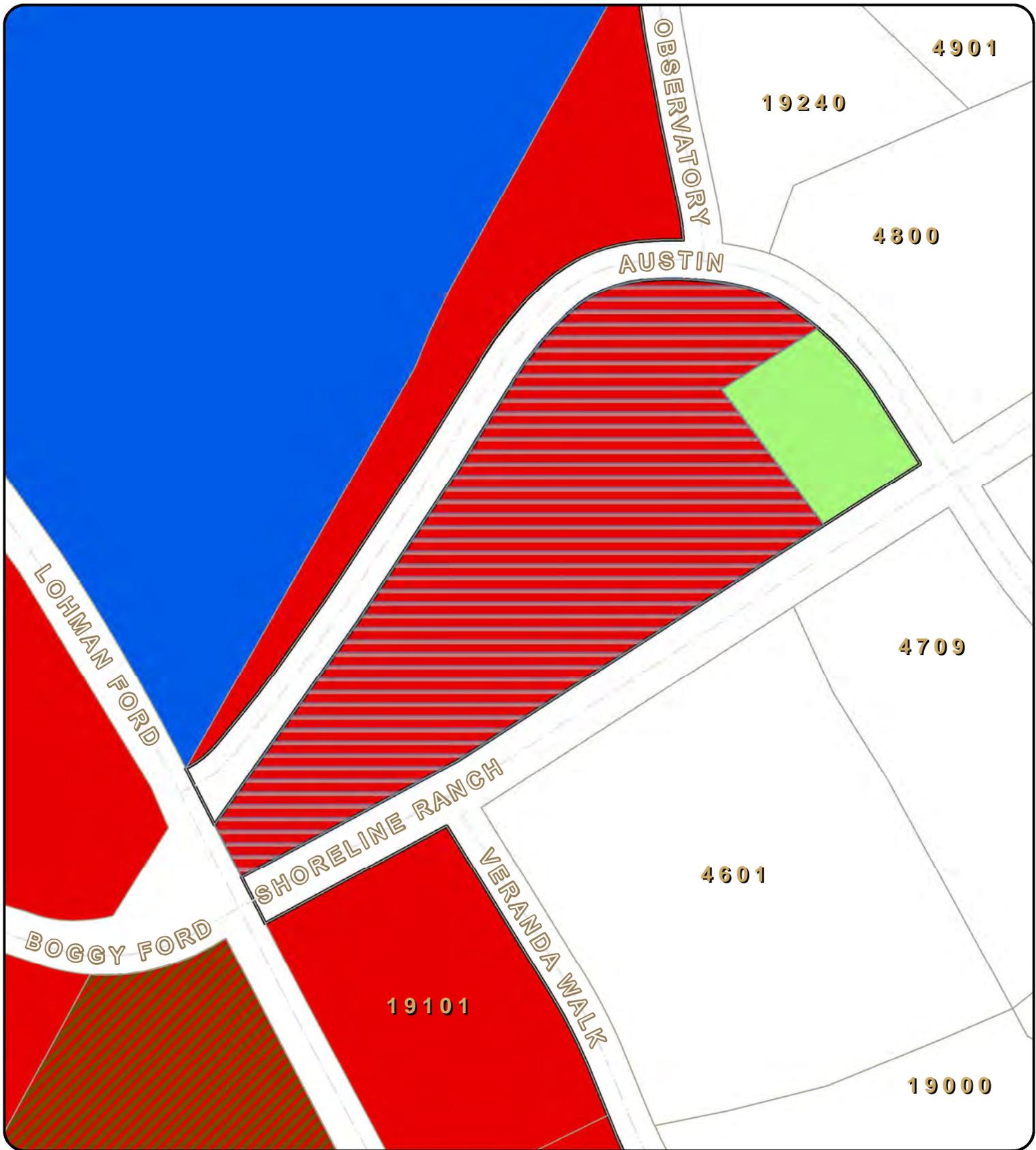
Boggy Ford & Austin Blvd

Request Type:	Variance	Project:	VAR-2175
Change Requested:	Sign	Date:	8/6/2015
Map Purpose:	Zoning	Drawn By:	CM

While every effort has been made to ensure the accuracy of this data, this map is to be used for reference purposes only. This data should not be construed as a survey instrument. No responsibility is assumed by the author for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.

Legend

- Zoning Class**
- PDD
 - U-1
 - Owner Parcels
 - Requestor
 - City Limits



Boggy Ford & Austin Blvd

Request Type:	Variance	Project:	VAR-2175
Change Requested:	Sign	Date:	8/6/2015
Map Purpose:	Future Land Use	Drawn By:	CM

While every effort has been made to ensure the accuracy of this data, this map is to be used for reference purposes only. This data should not be construed as a survey instrument. No responsibility is assumed by the author for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.

Legend

- Owner Parcels
- Requestor
- Future Land Use**
- Low Density Residential
- Commercial
- Mixed Com & High Density Res
- Parks
- Public/Semi Public

Attachment 4
Staff Documentation

Lago Vista
Current Way-finding Signage

← Montecchino
LAKE TRAVIS

← NATURE'S POINT

→ LIFE ISLAND
ON LAKE TRAVIS

→ St. Peter's
Episcopal Church

→ Liquid Thrillz
...Boat Rentals

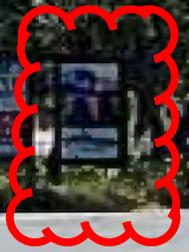
→ The Shores
AT LAKE TRAVIS

→ Aloha Suites
of
Lake Travis, LLC.

→ Lakeside Christian
Fellowship

08.11.2015 10:34

Current Residential Subdivision Sign



Sign Variance



Current Residential Subdivision Sign

Montecino

08.11.2015 14:37