



# *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, March 31, 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:

**PUBLIC COMMENTS FOR NON-HEARING RELATED ITEMS**

**CONSIDER THE MINUTES OF JANUARY 28, 2016**

**PUBLIC HEARING**

1. **ZON-1047** – Recommendation of a Conditional Use located at 3606 Bunyan Circle to allow an existing pool and associated accessory building on a lot without a principal building.
  - A. Staff Presentation
  - B. Applicant Presentation
  - C. Open Public Hearing
  - D. Close Public Hearing
  - E. Discussion
  - F. Recommendation of Item.
  
2. **ZON-1048** – Consideration of a Special Exception located on Lot 10021 Highland Lakes Estates Section 10 to allow for an additional 9 feet of height, for a total of 24 feet, to build a two story home.
  - A. Staff Presentation
  - B. Applicant Presentation
  - C. Open Public Hearing
  - D. Close Public Hearing
  - E. Discussion
  - F. Consideration of Item.
  
3. **Repeal and replacement of Chapter 10, Code of Ordinances (Subdivision Standards).**
  - A. Staff Presentation & Workshop
  - B. Open Public Hearing
  - C. Close Public Hearing
  - D. Additional Discussion

## **ORDINANCE**

1. Recommendation of an Ordinance of the City Council of the City of Lago Vista, Texas, repealing and replacing Chapter 10, (subdivision standards) Code of Ordinances; providing a savings clause; providing a severability clause; and, providing an effective date.

## **BUSINESS ITEMS**

1. Discussion concerning police presence at meetings.

## **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 \_\_\_\_\_, 2016.

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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.**

**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**

MINUTES  
Thursday, January 28, 2016 Regular Meeting  
Planning and Zoning Commission  
City of Lago Vista

Development Services Director David Harrell called the meeting to order at 7:00 P.M. in the Council Chambers at City Hall, 5803 Thunderbird St., Lago Vista, Texas. Members present were Tara Griffin, Andy White, Jim Moss, Paul Smith, Vernon Reher, Richard Brown and Gary Zaleski. Development Services Director David Harrell and Development Services Administrative Assistant Sherry McCurdy were also present.

**2016 ELECTION OF CHAIR & VICE CHAIR.**

On a motion by Jim Moss, seconded by Vernon Reher, the Commission voted unanimously to elect Tara Griffin as the Chair.

David Harrell turned control of the meeting over to the elected Chair.

On a motion by Vernon Reher, seconded by Richard Brown, the Commission voted unanimously to elect Jim Moss as the Vice Chair.

**PUBLIC COMMENTS FOR NON-HEARING RELATED ITEMS.**

Stephanie Smith, Lago Vista City Council Member, 20606 Branding Iron, speaking in her individual capacity, informed the Commission of an Agenda Item on the past week's City Council Meeting regarding a developer's plan to develop "affordable housing" at the intersection of Panorama Ridge and Lohman Ford Rd. She stated that she is mentioning the item but not asking for feedback, it will probably coming to the Commission at some point. The City Council is not voting to approve the building process only to assist the developer with moving through the system. She explained the proposed rental fee structure of the "affordable housing" units.

David Harrell explained the development is being proposed as a Multi-Family development with 72 units being proposed with 40 of those units being non-marketable units. The developer is presenting to the Council at this time and is asking them to approve a Resolution that favors the application being submitted to the State Department for Housing and Community Affairs. The process for approving the grant works on a point system. The Council's Resolution could contribute to the developer having a better chance at receiving a grant. There will be a modification brought to the Commission concerning the present PDD zoning if the developer does move forward. David clarified information that was brought to the Council regarding "affordable housing".

Tara Griffin asked that this information be added to the Comprehensive Plan packet for direction on "affordable housing".

Jim Moss asked why the item was being discussed since the Commission is not involved until the project reaches the Commission for re-zoning or PDD modification.

Tara Griffin explained item is being discussed because it is being brought forth as public comments and the Commission is charged with upholding a Comprehensive Plan once it is put together.

**CONSIDERATION OF MINUTES:**

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

On a motion by Paul Smith, seconded by Vernon Reher, the Commission unanimously approved the October 1, 2015 Regular Meeting Minutes (Voting members were Tara Griffin, Paul Smith, Andy White and Vernon Reher).

**B. December 10, 2015 Planning and Zoning Commission Regular Meeting.**

On a motion by Vernon Reher, seconded by Paul Smith, the Commission unanimously approved the November 10, 2015 Regular Meeting Minutes (Voting members were Jim Moss, Paul Smith, Vernon Reher, Richard Brown and Gary Zaleski).

**BUSINESS ITEMS**

There were no Business Items.

**FUTURE AGENDA ITEMS**

Gary Zaleski requested with the City having legal signs posted essentially making the area a gun free zone, he would like to have discussion or presentation from the City regarding having an armed officer at future meetings since participants can no longer be armed.

On a motion by Vernon Reher and seconded by Andy White, the Planning & Zoning Commission meeting adjourned at 7:17 P.M.

\_\_\_\_\_  
Tara Griffin, Chair

\_\_\_\_\_  
Sherry McCurdy, Development Services Admin. Assistant

On a motion by \_\_\_\_\_, seconded by \_\_\_\_\_, the foregoing instrument was passed and approved this 31st day of March, 2016.



# Development Services Department

## STAFF REPORT

### Application for Conditional Use

#### File Number: ZON 1047

**Date:** March 22, 2016

**Applicant:** David Street

**Representative:** SAME

**Hearing Dates:** Planning & Zoning Commission – March 31, 2016  
City Council – April 7, 2016

**Location:** 3606 Bunyan Cr.

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#### **APPLICATION SUMMARY**

Recommendation by PZC and future consideration by Council of a conditional use from Chapter 14, Article 14.200, Section 6.10 in order to allow an existing accessory use and structure built in 1991 to remain on a lot minus a principal use.

#### **TECHNICAL REVIEW**

The Development Services Department has reviewed this request and there are no outstanding comments/issues. In the case that the conditional use is approved, all 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**

Under Chapter 14, Article 14.200, Section 17 the purpose of a Conditional Use permit for accessory uses and structures is to provide the Commission and the Council with an opportunity for careful review of uses or structures which may or may not be appropriate in a particular location depending on a balancing, in each case, of the private need and benefits against the impact and effect on an area or neighborhood.

This accessory structure consists of a trellis with partial screen. It was legally conforming to the Code at that time and the City issued a permit. The issue associated with the conditional use concerns only the fact the strip of land behind the home contains this accessory structure/use (trellis and pool fence) and no principal use (home) (See Attachment 2 & 4 maps). In consideration of the case, the private need and benefits of the proposal must be weighed against the impact and effect on an area or neighborhood.

Staff believes there will NOT be significant impact to the neighborhood or area because the existing uses and structures have existed on the site legally-nonconforming since

1991. Also, the structures appear to be a distance from the contiguous neighboring parcels and no neighbors exist immediately behind the applicant (See Attachment 4). In the case of the pool fence, it is required by City Code to provide a barrier at least 4 feet in height around the pool.

**FINDINGS OF FACT**

Based on a review of the items within City files for this address, the project # ZON-1047, and this Commission/Council packet, staff believes there is no significant impact and effect on the area or neighborhood.

Staff would recommend approval of this request.

**ATTACHMENTS**

Additional information is provided through attached exhibits.

1. Application
2. Site Plan & Deed
3. Photos
4. Maps

Attachment 1  
Application

\$250  
Fee



# CITY OF LAGO VISTA

## Conditional Use Permit

### Applicant Information:

Name: DAVID STREET

Address: 3606 BUNYAN CIRCLE

Telephone #: 512 294 7527

Date of Application: 1/4/16

Signature: [Handwritten Signature]

### Request:

Conditional Use Permit is being sought for:

RELIEF FROM Ch. 14, ART. 14.200, SECTION 6.10(A) in  
ORDER TO ALLOW AN EXISTING ACCESSORY USE AND STRUCTURE  
BUILT IN 1991 to remain on a lot minus a principal use.

Legal Description: HIGHLAND LAKES ESTATES, SECTION NINE, LOT 9051-A

(Subdivision) (Section) (Lot)

Please attach a to-scale drawing of the improvements that would be provided.

Attachment 2  
Site Plan & Deed

LAND TITLE SURVEY FOR LOT 9051-A, AMENDED PLAT OF LOTS 9050 AND 9051, HIGHLAND LAKE ESTATES, SECTION 9, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 89, PAGE 250, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING THE SAME PROPERTY CONVEYED AS TRACT 1 IN THAT CERTAIN WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2005161010 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

SITE ADDRESS: 3606 BUNYAN CIRCLE  
LAGO VISTA, TEXAS 78645

SCALE: 1" = 30'

LEGEND

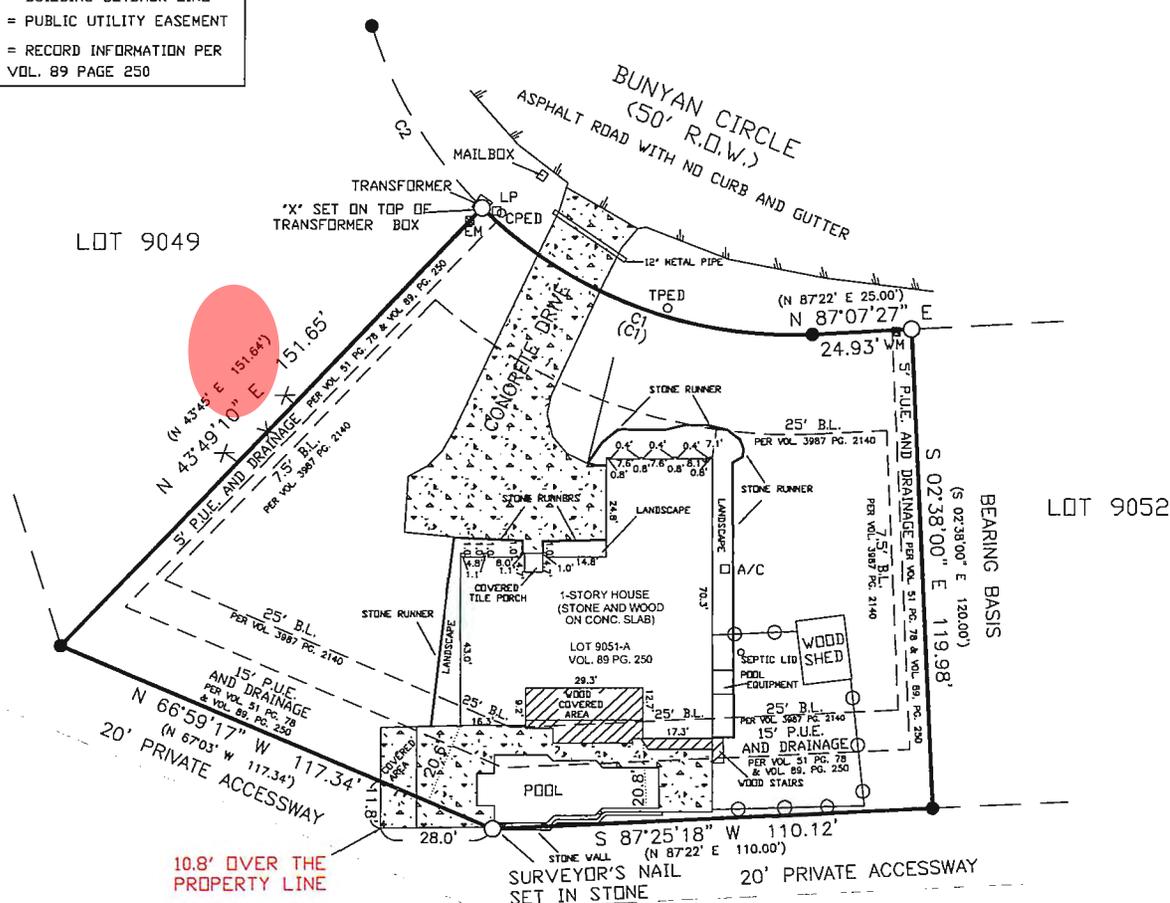
- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET CAPPED (DIAMOND SURVEYING) UNLESS OTHERWISE NOTED
- EM □ = ELECTRIC METER
- WM □ = WATER METER
- CPED ○ = CABLE PEDESTAL
- TPED ○ = TELEPHONE PEDESTAL
- A/C □ = AIR CONDITIONER
- LP □ = LIGHT POLE
- ▨ = WOOD DECK
- ▤ = CONCRETE AREAS
- = CHAIN LINK FENCE
- ✕ = WIRE FENCE
- = EDGE OF ASPHALT
- B.L. = BUILDING SETBACK LINE
- P.U.E. = PUBLIC UTILITY EASEMENT
- ( ) = RECORD INFORMATION PER VOL. 89 PAGE 250

CURVE DATA

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	47°17'35"	91.05'	110.31'	S68°59'14"E	88.49'
(C1)	47°15'	90.97'	110.31'	S69°08'E	88.41'
C2	28°00'59"	53.94'	110.31'	N31°18'32"W	53.40'

GENERAL NOTES:

- The tract shown hereon lies within Flood Zone "X" unshaded (areas determined to be outside the 0.2% annual chance flood plain) according to the F.E.M.A. Flood Insurance Rate Map for Travis County, Texas, Map No. 48453C0215H, dated Sept. 26, 2008.
- The Surveyor has reviewed Commitment for Title Insurance issued by Stewart Title Guaranty Company, File No. 01247-51601, issued date Dec. 30, 2015, with regard to any record easements, rights of way or setbacks affecting the subject property. Those items listed in Schedule B Documents which can be plotted are shown hereon.
- All Documents listed hereon are Recorded in the Office of the County Clerk of Travis County, Texas.



CERTIFICATION TO: DAVID STREET, UNITED HERITAGE CREDIT UNION, AND STEWART TITLE GUARANTY COMPANY exclusively,

I, Shane Shafer, Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat represents a survey made on the ground under my direct supervision completed on Jan. 8, 2016. At the time of this survey there were no encroachments, conflicts or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for Category 1A, Condition III, Land Title Survey per the current Manual of Practice for Land Surveying in the State of Texas, issued by the Texas Society of Professional Surveyors. USE OF THIS SURVEY BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

*Shane Shafer*  
SHANE SHAFER, R.P.L.S. NO. 5281  
January 19, 2016  
DATE



**DIAMOND SURVEYING, INC.**  
116 SKYLINE ROAD, GEORGETOWN, TX 78628  
(512) 931-3100



TRV 2016016811  
4 PGS

Handwritten initials: 'f' and 'M'

**NOTICE OF CONFIDENTIALITY RIGHTS: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your social security number or your driver's license number.**

**Quitclaim Deed**

Date: January 31, 2016

Grantor's name and address: James F Hammonds, married, of 14100 Avery Ranch Blvd #1704, Austin, TX 78717

*Set:* Grantee's name: DAVID STREET, not married, of 3606 Bunyon Circle, Lago Vista, TX 78645

James F Hammonds, married, of 14100 Avery Ranch Blvd #1704, Austin, TX 78717, (the "Grantor"), for and in consideration of the sum of \$10.00 paid by DAVID STREET, not married, of 3606 Bunyon Circle, Lago Vista, TX 78645, (the "Grantee") named in this deed, the receipt of which is hereby acknowledged, has quitclaimed, and by this instrument does quitclaim, to the Grantee, all right, title and interest in and to the real property situated in Travis County, Texas, and described as:

Property (including any improvements): All of grantor's rights, title, and interest in the private access way, a part of parcel 01-5687-0303-0000, between lots 9051A and lots 9060, 9059, and 9058 section 9, Highland Lake Estates, a subdivision of Lago Vista, Travis County, Texas.

Previously referenced as follows: Book/Volume \_\_\_\_\_, Page \_\_\_\_\_ of the Recorder of Travis County.

The Grantor grants, to have and to hold, all of the Grantor's right, title, and interest, if any, in and to the above described property and premises to the Grantee, and to the Grantee's assigns forever, so that neither the Grantor nor the Grantor's heirs, legal representatives, or assigns will

have, claim, or demand any right or title to the property, premises, or appurtenances, or any part thereof.

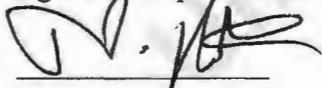
The Grantor makes no warranty, express or implied, concerning the property's condition, need of repair, existence or absence of any defects, visible, hidden, latent or otherwise. The Grantor hereby disclaims any and all warranties, express or implied concerning the property's workmanship. The Grantor states that there are no implied warranties of any kind, including but not limited to warranties of merchantability or fitness for a particular purpose. The Grantor delivers the property to the Grantee "as is" and "with all faults."

Prepared by: Gene Hammonds, 21401 Lakefront Dr, Lago Vista, TX 78645

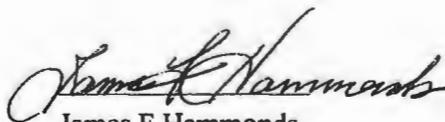
After recording return to: David Street, 3606 Bunyon Circle, Lago Vista, TX 78645

IN WITNESS WHEREOF this deed was executed by the Grantor on this 31 day of January, 2016.

Signed in the presence of:



Signature



James F Hammonds

Tom O. Burt

Name

**Spousal Acknowledgement**

I, Pamela S Hammonds of 14100 Avery Ranch Blvd #1704, Austin, TX 78717, spouse of James F Hammonds, in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

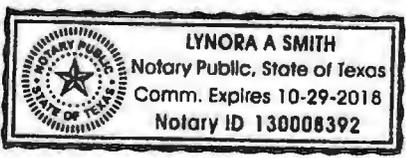
Spouse's Signature Pamela S Hammonds

STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on 1st day of <sup>February</sup>~~January~~, 2016, by Pamela S Hammonds.

Lynora A. Smith  
Notary Public



My commission expires: 10-29-18

## Attachment 3

### Photos

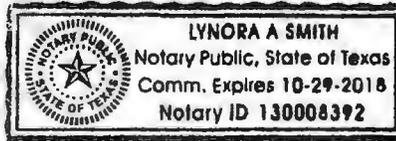
**Grantor Acknowledgement**

STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on 1st day of <sup>February</sup> ~~January~~, 2016, by James F Hammonds.

Lynora A Smith  
Notary Public



My commission expires: 10-29-18

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

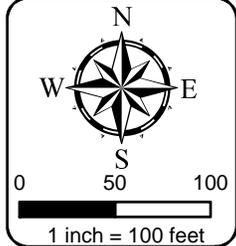
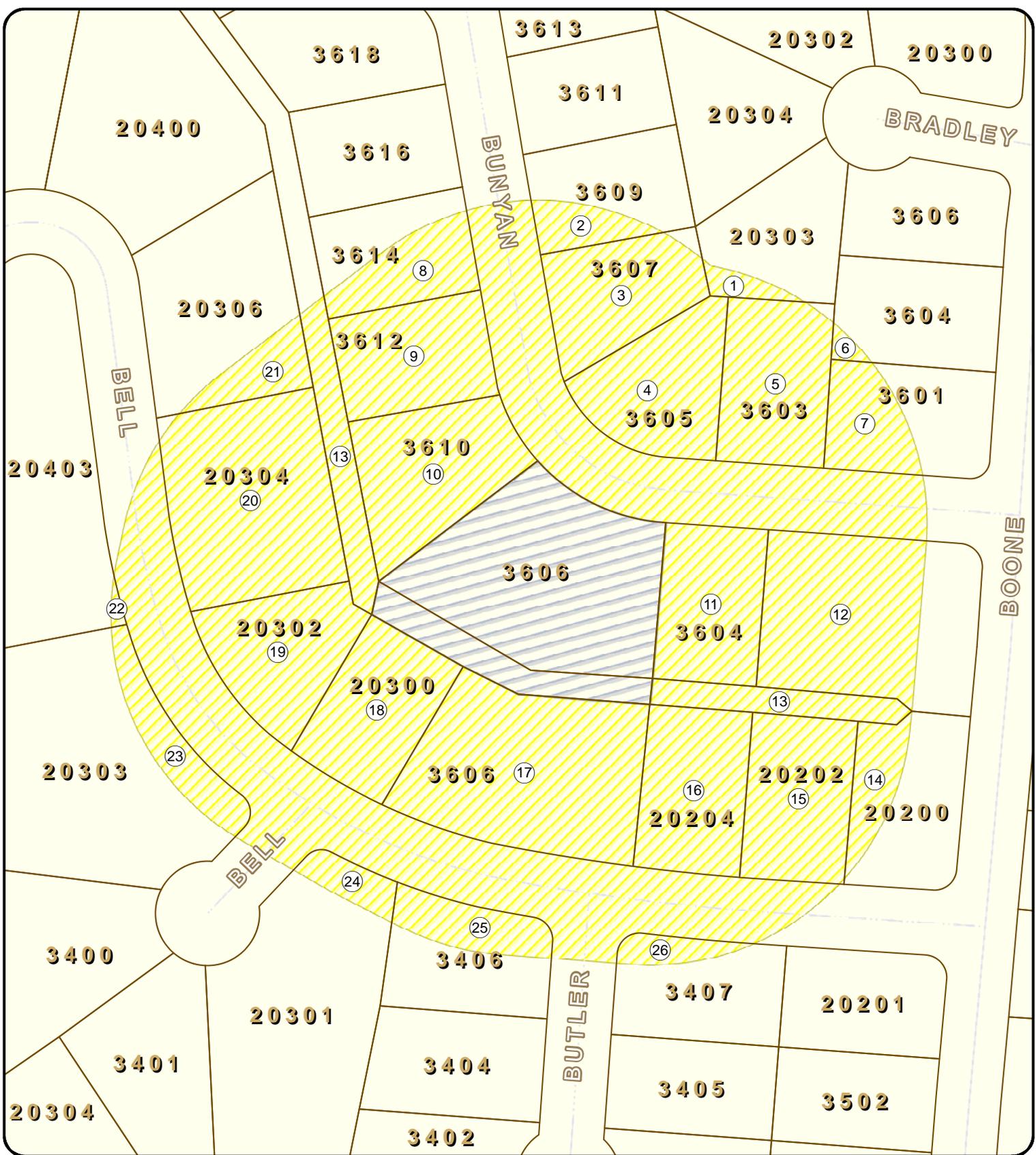
Feb 04, 2016 04:05 PM 2016016811  
MITCHELLM: \$38.00

Dana DeBeauvoir, County Clerk  
Travis County TEXAS



## Attachment 4

### Maps



### 3606 Bunyon Cir

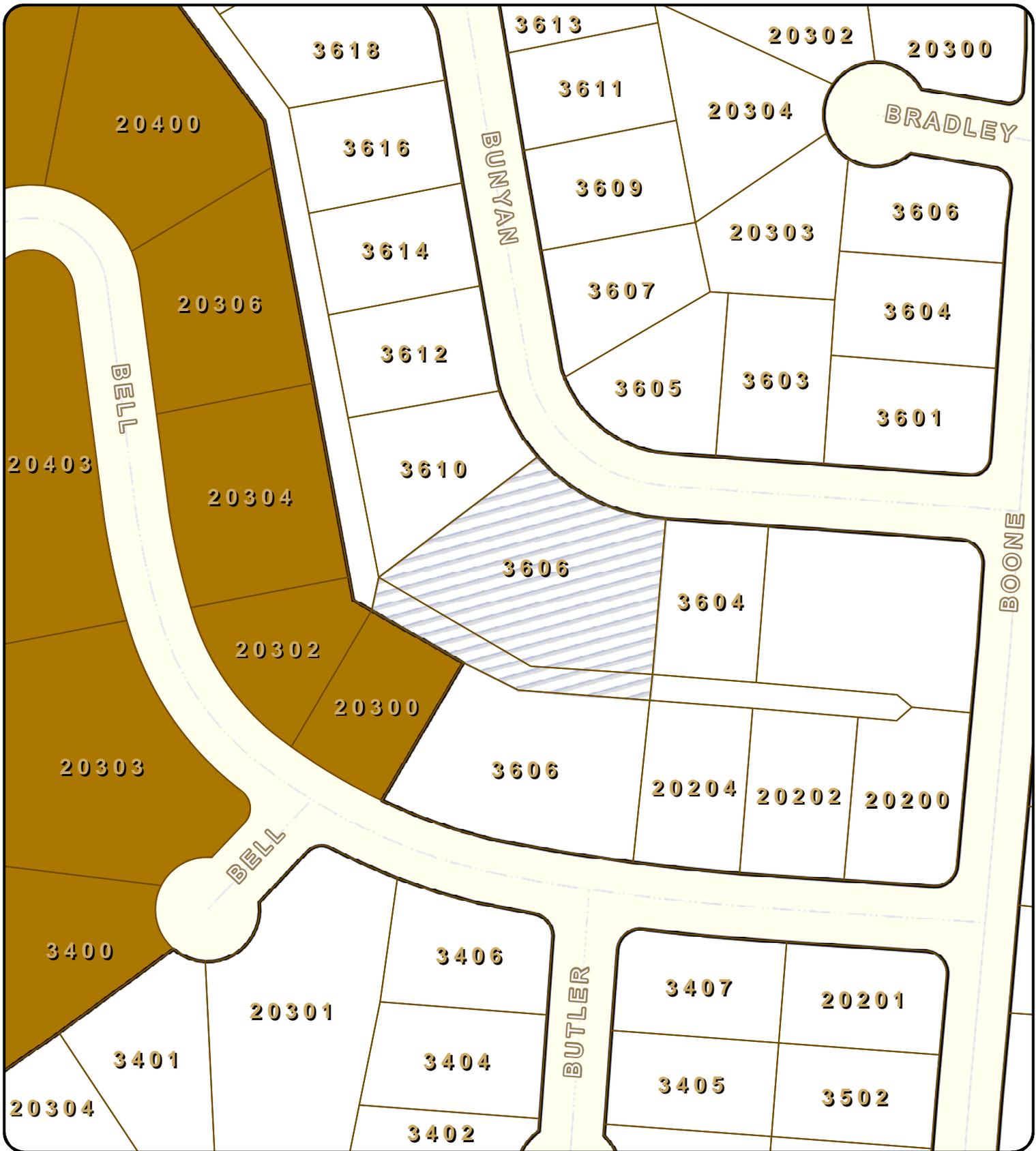
Request Type:	<b>Conditional Use</b>	Project:	<b>ZON-1047</b>
Change Requested:	<b>Allow structure on lot; no principal use</b>	Date:	<b>3/18/2016</b>
Map Purpose:	<b>200 ft Buffer</b>	Drawn By:	<b>CM</b>

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
- 200' Buffer





### 3606 Bunyon Cir

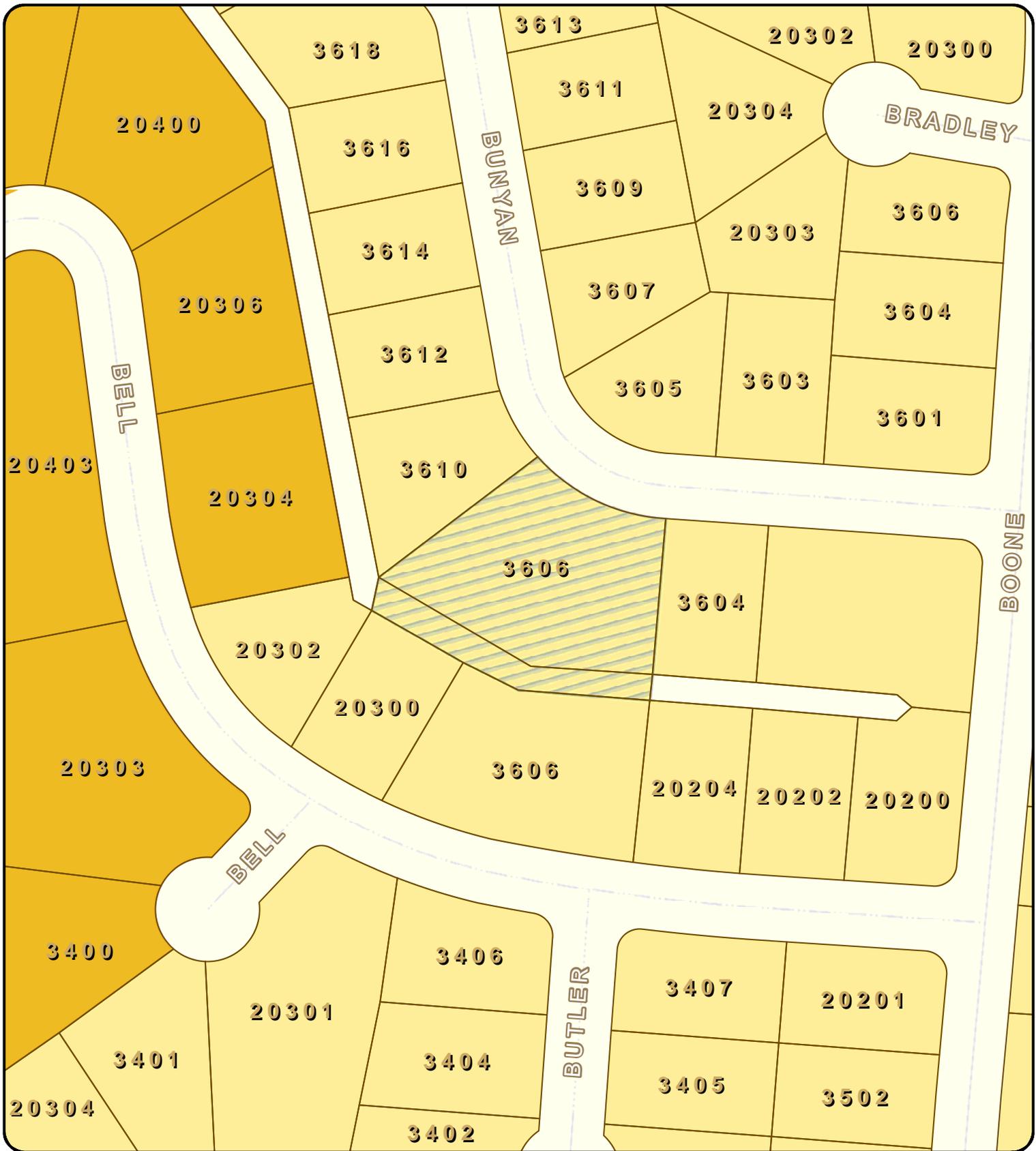
Request Type:	<b>Conditional Use</b>	Project:	<b>ZON-1047</b>
Change Requested:	<b>Allow structure on lot; no principal use</b>	Date:	<b>3/18/2016</b>
Map Purpose:	<b>Future Land Use</b>	Drawn By:	<b>CM</b>

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
- High Density Residential
- Parks

0 50 100  
1 inch = 100 feet



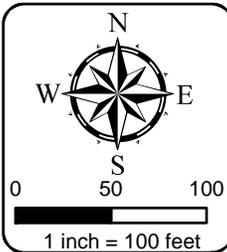
### 3606 Bunyon Cir

Request Type:	<b>Conditional Use</b>	Project:	<b>ZON-1047</b>
Change Requested:	<b>Allow structure on lot; no principal use</b>	Date:	<b>3/18/2016</b>
Map Purpose:	<b>Zoning Map</b>	Drawn By:	<b>CM</b>

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
- Zoning Class**
- G-1
- R-1C
- R-4





# Development Services Department

## STAFF REPORT

### Application for Special Exception

#### File Number: ZON 1048

**Date:** March 22, 2016

**Applicant:** Chris J. Camos

**Representative:** SAME

**Hearing Dates:** Planning & Zoning Commission – March 31, 2016

**Location:** 20517 Highland Lakes Dr.

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#### **APPLICATION SUMMARY**

Consideration by the Planning & Zoning Commission of a special exception to allow for an increase in height from 15' to 24' for a new single family home in an R-1C zoning district

#### **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 improvements will be reviewed pursuant to the established processes 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**

The R-1C zoning category allows for single family homes a maximum height of 15' with a two story maximum as measured from the highest point of the parcel to the highest peak of the roof. The increase in height will allow for the applicant to place a two story home similar to other height for contiguous homes (see Attachment 3). A ridgepole has been established to show the maximum height with the granting of the special exception.

*Under City Code each Commissioner/Councilor is required to visit the site and observe the ridgepoles. If the ridgepoles are not present or a Commission/Councilor has not visited the site they cannot vote on this item. Be aware each member will be asked at the beginning of the item if they have visited the site and seen the ridgepole.*

#### **FINDINGS OF FACT**

The only finding of fact associated with the application is if it finds there is no significant adverse impact on views created by the proposed special exception. Please remember the request is for an additional 9' to the maximum height. Application of

“significant adverse impact on views” can only be applied to the requested 9’ since a single family home and 15’ height can be built at the location by right.

Staff doesn’t believe there will be a significant adverse impact on views for the 9’ increase since the height of the home is (see attachment 4, aerial map) similar to the other neighboring homes. An additional height of 9’ should not adversely block any points to the NE and NW (across the street) any more than a building generally would since both are on similar contours and the neighboring homes will be the same existing height if the exception is approved by the Commission.

Staff would recommend approval of this request.

**ATTACHMENTS**

Additional information is provided through attached exhibits.

1. Application
2. Site Plan
3. Photos
4. Maps

Attachment 1  
Application



**CITY OF LAGO VISTA DEVELOPMENT SERVICES**

5803 THUNDERBIRD SUITE I03 PO BOX 4727 LAGO VISTA, TX. 78645  
512-267-5259 FAX 512-267-5265

APPLICATION FOR SPECIAL EXCEPTION

Date Submitted: 2-15-16 Fee: \$250.00  
Applicant's Name: CHRIS J. CAMOS  
Applicant's mailing address: 113 HOWARD LANE, Liberty Hill, TX. 78642  
Subject Property address: 20517 Highland Lake Drive, LAGO VISTA, TX.  
Applicant's email: CCAMOS2015@outlook.com  
Applicant's phone numbers: 337-2784018

Day time Evening Cell Fax

Reason for Special Exception request: (attach additional pages if necessary)

*(see Attached Sketch)*  
Restrictions For Lot Allow For only 15' Above Highest Elevation on Lot.  
99' + 15' = 114 I Am Requesting An Additional 9' For A total of 24' Above  
the Highest Elevation on Lot so As to Build A 2 Story Home Above  
Elevation of Proposed Finished Floor of 9.5' whereby Ending up At 123'  
According to my Attached Sketch.

\* NO VIEWS CAN BE SEEN FROM ACROSS THE ST. SO I WOULD NOT BLOCK ANYONE'S VIEW.

In the event I cannot attend the Public Hearing I designate \_\_\_\_\_  
to act on my behalf.

NOTE:

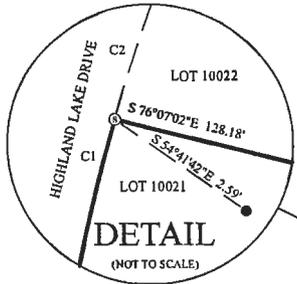
- Application must be completed in full.
- Attach proposed House Plans showing height above ground.
- Attach Site Plan
- Attach Deed Restrictions
- Submit the appropriate fee(s) with application.
- Please review the attached ordinance regarding variances.

Chris J. Camos  
Applicant's signature(s)

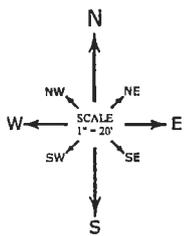
2-14-16  
Date

Attachment 2

Site Plan



CURVE TABLE				
CURVE	RADIUS	ARC	BEARING	CHORD
C1	331.64'	96.68'	N 07°20'17\"/>	
(C1)	(331.64')	(96.68')	(N 07°20'17\"/>	
C2	331.64'	100.35'	N 24°23'19\"/>	
(C2)	(331.64')	(100.35')	(N 24°23'19\"/>	



**RESTRICTIONS**

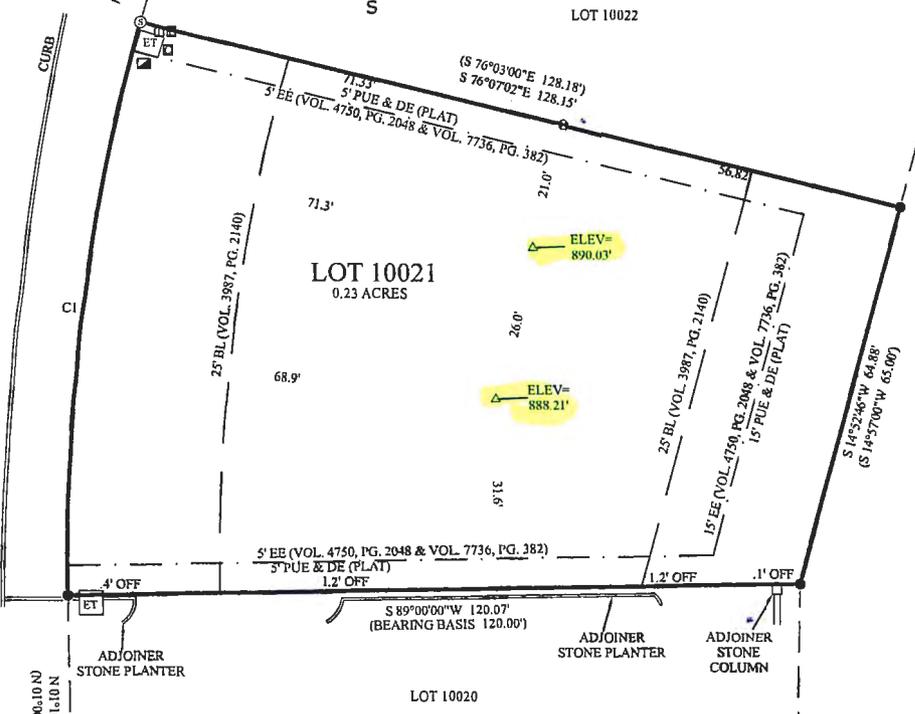
SUBJECT TO RESTRICTIONS IN VOL. 3987, PG. 2140, DOC. NO. 2000006308, AND AS PER PLAT IN VOL. 51, PG. 79.  
 SUBJECT TO BUILDING SETBACK LINES IN VOL. 3987, PG. 2140.  
 SUBJECT TO A BLANKET-TYPE ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINES EASEMENT GRANTED TO THE LOWER COLORADO RIVER AUTHORITY IN VOL. 1169, PG. 89.  
 SUBJECT TO A PERPETUAL EASEMENT AND RIGHT TO FLOOD, INUNDATE AND OVERFLOW, RESERVED BY THE LOWER COLORADO RIVER AUTHORITY IN VOL. 1169, PG. 89 & VOL. 3987, PG. 2140.  
 SUBJECT TO BLANKET TYPE ELECTRIC AND/OR TELEPHONE TRANSMISSION OR DISTRIBUTION LINE OR SYSTEM EASEMENTS GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. IN VOL. 3950, PG. 1678 & VOL. 4130, PG. 1465.  
 SUBJECT TO AN UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. IN VOL. 4750, PG. 2048 & VOL. 7736, PG. 382.

**LEGAL DESCRIPTION**

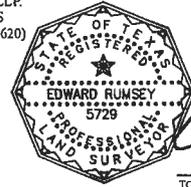
LOT 10021 HIGHLAND LAKE ESTATES, SECTION 10, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 51, PAGE 79, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

TEMPORARY BENCH MARK (TBM)  
 IS TOP OF MAG NAIL SET  
 ELEVATION = 100.00'

HIGHLAND LAKE DRIVE  
 (80' R.O.W.)



NORTH SHORE LLP  
 119.382 ACRES  
 (DOC. NO 2006196620)



*Edward Rumsey*

- LEGEND**
- ⊙ MAG NAIL SET IN BASE OF A 12" LIVE OAK
  - 1/2" ROD FOUND
  - ( ) RECORD INFORMATION
  - ET ELECTRIC TRANSFORMER ON PAD
  - W WATER METER
  - T TELEPHONE RISER
  - C CABLE RISER
  - E ELECTRIC RISER
  - ON INSIDE OF SUBJECT BOUNDARY
  - OFF OUTSIDE OF SUBJECT BOUNDARY
  - DE DRAINAGE ESMT
  - PUE PUBLIC UTILITY ESMT
  - EE ELECTRIC ESMT
  - BL BUILDING LINE
  - ⊙ 60D NAIL SET FOR RIDGE HEIGHT
  - ⊙ CALCULATED POINT

TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED AND TO:  
**INDEPENDENCE TITLE COMPANY**  
 I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HEREON AND THAT THERE ARE NO BOUNDARY LINE CONFLICTS, ENCROACHMENTS OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND CERTIFIES ONLY TO THE LEGAL DESCRIPTION AND EASEMENTS SHOWN ON THE REFERENCED TITLE COMMITMENT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

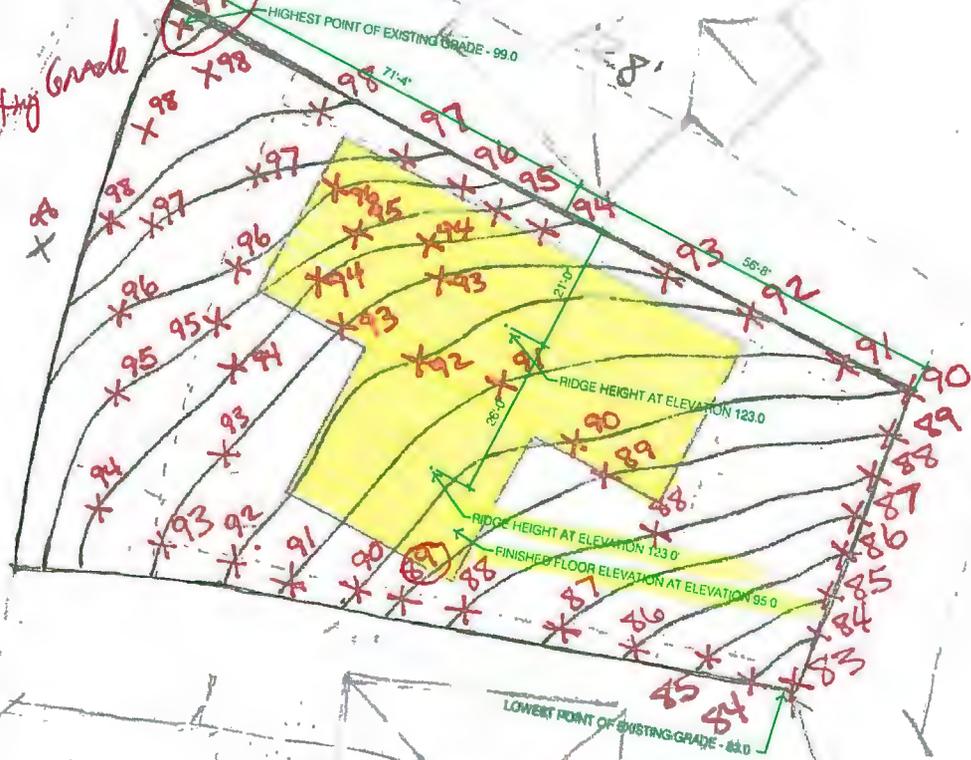
\*\*\*NOTICE\*\*\*  
 BEFORE DESIGN BEGINS ON THE SUBJECT PROPERTY THE OWNER SHOULD CHECK THE LOCAL GOVERNING AUTHORITIES ABOUT BUILDING SETBACKS AND OTHER BUILDING REQUIREMENTS.

 <b>ALLSTAR</b> Land Surveying 9020 ANDERSON MILL RD AUSTIN, TEXAS 78729 (512) 249-8149 PHONE (512) 331-5217 FAX WWW.ALLSTARLANDSURVEYING.COM	F.I.R.M. MAP INFORMATION	ADDRESS			
	THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 48453C0195H1 PANEL: 0195H1 DATED: 09/26/2008 THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.		<b>CHRIS J. CAMOS and DEBORAH L. CAMOS</b> 20517 HIGHLAND LAKE DRIVE LAGO VISTA, TRAVIS COUNTY, TEXAS		
	SURVEY DATE:	FEBRUARY 8, 2016	FIELD BY:	JONATHAN MOHR	02/05/2016
	TITLE CO.:	INDEPENDENCE TITLE CO.	CALC. BY:	CHRIS ZOTTER	02/08/2016
	G.P. NO.:	1511815-CPK	DRAWN BY:	DAMIAN SMITH	02/08/2016
	JOB NO.:	A0201916 - AD412615	RPLS CHECK:	EDWARD RUMSEY	02/08/2016

PRELIM. SKETCH APPROX 1'

ELEV. 899'-0"

15' = 114'  
HIGHEST POINT OF EXISTING GRADE - 99.0



16'-0" E

VIEW

ELEV. 883'-0"

↑	VARIANCE of 9' Feet	Request = 123' OR 28' Feet Above Existing Grade
	MAX Height (Current) 15'	15' = 114'
↓	Highest Elevation of Lot = 99'	
	Finished Floor = 95' Proposed	
Existing Natural Grade		Rear Corner of House = 89'

28' TOTAL

4'  
6'

## Attachment 3

### Photos



Proposed Ridge Height

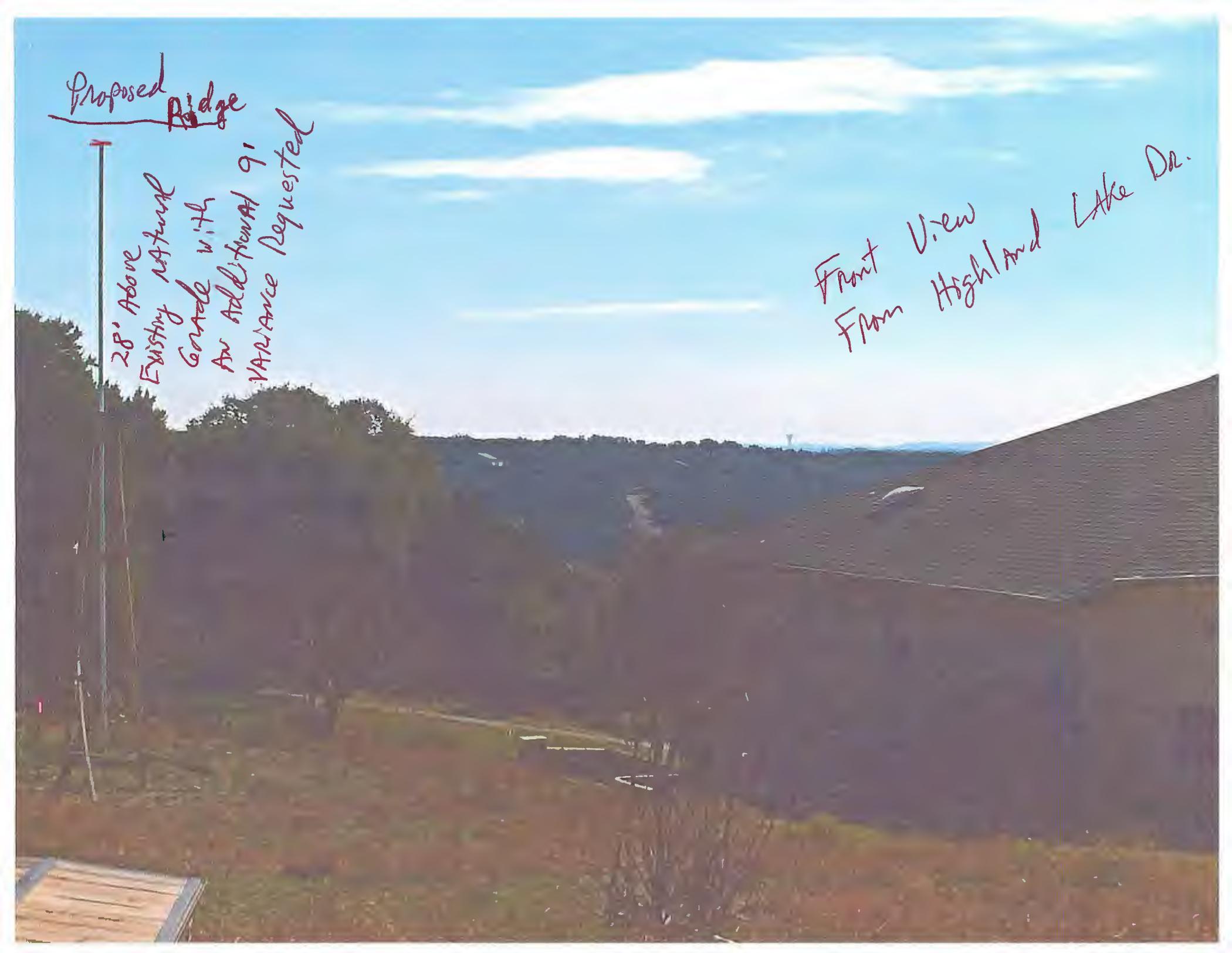
REAR of lot



Proposed Ridge

28' Above  
Existing Natural  
Grade with  
An Additional 9'  
Variance Requested

Front View  
From Highland Lake Dr.



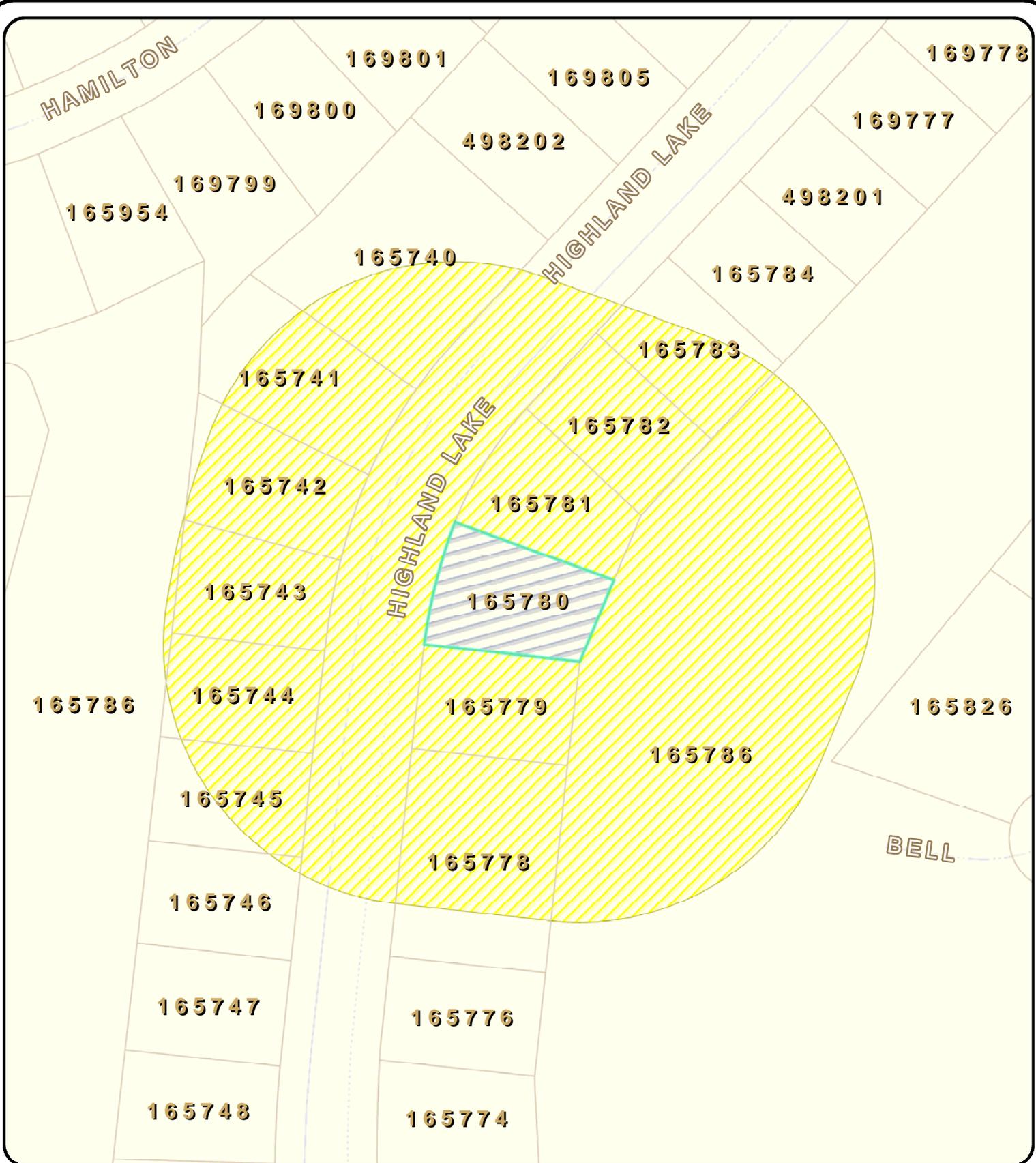
20517 Highland Lake Drive



## Attachment 4

### Maps





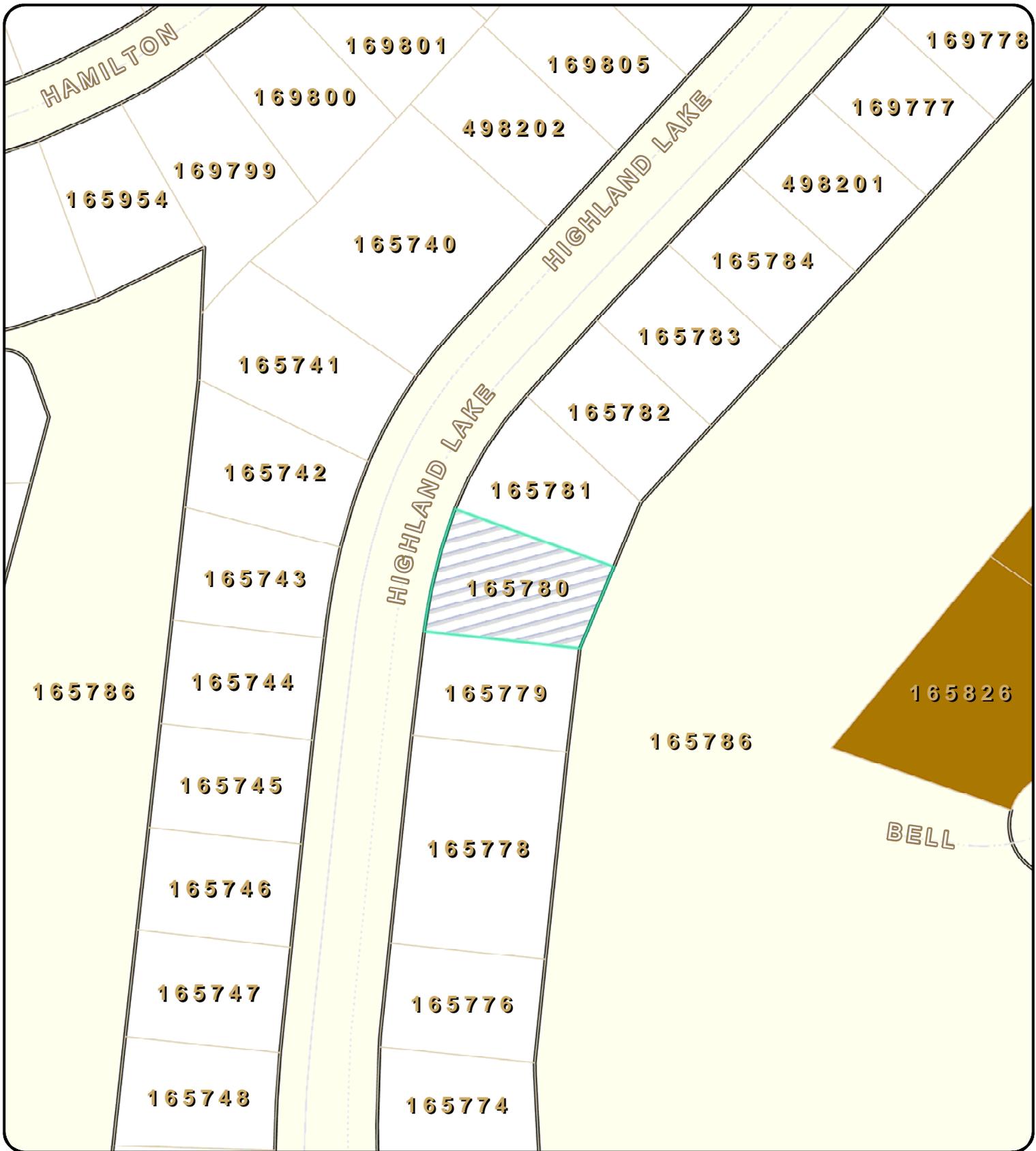
**20517 Highland Lake Dr**

Request Type:	<b>Special Exception</b>	Project:	<b>ZON-1048</b>
Change Requested:	<b>Special Height Exception</b>	Date:	<b>3/18/2016</b>
Map Purpose:	<b>200 ft Buffer</b>	Drawn By:	<b>CM</b>

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**
- Requestor
  - Owner Parcels
  - 200' Buffer

0 50 100  
1 inch = 100 feet



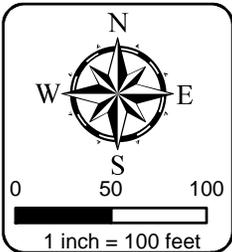
**20517 Highland Lake Dr**

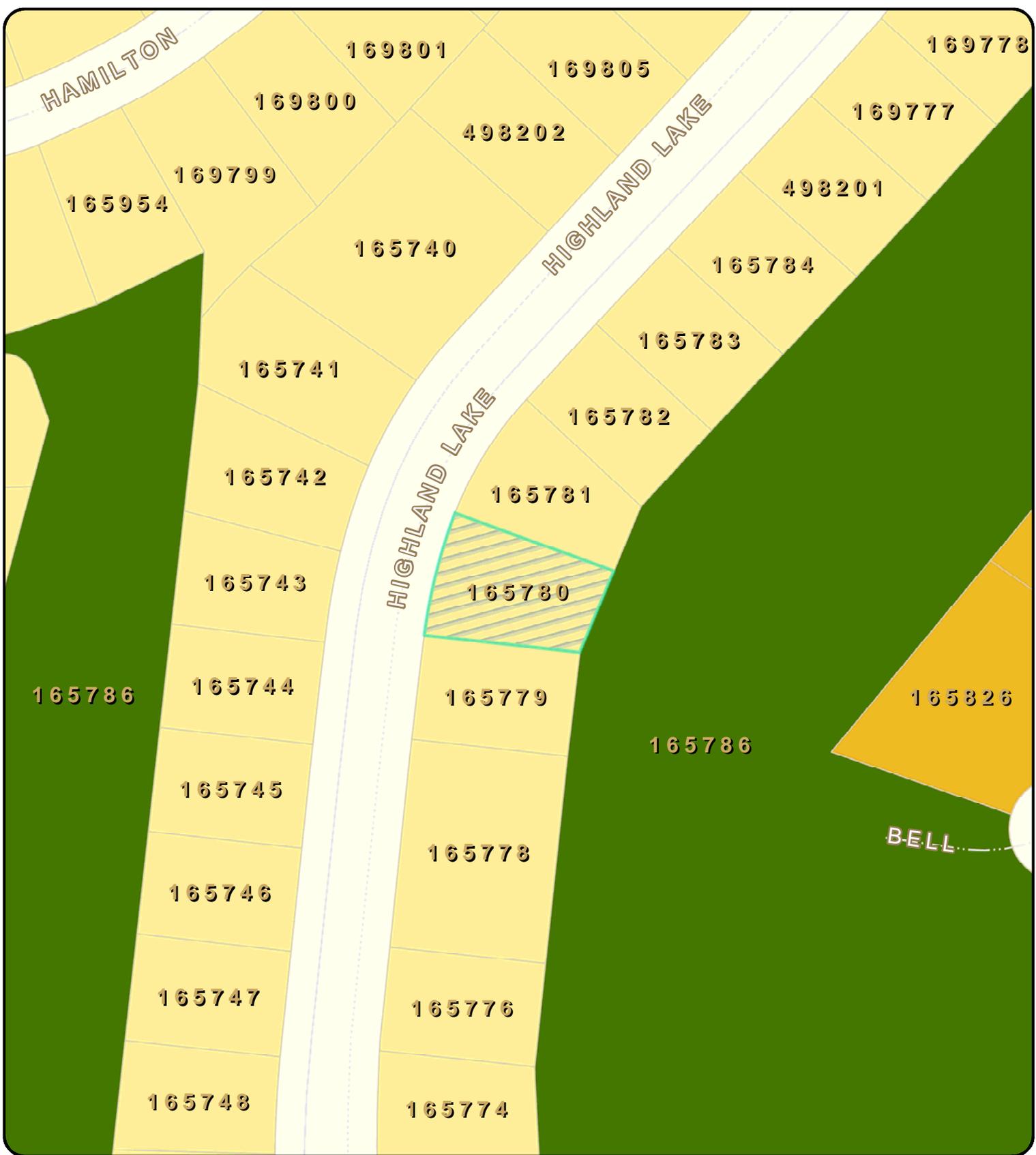
Request Type:	<b>Special Exception</b>	Project:	<b>ZON-1048</b>
Change Requested:	<b>Special Height Exception</b>	Date:	<b>3/18/2016</b>
Map Purpose:	<b>Future Land Use</b>	Drawn By:	<b>CM</b>

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**

-  Requestor
-  Owner Parcels
- Future Land Use**
-  Low Density Residential
-  High Density Residential
-  Parks





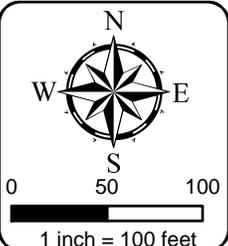
**20517 Highland Lake Dr**

Request Type:	<b>Special Exception</b>	Project:	<b>ZON-1048</b>
Change Requested:	<b>Special Height Exception</b>	Date:	<b>3/18/2016</b>
Map Purpose:	<b>Zoning</b>	Drawn By:	<b>CM</b>

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**

- Requestor
- Owner Parcels
- Zoning Class**
- G-1
- R-1C
- R-4





**CITY OF LAGO VISTA  
DEVELOPMENT SERVICES**

P.O. BOX 4727  
LAGO VISTA, TX 78645

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*Tel. (512) 267-5259*

*Fax (512) 267-5265*

**MEMO**

To: Planning & Zoning Commission

From: David Harrell, AICP, Director

-----  
**RE: Public Hearing Item #3 & Ordinance**

Due to additional changes, I would ask the Commission to table this item.