



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
MONDAY, November 21, 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:

CITIZEN COMMENTS FOR NON-HEARING RELATED ITEMS:

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.

PUBLIC HEARING

1. **ZON-1058:** Recommendation of a Conditional Use to allow for a home occupation for a mobile animal grooming service at 5902 Le Mesa and 20600 Dawn Dr.
 - A. Staff Presentation
 - B. Applicant Presentation
 - C. Discussion
 - D. Open Public Hearing
 - E. Close Public Hearing
 - F. Recommendation

2. **ZON-1065:** Consideration of a Special Exception to allow for a height increase from 18' to 29' to allow for a second story on a proposed home.
 - A. Staff Presentation
 - B. Applicant Presentation
 - C. Discussion
 - D. Open Public Hearing
 - E. Close Public Hearing
 - F. Consideration

FUTURE AGENDA ITEMS

ADJOURNMENT

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.

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



Development Services Department

STAFF REPORT

Application for Home Occupation

File Number: ZON-1058

Date: November 16, 2016

Applicant: Rafael & Nadina Padilla

Representative: SAME

Hearing Dates: Planning & Zoning Commission – November 21, 2016
City Council – December 15, 2016

Location: 5902 La Mesa St.

APPLICATION SUMMARY

Recommendation of the Planning & Zoning Commission and consideration (action) for City Council of a Home Occupation for an animal grooming business to be operated on the premises. This item was tabled at the August 25, 2016 meeting due to a noticing issue.

DEVELOPMENT REVIEW DEPARTMENT COMMENTS

With Chapter 14, Article 14.100, Section 16 is the zoning requirements of a home occupation. A home occupation is defined as “An accessory use of a dwelling unit for gainful employment involving the manufacture, assembly, provision or sale of goods and/or services. The accessory use is conducted entirely within the dwelling unit. The use is clearly incidental and secondary to the use of the dwelling for residence purposes and does not change the character thereof or adversely affect the uses permitted in the residential district of which it is a part.”

Any home occupation requires an application be filed with the City, review of applicable code requirements, and eventual approval or denial based on the Code. Within Chapter 14, Article 14.100, Section 16.30 is a list of approvable uses for a home occupation in which the City can sign off, however there is a list of prohibited uses within Chapter 14, Article 14.100, Section 16.40 where an application will be denied. In circumstances where uses are not directly listed as an approvable use or a deniable use it must go before the Planning & Zoning Commission for a recommendation and City Council for a consideration. When deciding on an unlisted use, use limitations within Chapter 14, Article 14.100, Section 16.20 apply as well as the purpose and intent within Chapter 14, Article 14.100, Section 16.10.

This home occupation consists of using an existing mobile business van for dog grooming purposes. The applicant states they will pick up a client’s animal in a separate vehicle, bring to the van for service, and take the animal to the customer before receiving the next client. This service would be in use from 8 AM to 5PM from

Tuesday – Saturday. There are typically 7 appointments a day, for 35 people a week. An updated item to the packet from the applicant would limit to emergency situations such as generator failures or situations where it is dangerous to drive the van.

USE LIMITATIONS

(A) Such occupation shall be conducted solely by family members residing in the residence plus no more than one nonresident assistant or employee.

(B) No more than twenty-five (25) percent of the gross living area of said residence shall be used for such purpose. Use of garage or accessory buildings for these purposes is discouraged.

(C) No use shall require external structural alteration or involve construction features or the use of electrical or mechanical equipment that would change the fire rating of the structure. No alteration or change in the premises or building shall be made that will make, result in or cause the main structure to appear in any way to be anything but a residential dwelling unit.

(D) There shall be no outside storage of any kind related to the home occupation.

(E) There shall be no display of products or material visible in any manner from the outside of the dwelling.

(F) No use shall create noise, dust, vibration, smell, smoke, flare, electrical interference, fire hazard, or any other hazard or nuisance to any greater or more frequent extent than that usually experienced in a residential zoned district.

(G) No advertising, display or other signs shall be permitted on the premises.

(H) No toxic, explosive, flammable, combustible, corrosive, etiologic, radioactive, or other restricted material is used or stored on the site.

(I) No process is used which is in violation of any city, state or federal rule, regulation, or law.

(J) No advertisement shall be placed in any media containing the address of the property if the business is one which involves traffic or customers to purchase goods or service.

(K) Parking for home occupations:

(1) The business shall not generate vehicular traffic requiring parking spaces beyond those normally allotted to residential use.

- (2) Curbside or edge-of-street parking related to a home occupation is prohibited.

PURPOSE AND INTENT

In regards to unlisted uses not listed in the code, the purpose and intent of the regulations must be considered. As shown in Chapter 14, Article 14.100, Section 16.10, the purpose and intent of the home occupation regulations are stated below:

16.10 Intent and Purpose. Traditionally certain occupational uses termed “home occupation” have been allowed in dwelling units. Such uses have been allowed largely on the basis that such uses are incidental to the use of the premises as a residence, that the nature of the home occupation use is such that it is compatible with residential neighborhoods, or that home occupation uses are of a highly professional nature involving the use of mental rather than physical capabilities and are therefore compatible with residential uses.

(A) The above criteria defy precise definition or interpretation: Definition of home occupations by the above criteria has in some cases totally prohibited home occupations while in other instances allowed uses which markedly detract from the residential character of a neighborhood and thereby infringed upon the rights of surrounding residents.

(B) It is recognized that certain limited home occupation uses can be useful to both the general community as well as the resident-proprietor. Also recognized is the difficulty of writing an ordinance dealing with home occupations in a “middle-of-the-road” fashion, which is neither discriminatory nor arbitrary. It is hoped that the citizens will recognize these difficulties and will not abuse the privileges granted within this section.

(C) With the above in mind, it is the intent and purpose to provide for certain types of restricted occupational uses within residential zoning. Only such uses will be allowed which:

- (1) Are incidental to the use of the premises as a residence;
- (2) Are compatible with residential uses; and
- (3) Do not detract from the residential character of the neighborhood.

(D) Home Occupations that are dependent on traffic of customers to purchase goods or services directly at the dwelling shall not be permitted within residentially zoned districts; provided, however, home occupations which normally generate minimal traffic such as, for example, tailors, seamstresses, accountants, consultants, locksmiths, etc. may be approved for residentially zoned districts.

STAFF ANALYSIS

Staff believes the criteria of use limitation are met in Chapter 14, Article 14.100, Section 16.20 it also believes the mobile dog grooming is in compliance with Chapter 14, Article 14.100, Section 16.10. In particular it is stated no customers visit the single family home, no vehicles from customers are at the premises, although our code discourages garages being used, they are not prohibited by Code. There would be no issues relating to the detracting of the residential character of the neighborhood and any traffic generated by the business is of a minimal impact to the area.

Staff would however suggest the following conditions:

1. Customers are limited to no more than 7 customers a day for a total of 35 a week.
2. This type of Use is only allowed during power failure or at times the National Weather Service has issued a Winter Storm Warning or Freeze Warning for the County.

ATTACHMENTS

Additional information is provided through attached exhibits.

1. Applicant Request
2. Site Plan
3. Maps



City of Lago Vista
Development Services
 5803 Thunderbird Ste.103
 PO Box 4727 Lago Vista, TX 78645
 (512)267-5259 Office (512)267-5265 Fax

RECEIVED

AUG 19 2016

Per _____

ID # 17

SITE: 20502 DAWN DR

ASGARI AHMAD & TAMILA NIKAZM
 5201 RIDGE OAK DR
 AUSTIN TX 78731

Notice of Public Hearing

The Lago Vista Planning and Zoning Commission will hold a Public Hearing on August 25, 2016 at 7:00 PM in the Council Chambers at City Hall, located at 5803 Thunderbird St., Lago Vista, Texas to receive citizen input on the following with possible action to be taken:

ZON-1058 – Recommendation by the Planning & Zoning Commission of a Conditional use to allow for a home occupation for a mobile animal grooming drop off service at 5902 La Mesa.

You are receiving this notice because you own property within 200 feet of the area proposed for rezoning. All interested persons are invited to attend. If you are unable to attend but wish to comment, please list your comments below and return to the address above.

You may return this form with comments below.

In favor

Opposed

Comments:

All interested persons are invited to attend.



City of Lago Vista
Development Services
 5803 Thunderbird Ste.103
 PO Box 4727 Lago Vista, TX 78645
 (512)267-5259 Office (512)267-5265 Fax

ID # 11

SITE: 6000 LA MESA

WILSON WILLIAM L & DRINDA L
 6000 LA MESA ST
 LAGO VISTA TX 78645

Notice of Public Hearing

The Lago Vista Planning and Zoning Commission will hold a Public Hearing on August 25, 2016 at 7:00 PM in the Council Chambers at City Hall, located at 5803 Thunderbird St., Lago Vista, Texas to receive citizen input on the following with possible action to be taken:

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You are receiving this notice because you own property within 200 feet of the area proposed for rezoning. All interested persons are invited to attend. If you are unable to attend but wish to comment, please list your comments below and return to the address above.

You may return this form with comments below.

In favor

Opposed

Comments:

All interested persons are invited to attend.

Attachment 1
Applicant Request



CITY OF LAGO VISTA

Conditional Use Permit

Conditional Use Permit Fee: \$250.00

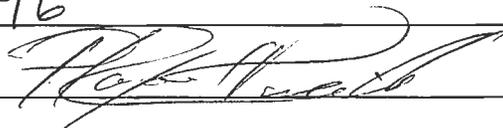
Applicant Information:

Name: RAFAEL & Nadya Padilla

Address: 5902 LA MEZA ST

Telephone #: 512 627 0092

Date of Application: 6-28-16

Signature:  

Request:

Conditional Use Permit is being sought for:

Lake Mobile Grooming

Legal Description: _____

(Subdivision) (Section) (Lot)

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

Lake Mobile Dog Grooming
5902 La Mesa Dr.
Lago Vista, TX 78645
06/25/2016

David Harrell
P.O. Box 4727
Lago Vista, TX 78645

Dear Mr. Harrell,

We are requesting to utilize our residential property as a power source for our mobile dog grooming van in the city of Lago Vista.

Our generators are making it impossible to run a reliable business and livelihood. Generators are a faulty power source, in the summer months especially, and we continue to run into the issue of them failing. This makes it impossible to complete our many clients for the day. We are requesting the ability to do a pick up and drop off service in which we would utilize our home's electricity as a power source. The mobile van would remain in our RV garage and we would pick up one client's dog(s) in an additional vehicle, bring them back to the van to groom, then return the animal home before moving on to the next client. There would only be one client's dog(s) at our residence at a time.

We are asking for your support and approval today because our livelihoods are at stake. Without the ability to use our van at home we would be unable to continue our business. Not only is this imperative to us, but our service is a benefit to the whole community of Lago Vista as there is no other business like it. We are able to service the entire animal owning community with our business and have a huge clientele with about 300 clients. Without our business our clients could potentially have to drive out of town and into Cedar Park to get their dog(s) groomed.

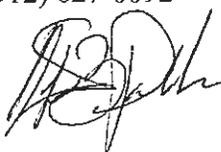
Allowing us to continue our business from our home would be a benefit for the community as well as for our livelihood and the ability to continue our business and live's in Lago Vista, a city that is near and dear to us.

We are so appreciative of you taking the time to discuss this matter and we look forward to your thoughts on the subject.

Sincerely,



Rafael & Nadya Padilla
(512) 627-0092



From: [nadya.padilla](#)
To: [David Harrell](#)
Subject: Lake Mobile Dog Grooming
Date: Tuesday, July 19, 2016 9:40:55 PM

Dear Mr David Harrell,
We recieved your letter with the following Questions.

1. Please provide additional information relating to your hours of operation.

We work from 8am to 5pm

2. Provide documentation of number of people who use your service in a calendar week.

We are not sure what kind of documentation you need?
but as far as our calendar goes we usually have 7 appointments a Day, which is 35 people a week.
We work Tuesday to Saturday with usually Sunday & Monday off.

Hope this helps.
We appreciate your time, and are available at any time to talk further.
Thank you, Rafael & Nadya Padilla
Lake mobile Dog Grooming
512 627 0092

Hi Mr Harrell,

We would like to proceed with the permit, to Continue doing business @ our address 5902 la mesa st. We would like to clarify that we are simply requesting this as an Emergency situation, in the event of a generator failure or due to weather, where it becomes dangerous for us to drive our Van to the appointments of the day. This is very important to us and our customers who depend on our service being that normally we are booked up weeks ahead, it would be very inconvenient and financially damaging to have to stop working due to these circumstances. Our plan would be to simply pick up and drop off our clients dog using our personal vehicle, this would be a one at a time event. With No kennel like situation or traffic.

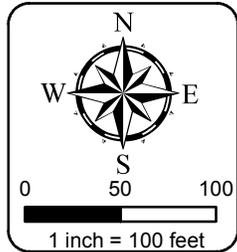
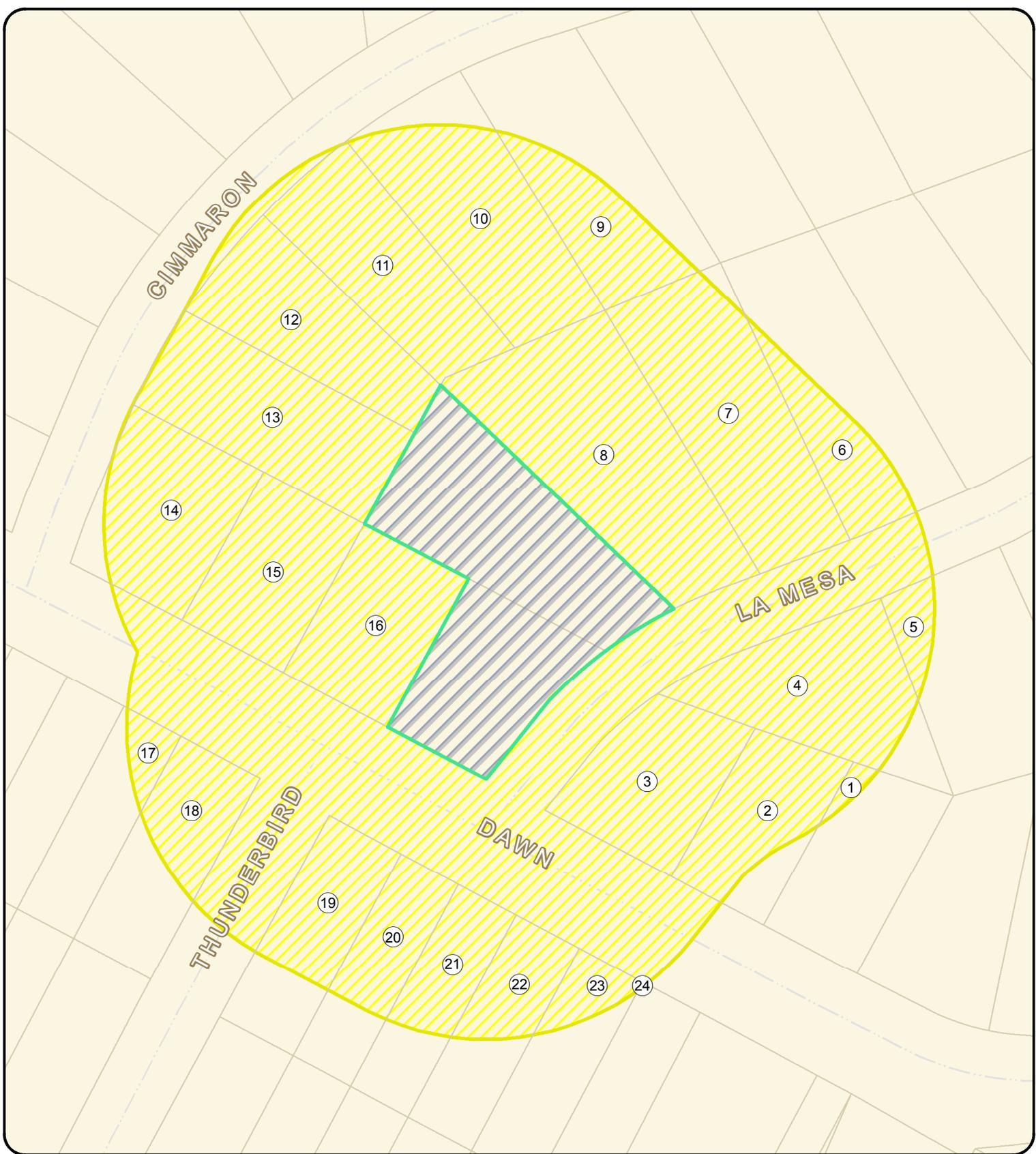
Rafael and Nadya Padilla
Lake mobile dog grooming.

Attachment 2

Site Plan

Attachment 3

Maps



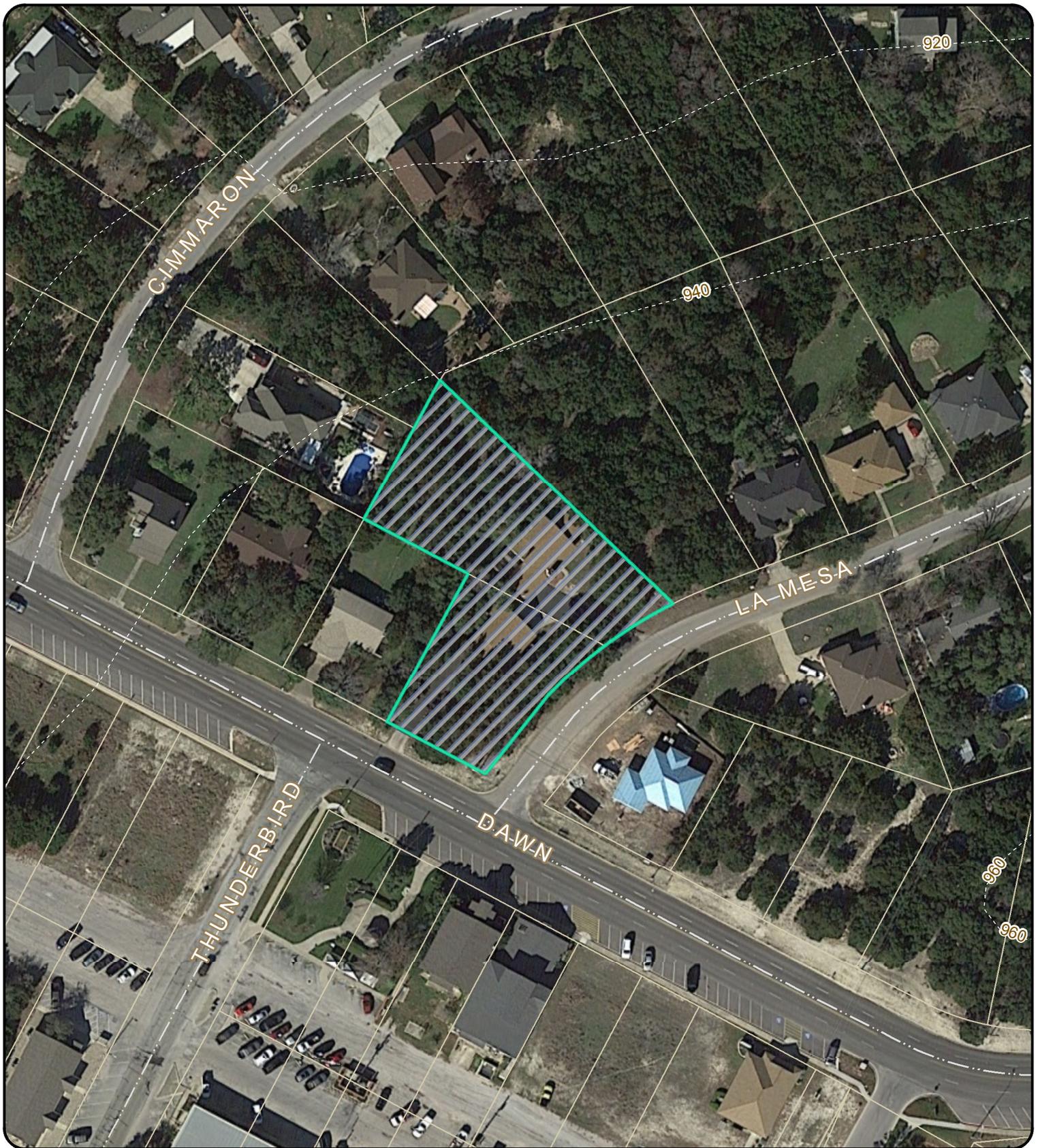
5902 La Mesa

Request Type:	Home Occupation	Project:	ZON-1058
Change Requested:	Dog Grooming	Date:	08-09-2016
Map Purpose:	200 ft Buffer Map	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

- Requestor
- Owner Parcels
- 200' Buffer
- CityLimits



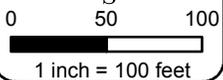
5902 La Mesa

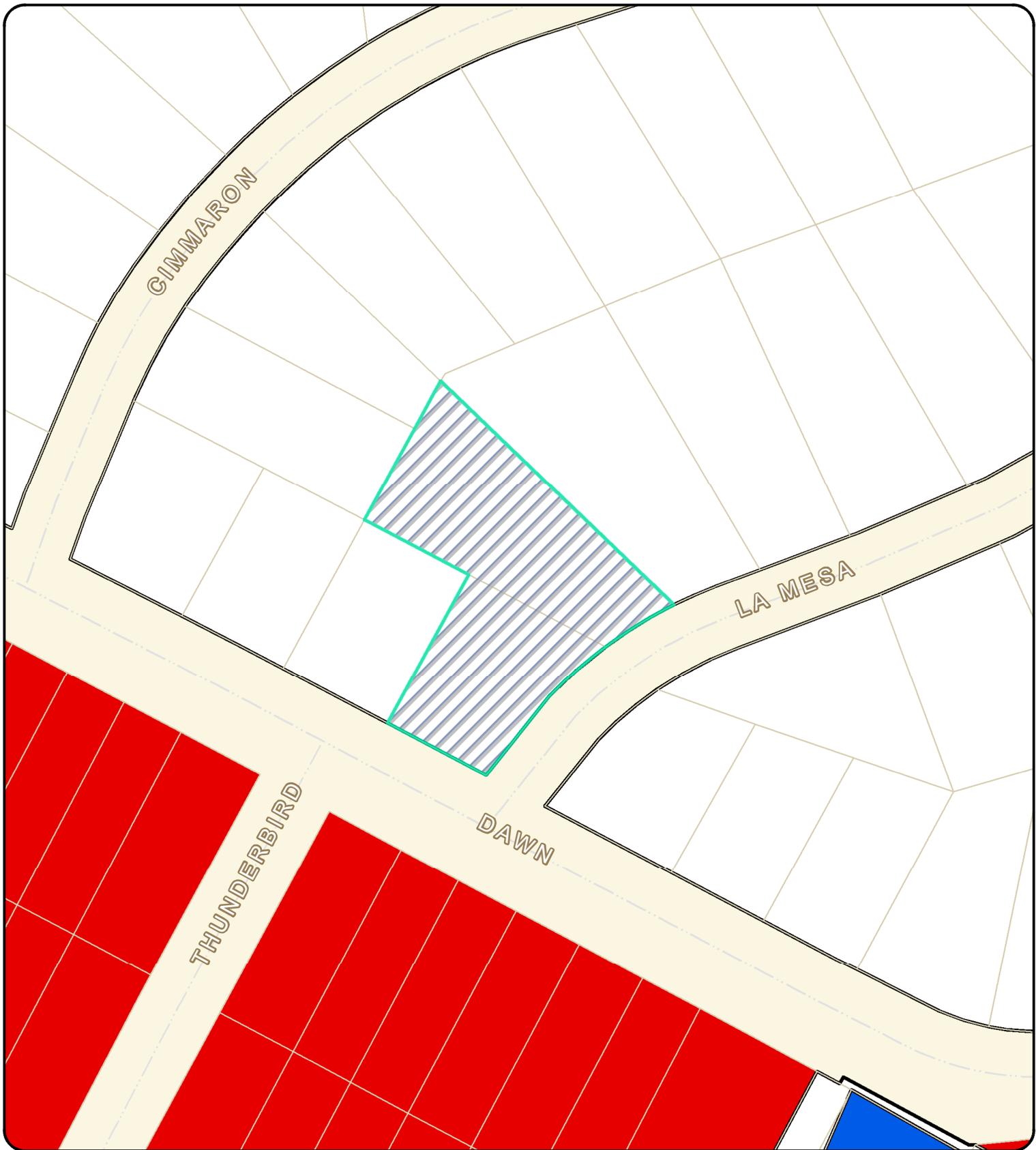
Request Type:	Home Occupation	Project:	ZON-1058
Change Requested:	Dog Grooming	Date:	08-09-2016
Map Purpose:	Aerial & Contour Map	Drawn By:	CM

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Legend

- 20' Contours
-  Requestor
-  Owner Parcels





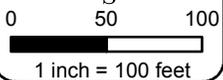
5902 La Mesa

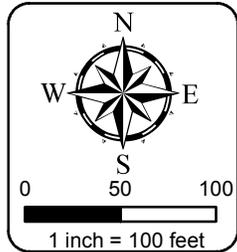
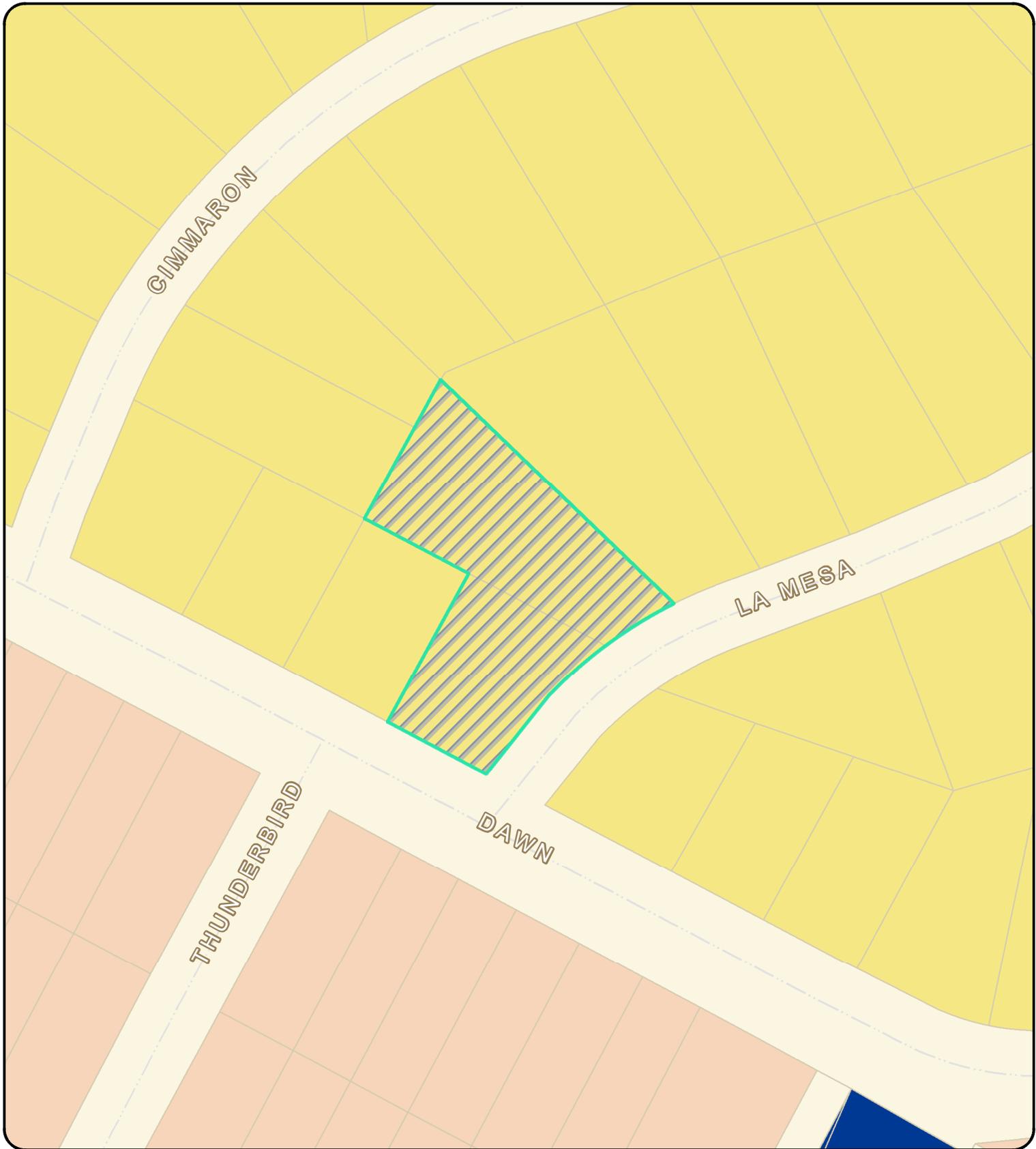
Request Type:	Home Occupation	Project:	ZON-1058
Change Requested:	Dog Grooming	Date:	08-09-2016
Map Purpose:	Future Land Use Map	Drawn By:	CM

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

- Requestor
- Owner Parcels
- Future Land Use**
- Low Density Residential
- High Density Residential
- Commercial
- Public/Semi Public
- City Limits





5902 La Mesa

Request Type:	Home Occupation	Project:	ZON-1058
Change Requested:	Dog Grooming	Date:	08-09-2016
Map Purpose:	Zoning Map	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

- Requestor
- Owner Parcels
- Zoning Class**
- C-1A
- R-1D
- R-4
- U-1
- CityLimits



Development Services Department

STAFF REPORT

Application for Special Exception

File Number: ZON 1065

Date: November 17, 2016

Applicant: John and Sherry Beall

Representative: SAME

Hearing Dates: Planning & Zoning Commission – November 21, 2016

Location: 6102 Lynn Lane

APPLICATION SUMMARY

Consideration by the Planning & Zoning Commission of a special exception to allow for an increase in height from 18' to 29.4' for a new single family home in an R-1E 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-1E zoning category allows for single family homes a maximum height of 18' with 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. 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 11.4' to the maximum height. Application of

“significant adverse impact on views” can only be applied to the requested 11.4’ since a single family home and 18’ height can be built at the location by right.

Staff has concerns there could be “significant adverse impact on views” by granting the 11.4’ increase in height due to the majority of the surrounding homes being only a maximum of 18’ in height and one story. The design of the present home has elevated the majority of the living area to the second story which allows for a potential maximum impact in the viewshed (see attachment 3). This type of design is usually associated with building in a flood-zone because it’s required to building the living space +1’ above the flood elevation. However this home is not in a flood-zone. The space on the lot would allow for a redesign of the home to reduce the viewshed impact (see attachment 2) requested in the special exception. This would make the design more compatible with the neighboring homes by reducing the mass and better contributing to the neighborhood character.

Granting of this special exception would be the greatest increase in height yet to be granted by the Commission. Staff has attached the previous two approved special exceptions (ZON 1036 & 1048) for reference in relation to this request.

ATTACHMENTS

Additional information is provided through attached exhibits.

1. Application
2. Site Plan
3. Elevations
4. ZON-1036 Approved Items
5. ZON-1048 Approved Items
6. Maps



City of Lago Vista

Development Services

5803 Thunderbird St. P.O. Box 4727
Lago Vista, TX 78645
(512)267-5259 Office (512)267-5265 Fax

Notice of Public Hearing

Mailing ID # 10

Property Location: 6005 LYNN LN

HOUSTON MATTHEW & KELLI
601 COWAL DRIVE SOUTH
SPICEWOOD, TX 78669

The Planning & Zoning Commission will consider (ZON-1065) a special exception to allow for a height increase from 18' to 29' to allow for a second story on a proposed home located at 6102 Lynn Ln. with public hearing to be held at 7:00 P.M. on November 21, 2016 at Council Chambers, City Hall, located at 5803 Thunderbird St., Lago Vista, TX 78645.

You may return this form with comments below.

In favor

Opposed

Comments:

It won't harm us or our view if a two
story home is built.

Signed:

Kelli 

Printed Name:

Kelli Houston



City of Lago Vista
Development Services

5803 Thunderbird St. P.O. Box 4727
Lago Vista, TX 78645
(512)267-5259 Office (512)267-5265 Fax

RECEIVED

NOV 16 2016

Per _____

Notice of Public Hearing

Mailing ID # 4

Property Location: 6201 CAMILLE CT

6203 Camille Ct.

KOENEN DAVID J & LYND A D
13810 MEDINA LAKE CT
CYPRESS, TX 77429

The Planning & Zoning Commission will consider (ZON-1065) a special exception to allow for a height increase from 18' to 29' to allow for a second story on a proposed home located at 6102 Lynn Ln. with public hearing to be held at 7:00 P.M. on November 21, 2016 at Council Chambers, City Hall, located at 5803 Thunderbird St., Lago Vista, TX 78645.

You may return this form with comments below.

In favor

Opposed

Comments:

Signed: _____

David J. Koenen

Printed Name: _____

David J. Koenen

Attachment 1
Application



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 SPECIAL EXCEPTION

Date Submitted: 10/21/16 Fee: \$250.00
Applicant's Name: JOHN & SHERRY BEALL
Applicant's mailing address: P.O. BOX 4511 LAGO VISTA TX 78045
Subject Property address: 6102 LYNN LANE, LAGO VISTA TX 78045
Applicant's email: BEALLJOHN@AOL.COM
Applicant's phone numbers: 512-750-2462

Day time Evening Cell Fax

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

PLEASE SEE ATTACHED

In the event I cannot attend the Public Hearing I designate JEROME REYNAERT
to act on my behalf. KENWOOD HOMES
512-291-7288

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.

John & Sherry Beall 10-4-16
Applicant's signature(s) Date

John & Sherry Beall

6102 Lynn Lane, Lago Vista

Application for Special Exception - Attachment

One of the reasons we decided to make our retirement home in Lago Vista is because of the gorgeous views available of Lake Travis. We recently purchased the lot at 6102 Lynn Lane and designed a home to capture that view from our rear deck and living area. However, we are only able to do this by virtue of elevating the home.

As you can see by the attached house plan, we've placed the garage under the home and our primary living area on the second story. This allows us to not only get our great lake view, but we also take up a smaller footprint with impervious area.

Taking the neighboring lots/houses into consideration, we will not be restricting the views of any existing homes or potential homes to come. 6101 Lynn Ln (Lot 9, Blk 8) and Lot 8, Blk 8, which are directly across the street and across the street NE, respectively, could, in fact, benefit from our design. A single story on our lot would obstruct any view they may have, however, the open columns beneath our living area will allow the home(s) across the street to see through in the direction of the lake.

We are not requesting any additional height variance other than that of what we need to have the garage under the living area. The pitch of the roof is a modest 5/12, putting our overall structure height at 29'4". While staying within our setback requirements, we would be placing the house towards the back of the lot, which has a drop in topography of approximately 2-5 feet from the highest elevation of the lot

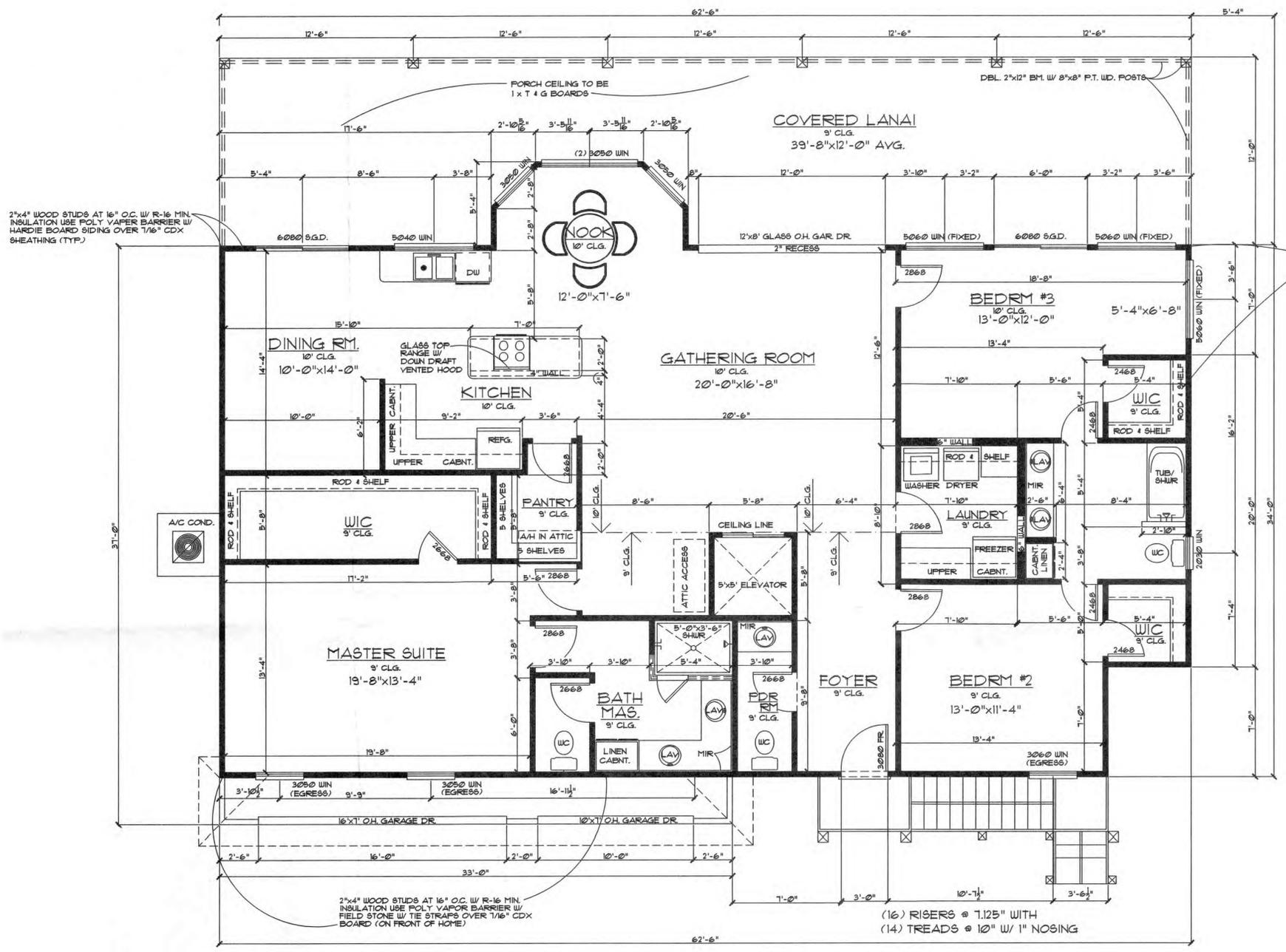
Attachment 2

Site Plan

Attachment 3

Elevations

No.	Date	By



2"x4" WOOD STUDS AT 16" O.C. W/ R-16 MIN. INSULATION USE POLY VAPOR BARRIER W/ HARDIE BOARD SIDING OVER 1/16" CDX SHEATHING (TYP.)

2"x4" WOOD STUDS AT 16" O.C. W/ R-16 MIN. INSULATION USE POLY VAPOR BARRIER W/ HARDIE BOARD SIDING OVER 1/16" CDX SHEATHING (TYP.)

SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

ALL SIZES ARE APPROXIMATE

AREA TABULATIONS	
LIVING AREA 2nd FLR	2108
LIVING AREA 1st FLR	350
COVERED AREA 1st FLR	887
GARAGE	882
REAR PORCH 1st FLR	686
REAR PORCH 2nd FLR	626
TOTAL SQ. FT.	5539

LATEST CHANGES OCTOBER 19, 2016

New Design 2 Story 3 Car Lt. Garage Plan
The Bealls Residence
Valtex LLC
2nd Floor Plan

Date
SEPTEMBER 22, 2016

" THESE PLANS MEET ALL REQUIREMENTS FOR 2014 NEC, 2012 IRC, AND THE CITY OF LAGO VISTA ZONING AND BUILDING ORDINANCES."

Attachment 4
ZON-1036 Approved Items



Development Services Department

STAFF REPORT

Application for Special Exception

File Number: ZON 1036

Date: April 17, 2015

Applicant: Heather & Dirk Dromgoole

Representative: SAME

Hearing Dates: Planning & Zoning Commission – April 23, 2015

Location: 21501 Twain Cv.

APPLICATION SUMMARY

Consideration by the Planning & Zoning Commission of a special exception to allow for an increase in height from 25' to 31.5' for a new single family home in an R-4 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 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

The R-4 zoning category allows for single family homes a maximum height of 25' 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 and attic on the premises. For purposes of the Building Code the attic is not counted as a story because it is not heated/cooled space and does not meet the zoning definition of floor area.

In attachment 4 the maximum height is indicated as 29.5' for the home, the applicant added 2' to the height due to being unsure of the height the foundation would add to the overall height; hence the requested 31.5' maximum height. Under Code the height for a special exception is measured from the geometric center of the foundation. Since the foundation is always relatively flat it can be measured easily from its edge. A ridgepole at the highest point of the site must be at the premises as required by City Code.

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 6.5’ to the maximum height. Application of “significant adverse impact on views” can only be applied to the requested 6.5’ since a single family home and 25’ height can be built at the location by right.

Staff doesn’t believe there will be a significant adverse impact on views for the 6.5’ increase since the location of the home is (see attachment 4, aerial map) on a ridge. An additional height of 6.5’ should not adversely block any points to the NE and SW due to the higher heights and should not block to the NW and SE dues to these points being lower heights and opposite of the lake view. Future property owners will be looking at the Lake with the higher property heights to their backs.

Staff would recommend approval of this request.

ATTACHMENTS

Additional information is provided through attached exhibits.

1. Application
2. Site Plans
3. Architectural Plans
4. Maps



TOR (TOP OF RIDGE)
29' 5" AFL

TOP (TOP OF FASCIA)
19'-7" AFL

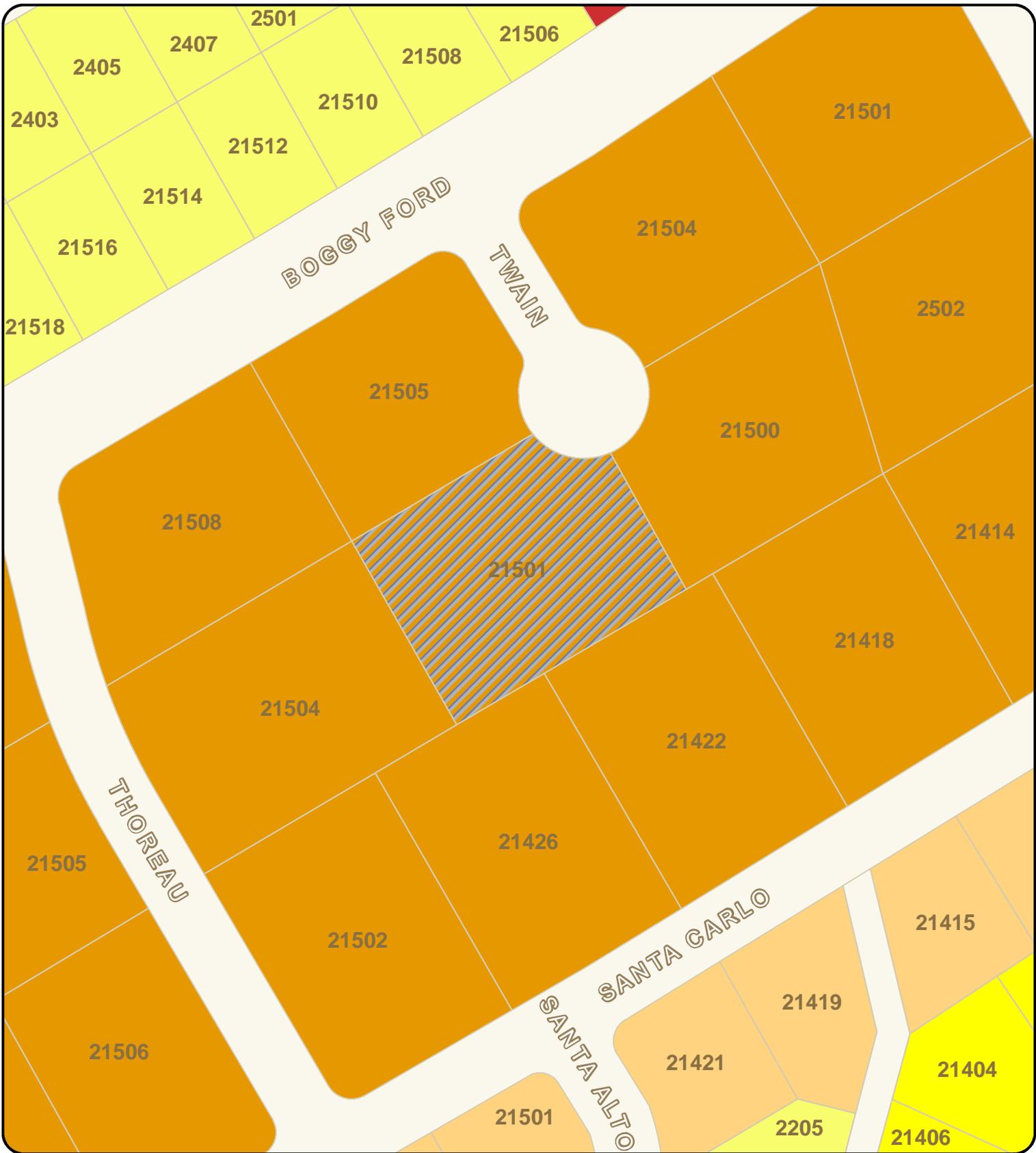
TOR (TOP OF RIDGE)
18' 9 3/4" AFL

TOR (TOP OF RIDGE)
14' 2 1/2" AFL

TOP (TOP OF PLATE)
9'-1 1/8" AFL

HH (HEADER HEIGHT)
6'-8" AFL

FL (SUB-FLOOR LEVEL)
ELEV 0'



1 inch = 100 feet

21501 TWAIN CV

Request Type:	Special Exception	Project:	ZON-1036
Change Requested:	From: 25' To: 31.5'	Date:	4/10/2015
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

- Tax Parcels
- Requestor
- C-1C
- R-1B
- R-1C
- R-2
- R-4



21501 TWAIN CV

Request Type:	Special Exception	Project:	ZON-1036
Change Requested:	From: 25' To: 31.5'	Date:	4/17/2015
Map Purpose:	Aerial & Topo	Drawn By:	CM

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Legend

- 20' Contours
- Requestor
- Tax Parcels



1 inch = 200 feet

Attachment 5

ZON-1048 Approved Items



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.

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



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)

Restrictions For Lot Allow For only 15' Above Highest Elevation on Lot. (see Attached Sketch)
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 2-14-16
Applicant's signature(s) Date

PRELIM. SKETCH APPROX 1'

ELEV. 899'-0"

↑ VARIANCE of 9' feet Request = 123' OR 28' Feet Above Existing Grade

MAX Height (Current) = 15' = 114'

Highest Elevation of Lot = 99'

Finished Floor = 95' Proposed

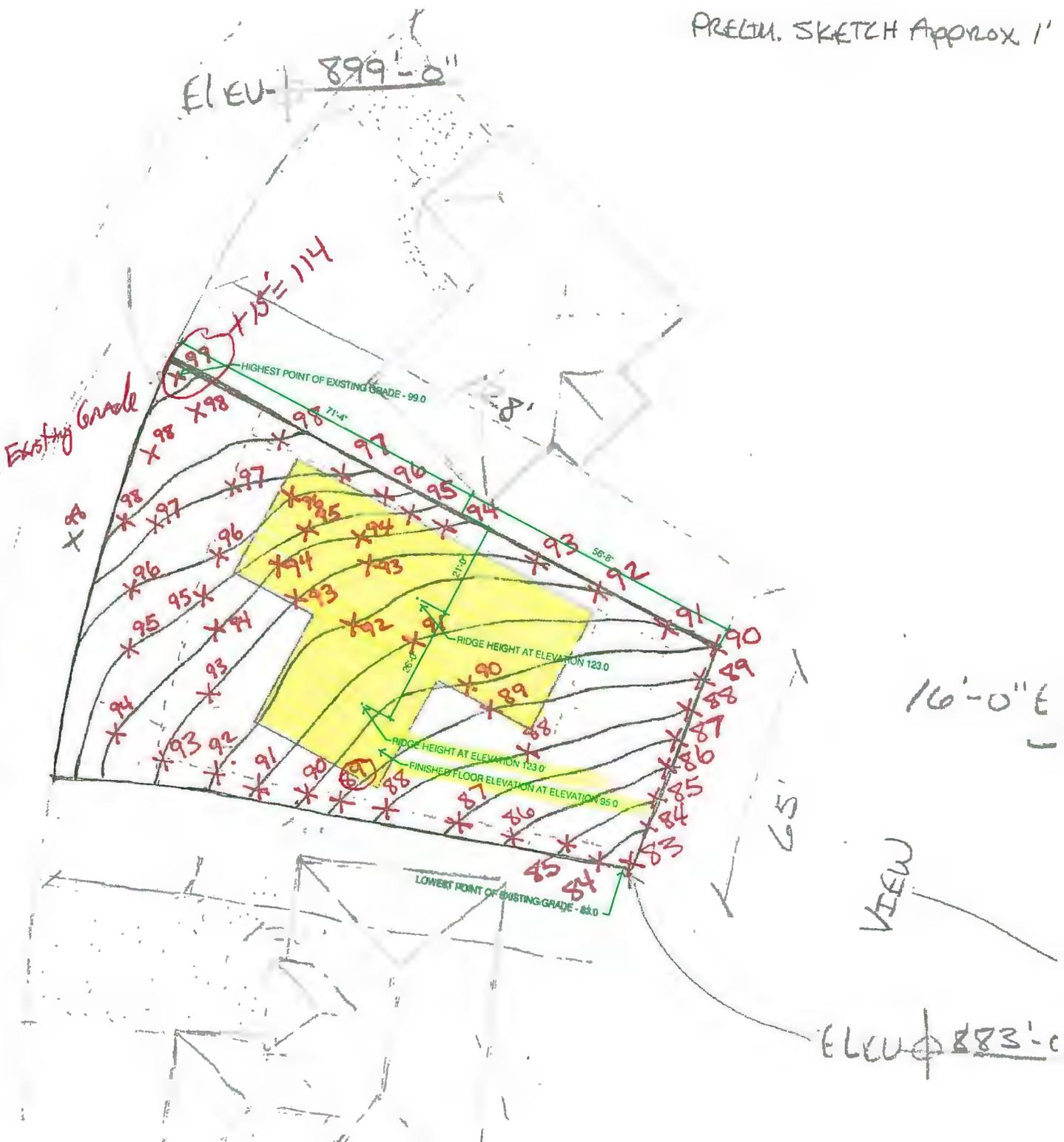
Existing Natural Grade Rear Corner of House = 89'

28' TOTAL

15'

4'

6'





Proposed Ridge Height

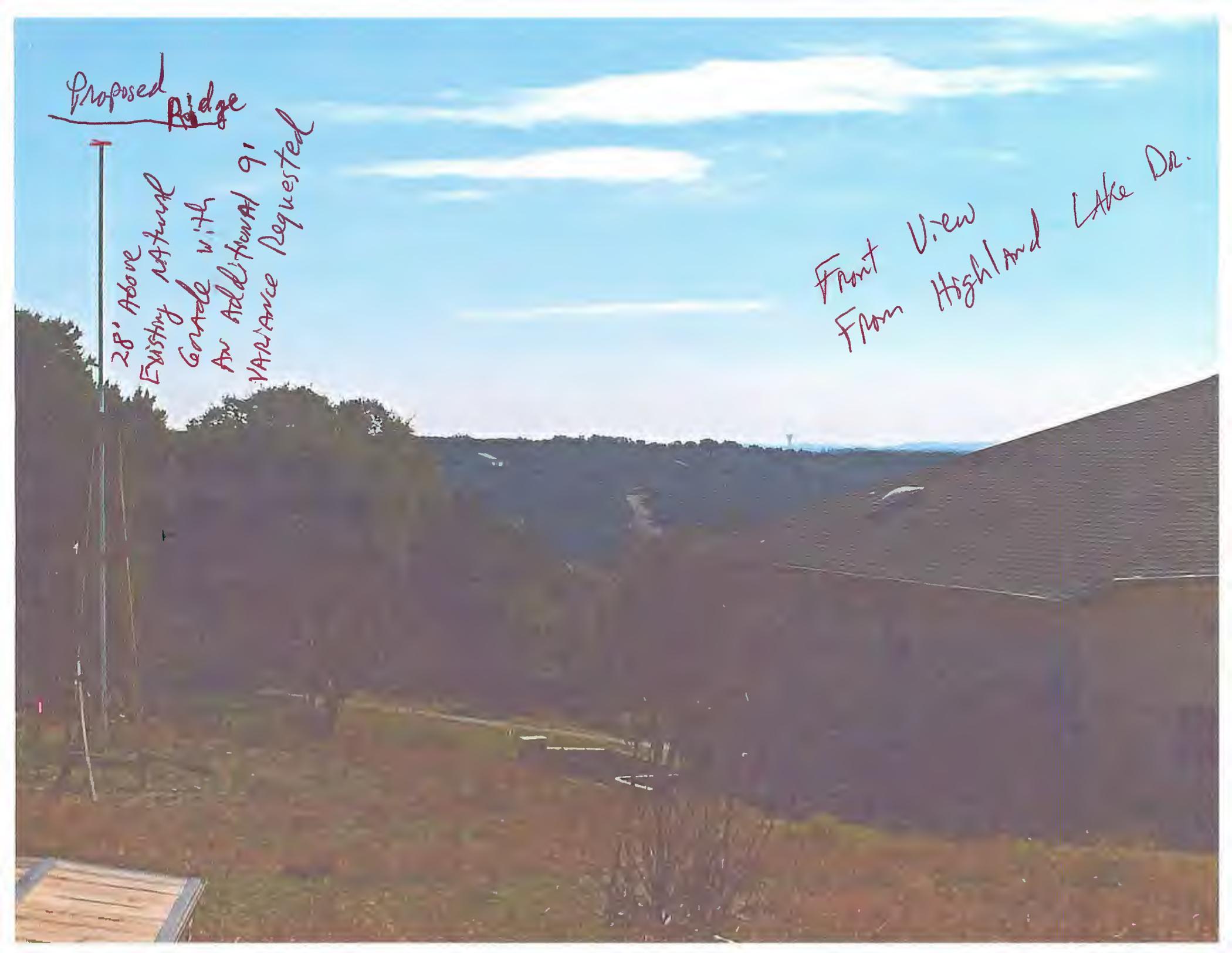
Front of lot



Proposed Ridge

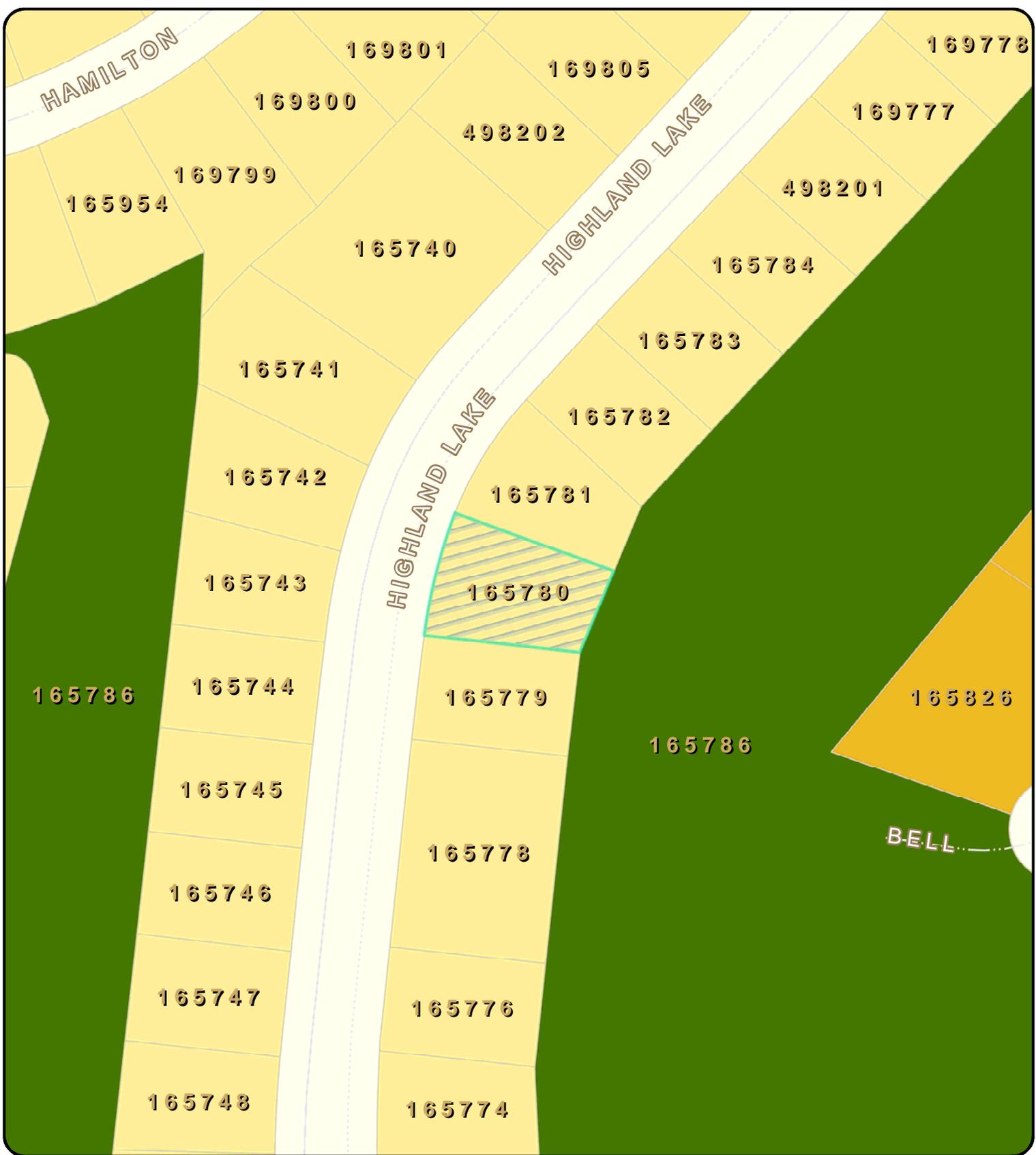
28' Above
Existing Natural
Grade with
An Additional 9'
Variance Requested

Front View
From Highland Lake Dr.



20517 Highland Lake Drive

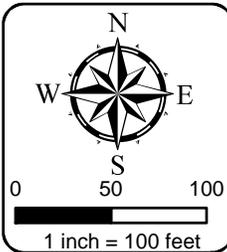




20517 Highland Lake Dr

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

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Legend

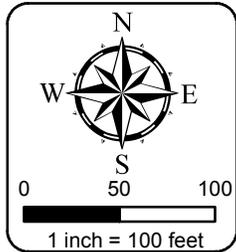
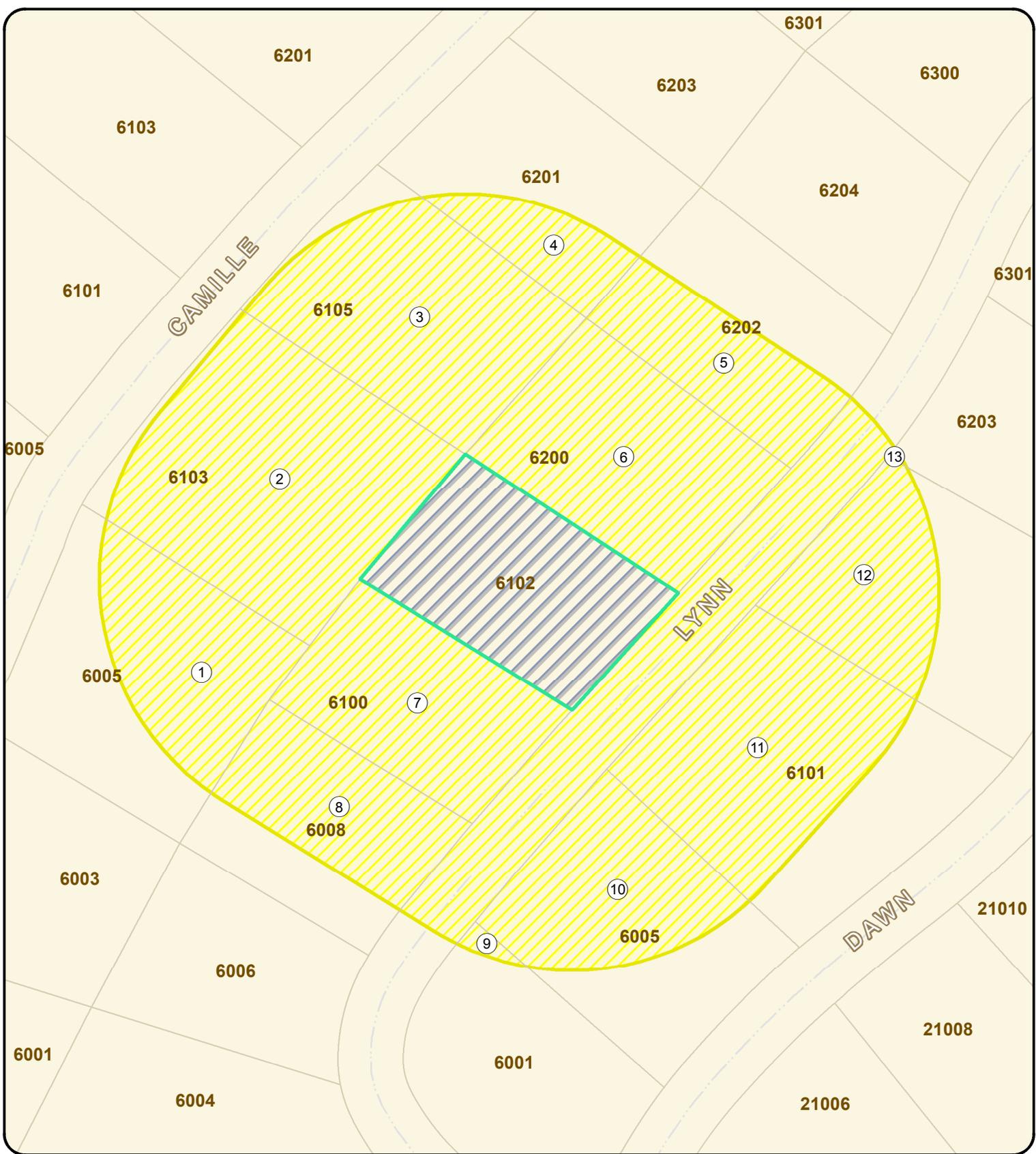
- Requestor
- Owner Parcels

Zoning Class

- G-1
- R-1C
- R-4

Attachment 6

Maps



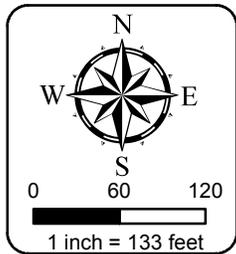
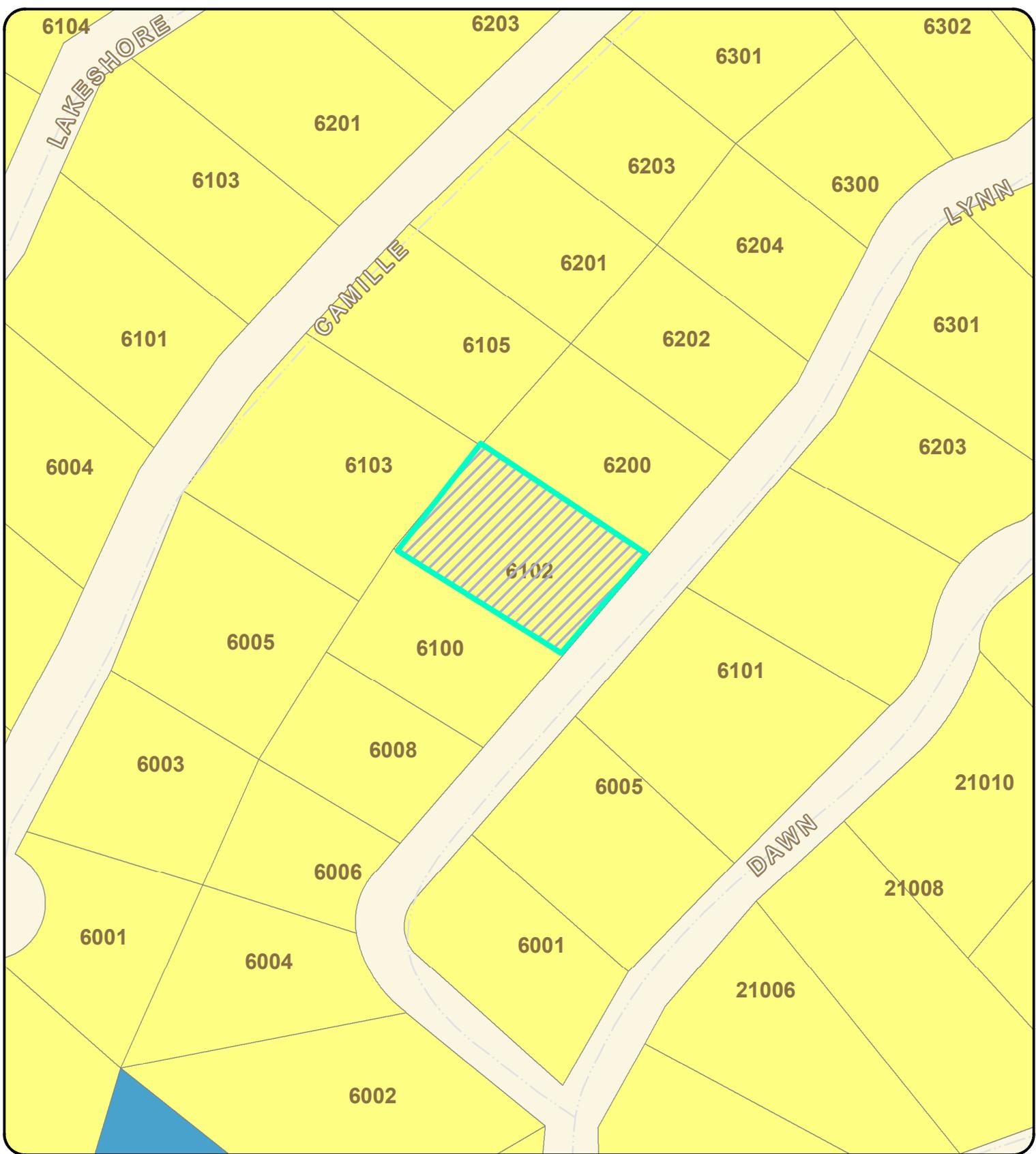
6102 Lynn Ln

Request Type:	Special Exception	Project:	ZON-1065
Change Requested:	Building Height Increase	Date:	08-11-2016
Map Purpose:	200 ft Buffer Map	Drawn By:	CM

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Legend

- zon1065_inter
- Requestor
- Owner Parcels
- 200' Buffer
- CityLimits



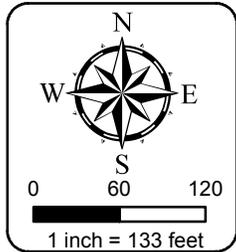
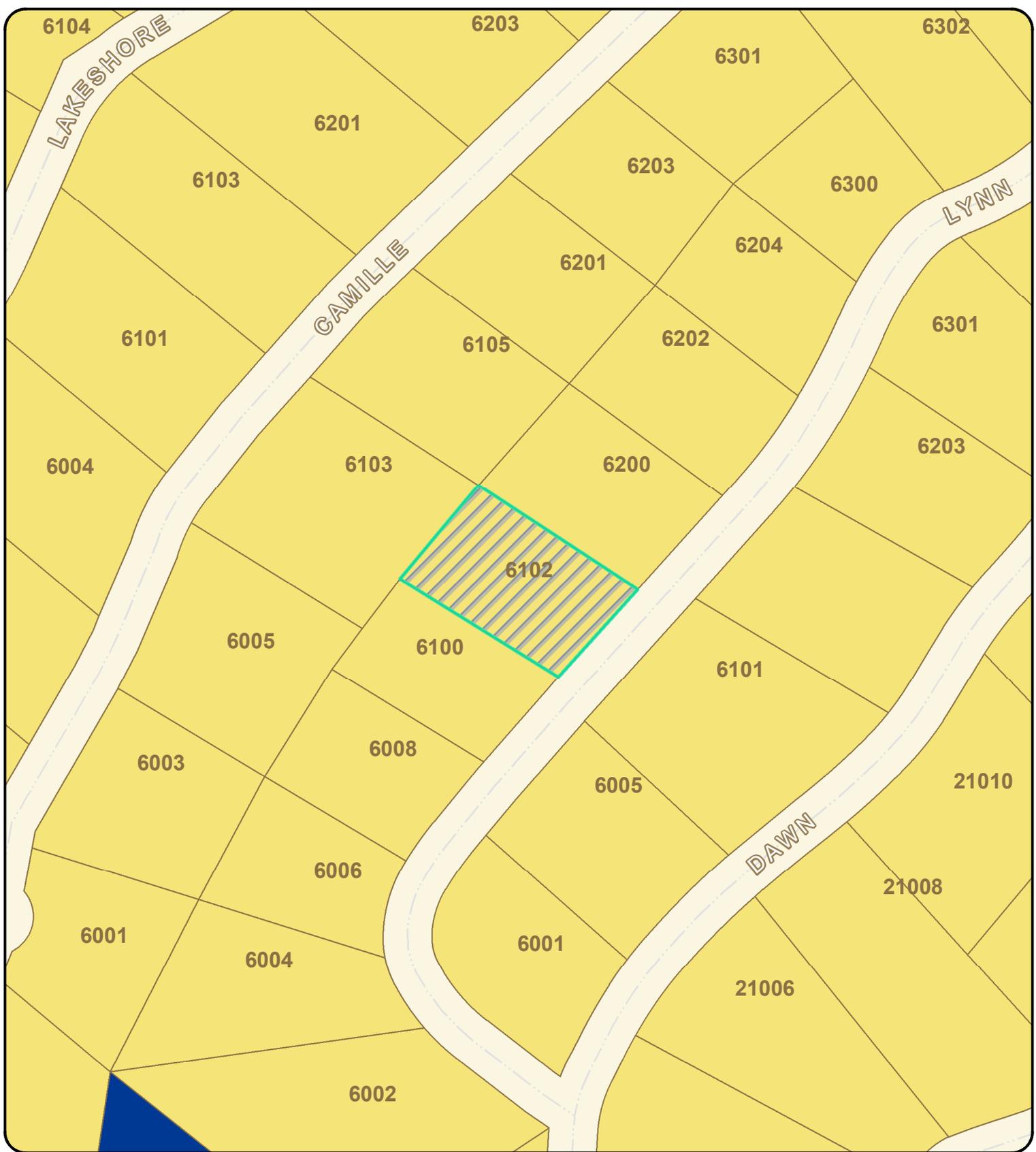
6102 Lynn Ln

Request Type:	Special Exception	Project:	ZON-1065
Change Requested:	Building Height Increase	Date:	11/18/2016
Map Purpose:	Future Land Use Map	Drawn By:	CM

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Legend

- Requestor
- Parcel FLUP 2016 June 16**
- FLUP**
- Low Density Residential
- High Density Residential
- Public Semi Public
- POA Park
- City Limits



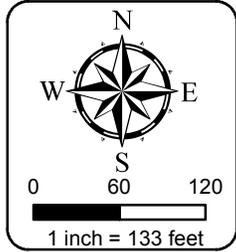
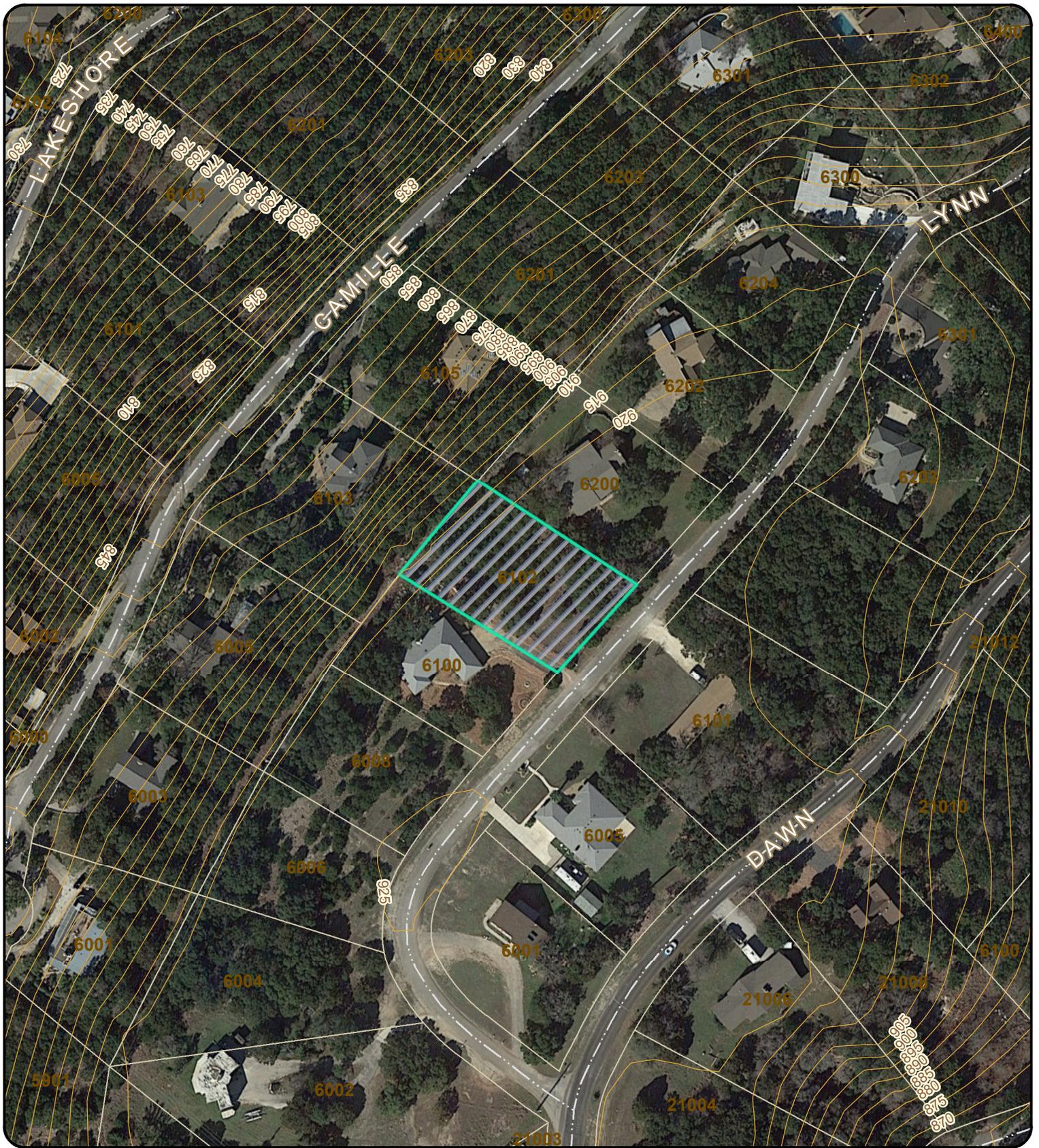
6102 Lynn Ln

Request Type:	Special Exception	Project:	ZON-1065
Change Requested:	Building Height Increase	Date:	11/18/2016
Map Purpose:	Zoning Map	Drawn By:	CM

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Legend

-  Requestor
-  Owner Parcels
- Zoning Class**
-  C-3
-  P-1A
-  PDD
-  R-1E
-  U-1
- City Limits



6102 Lynn Ln

Request Type:	Special Exception	Project:	ZON-1065
Change Requested:	Building Height Increase	Date:	11/18/2016
Map Purpose:	Aerial Image & Contour Map	Drawn By:	CM

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Legend

-  Contours
-  Requestor
-  Owner Parcels