

Meeting Packet
Building Committee Regular Meeting

January 8, 2019



The City of Lago Vista

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

**NOTICE OF A REGULAR MEETING
BUILDING COMMITTEE
TUESDAY, JANUARY 8, 2019, 7:00 PM
COUNCIL CHAMBERS
CITY HALL – 5803 THUNDERBIRD STREET**

NOTICE IS HEREBY GIVEN that the Building Committee of the City of Lago Vista, Texas will hold a meeting on the above date and time to consider the following agenda items. Items do not have to be taken in the same order as shown in the meeting notice.

PUBLIC COMMENTS FOR NON-HEARING RELATED ITEMS

CONSENT AGENDA

All matters listed in Item 1, Consent Agenda, are to be considered routine by the Committee and will be enacted by one motion. There will not be separate discussion on these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.

Consider Approval of The Following Minutes:

1. December 11, 2018 Regular Meeting of the Building Committee

BUSINESS ITEMS

2. Comments from the Council liaison.
3. Welcome of new members.
4. Election of officers and joint subcommittee members.
5. Discuss current meeting schedule and frequency.
6. Discuss and compare development fees to those assessed in surrounding areas to identify those where increases might be warranted.
7. Discuss reorganization of various nuisance-based regulations (currently in numerous locations), particularly as it relates to inoperable or “junked boats” and perhaps also “junked RVs.” While the existing regulations might arguably apply to an RV as a “vehicle” that is clearly not the case with trailered boats that can no longer be used on the water safely.

8. Discussion of extent and purpose of possible requirement for an individual or entity to obtain a local general contractor license in order to obtain a building permit.

FUTURE AGENDA ITEMS

9. Discussion about the need to add certain stormwater detention and treatment requirements for private property other than single-family residences to Chapter 3 (preferably expanding Article 3.900 to include "Flood Regulations and Drainage Requirements). There are many exemptions from the Highland Lakes Watershed Ordinance that are potentially problematic.
10. Other 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 10:00 am on the 3rd day of January 2019.



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 BUILDING COMMITTEE 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.

Consent Agenda
Building Committee Regular Meeting

January 8, 2019

Draft Minutes

December 11, 2018 Regular Meeting

MINUTES
Tuesday, December 11, 2018, 7:00 PM Regular Meeting DRAFT
Building Committee
City of Lago Vista

Chairman Scott Cameron called the meeting to order at 7:02 PM in Council Chambers in City Hall located at 5803 Thunderbird St., Lago Vista, Texas. Members present were Scott Cameron (Chair), Jacob Lantz (Vice Chair), Jim Cason (Secretary) and Stormy Johnson. Howard Hoover was absent. Staff present were Roy Jambor (Development Services Director) and Arch Davila (Council Liaison).

CITIZEN COMMENTS FOR NON-HEARING RELATED ITEMS:

No non-hearing related comments from the public were made.

CONSENT AGENDA:

1. Consider approval of the following minutes:

A. November 13, 2018 Regular Meeting of the Building Committee

On a motion by Stormy Johnson, and seconded by Jacob Lantz, the committee voted unanimously to approve the Consent Agenda.

BUSINESS ITEM #2: COMMENTS FROM COUNCIL LIASON

Mr. Davila presented the following information to the Committee:

- Mr. Davila said he believed this would be our last meeting as the Building Committee, and that our next meeting would be as the Building and Standards Commission.
- Mr. Davila also noted that Mssrs Cason, Lantz, and Johnson had requested to be re-appointed to the Committee for the next two years and he believed that would be the case. He also said that two new members would be appointed at the next meeting.

BUSINESS ITEM #3: DIRECTOR OF DEVELOPMENT SERVICES PRESENTATION OF SPREADSHEET COMPARISON OF CITY OF LAGO VISTA PERMIT FEES VS. THOSE OF SELECTED SURROUNDING CITIES

Mr. Jambor said it had been quite challenging to normalize fee structures of included cities to allow for adequate comparison, given the approaches from city to city were quite diverse. As a result, he had included a lot of annotations in order to better facilitate comparisons. Because of such annotation, he was unable to present a side by side comparison in a single readable spreadsheet page. He generally had tried to separate the fee structure from each reviewed city into the following categories; building permits, sign permits, subdivisions, and zoning & annexation. Each reviewed city had its own packet and the page numbers for each category were the same in each packet. Reviewed cities were Lago Vista, Leander, Marble Falls, Cedar Park and Lakeway.

After further discussion with Committee members, Mr. Jambor requested that Committee members take the presented data home for review and come back with recommendations of specific fees which should be increased or more closely reviewed.

BUSINESS ITEM #4: DISCUSS AND CLARIFY DEFINITIONS OF “MASONRY”

Chairman Cameron said he included this item on the agenda as a result of questions from Councilman Davila regarding recent building code amendments recommended by the Committee. The intention of the amendments was to require specific coverage of both commercial and residential building exteriors with acceptable building materials. There was some question as to whether the term “masonry” was sufficiently defined in the amendments and Chairman Cameron requested the topic be opened for discussion.

Mr. Jambor explained that he did not specifically use the term “masonry” in the amendment draft, but rather listed each type of acceptable materials, including specific types of masonry.

BUSINESS ITEM #5: DISCUSSION OF CURRENT STATUS, PROGRESS AND FUTURE DIRECTION OF SUBCOMMITTEES

Chairman Cameron said he was not aware of any remaining subcommittee other than the one we were going to have to restructure Chapter 3. Mr. Jambor said one item that may come up in the near future which may be best dealt with by a subcommittee formation was the development of a new sign ordinance. The current sign ordinance is located in Chapter 4, Business Regulations, but some councilmembers have recommended a new sign ordinance be placed in a stand-alone chapter.

Mr. Cameron then asked Mr. Cason if the subcommittee that was formed to eliminate redundancies between Chapters 3 and 14 had completed their work. Mr. Cason replied that they had not, but the efforts of that group had been redirected toward development of the building code amendments regarding requirements for building exteriors. With that project now complete, and with the recent return of Mr. Hoover from extended vacation, the subcommittee will likely re-convene in January 2019.

FUTURE AGENDA ITEMS

- Further discussion and recommendations regarding City of Lago Vista fees.
- Discussion of requirements for contractor licenses

ADJOURNMENT:

Motion to adjourn by Chairman Cameron and seconded by Mr. Johnson.
Chairman Cameron adjourned the meeting at 8:10 pm.

H. Scott Cameron, Committee Chair

Jim Cason, Committee Secretary

On a motion by _____, and seconded by _____,
the foregoing instrument was passed and approved on the _____ day of _____, 2018.

Business Item
Building Committee Regular Meeting

January 8, 2019

Discuss and compare development fees to those
assessed in surrounding areas to identify
those where increases might be warranted

Fee	Lago Vista
Building Permits	
Residential	
Single-Family (up to 3,000 sf)	\$175 + .25/sf
Single-Family (over 3,000 sf)	\$175 + .25/sf
Single-Family (floodplain)	\$200 + .25/sf
Industrialized Housing	\$175 + .25/sf
Duplex	\$175 + .25/sf
Multifamily	\$150 + .30/sf
Manufactured Home	\$400
Commercial	
Up to 5,000 sf	\$400 + .35/sf
Over 5,000 sf	\$400 + .30/sf
Renewals (GC)	
First Renewal	\$200
Subsequent Renewals	\$450
Renewals (Subcontractor)	
First Renewal	\$50
Subsequent Renewals	\$100
Engineering Review / Inspection	\$200 + 1.00/100 sf
Residential Accessory Buildings	
Up to 120 sf	\$50
Over 120 sf	\$125 + .25/sf
Remodelings / Room Additions	\$50 + .20/sf
Boat Docks / Decks / Patios	
Up to 100 sf	\$100
Over 100 sf	\$150
Irrigation Systems	
Fences, driveways and cosmetic remodeling / pads 400 sf or less	\$75
Pools including electrical, plumbing and fence	\$200

Fee	Lago Vista
Plumbing	
Single-family residence	\$100
Multifamily	\$100/unit
Commercial (Up to 3,000 sf)	\$125
Commercial (Over 3,000 sf)	\$125 + .05/sf
Water Well	\$200
Mechanical	
Single-family residence	\$100
Multifamily	\$100/unit
Commercial (Up to 3,000 sf conditioned space)	\$125
Commercial (Over 3,000 sf conditioned space)	\$125 + .05/sf
Electrical	
Single-family residence	\$100
Multifamily	\$100/unit
Commercial (Up to 3,000 sf)	\$125
Commercial (Over 3,000 sf)	\$125 + .05/sf
Minor plumbing, electric & mechanical repairs	\$25
Building Regulation Appeal or Variance	\$250
First Reinspection	\$50
Subsequent Reinspections	\$100
Utility connection related inspections	no charge
Fire Suppression (sprinklers, alarms, etc.)	\$125
Demolition	no charge
Tenant build-out	\$150 + .30/sf
Third Party Review	actual cost
Nonpoint pollution permit	\$35
Nonpoint pollution plan review	\$250
Temporary CO / CO	no charge

	Fee	Lago Vista
Sign Permits		
Variance or appeal		\$100
Freestanding		
Single business		\$50
Multitenant		\$50
ID or logo		\$50
Projecting wall		\$50
Hanging wall		\$50
Electronic (variable) message		x
Residential subdivision		\$50
Political		no charge
Site Development		\$50
Government, utility, institutional		\$50
Sandwich Board		\$25
Menu Board		\$50
Temporary Banner (no more than 30 days/year)		\$25
Real Estate		no charge
Window signs		\$25
Awning, canopy & marquee signs (lettering)		\$25
Change of business name		\$25

	Fee	Lago Vista
Subdivision		
Appeal		\$200
Easement release/dedication		\$125
Amending plat (includes lot consolidation)		\$250
Minor Plat		\$200 + \$50/lot
Development Agreement		\$5,000 + \$5,000 escrow deposit*
Development Agreement Amendment		\$2,500 + \$2,500 escrow deposit*
Preliminary plat & site development reviews (staff only)		\$200
Concept Plan (master plan)		\$250 + \$50/acre (\$10,000 max.)
Preliminary plat		\$350 + \$50/lot
Construction plans		\$350 + \$50/lot
Final plat		\$350 + \$50/lot
Plat amendment		fee attributable to amendment
Site Development Plan		\$350 + \$1/100 sf impervious surface
Plat vacation		\$300
Engineering Construction plan inspections		1% of approved estimate
In-house development inspections		\$35/hour
ROW license agreement (utility companies)		\$350
Special district approval		\$5,000 + \$5,000 escrow deposit*
Special district approval amendment		\$2,500 + \$2,500 escrow deposit*
Traffic Impact Analysis review		included
Street or alley abandonment request		x
Subdivision variance		x
*used for actual cost + 15%		

Fee	Lago Vista
Zoning and annexation	
Zoning change (one acre or less)	\$250
Zoning change (more than one acre)	\$250 + \$50/acre
Zoning change (PDD)	\$250 + \$50/acre
Zoning change (PDD amendment)	\$250 + \$50/acre (amended area only)
Annexation and zoning request	no charge
Disannexation	\$150
Special use permit	\$250
Conditional use permit	\$250
Short-term occupancy permit	\$50
Variance / special exception application	\$250
Model Home Permit (annual)	\$50
Home Occupation	
Initial Permit	\$50
Permit Renewal (two years)	\$50
Conditional Use Permit or denial appeal	\$250
Protected tree replacement fee	\$50/inch
Comprehensive plan amendment	x
Comprehensive plan amendment with zoning change	x
Consultant recovery fee	15% + cost
Zoning verification letter	x
Sign posting fee	included
Public notice ad	included
Property owner notice	included
GIS Fee	included
Application postponement	x
Administrative variance approvals	x
Wireless facility application	x
Protected tree removal permit (each)	x
Expiration extension	no charge

Fee	Leander
Building Permits	
Residential	
Single-Family (up to 3,000 sf)	\$250 + .15/sf
Single-Family (over 3,000 sf)	\$250 + .20/sf
Single-Family (floodplain)	x
Industrialized Housing	x
Duplex	\$250 + .20/sf
Multifamily	\$500 + .38/sf (not including \$100/systems tests)
Manufactured Home	\$180 + .15/sf
Commercial	
Up to 5,000 sf	\$500 + .38/sf (not including \$100/systems tests)
Over 5,000 sf	\$500 + .38/sf (not including \$100/systems tests)
Renewals (GC)	
First Renewal	\$40
Subsequent Renewals	\$40
Renewals (Subcontractor)	
First Renewal	\$40
Subsequent Renewals	\$40
Engineering Review / Inspection	Recovery fee
Residential Accessory Buildings	
Up to 120 sf	\$20 + .15/sf (\$60 min.)
Over 120 sf	\$20 + .15/sf (\$60 min.)
Remodelings / Room Additions	\$90
Boat Docks / Decks / Patios	
Up to 100 sf	\$20 + .15/sf (\$60 min.)
Over 100 sf	\$20 + .15/sf (\$60 min.)
Irrigation Systems	\$50
Fences, driveways and cosmetic remodeling / pads 400 sf or less	\$100 (except fences: \$10)
Pools including electrical, plumbing and fence	\$220

Fee	Leander
Plumbing	
Single-family residence	\$.15/sf (\$40 minimum)
Multifamily	\$.15/sf (\$40 minimum)
Commercial (Up to 3,000 sf)	\$.15/sf (\$40 minimum)
Commercial (Over 3,000 sf)	\$.15/sf (\$40 minimum)
Water Well	x
Mechanical	
Single-family residence	\$.15/sf (\$40 minimum)
Multifamily	\$.15/sf (\$40 minimum)
Commercial (Up to 3,000 sf conditioned space)	\$.15/sf (\$40 minimum)
Commercial (Over 3,000 sf conditioned space)	\$.15/sf (\$40 minimum)
Electrical	
Single-family residence	\$.15/sf (\$40 minimum)
Multifamily	\$.15/sf (\$40 minimum)
Commercial (Up to 3,000 sf)	\$.15/sf (\$40 minimum)
Commercial (Over 3,000 sf)	\$.15/sf (\$40 minimum)
Minor plumbing, electric & mechanical repairs	\$40
Building Regulation Appeal or Variance	x
First Reinspection	no charge
Subsequent Reinspections	\$100 (second), \$150 (subsequent)
Utility connection related inspections	\$40
Fire Suppression (sprinklers, alarms, etc.)	\$200 (6,000 sf), \$300 (6,000-12,000 sf), \$400
Demolition	\$100
Tenant build-out	\$100 + .21/sf
Third Party Review	actual cost + \$250
Nonpoint pollution permit	x
Nonpoint pollution plan review	x
Temporary CO / CO	30% of review fee (\$40 min.)

	Fee	Leander
Sign Permits		
Variance or appeal		\$400
Freestanding		
Single business		\$40 + \$2/sf
Multitenant		\$40 + \$2/sf
ID or logo		\$40 + \$2/sf
Projecting wall		\$40 + \$2/sf
Hanging wall		\$40 + \$2/sf
Electronic (variable) message		x
Residential subdivision		\$40 + \$2/sf
Political		no charge
Site Development		
Government, utility, institutional		\$40 + \$2/sf
Sandwich Board		\$40 + \$2/sf
Menu Board		\$40 + \$2/sf
Temporary Banner (no more than 30 days/year)		\$40 + \$2/sf
Real Estate		\$50/office (annual)
Window signs		x
Awning, canopy & marquee signs (lettering)		x
Change of business name		x

	Fee	Leander
Subdivision		
Appeal		\$400
Easement release/dedication		\$250 + \$100/page
Amending plat (includes lot consolidation)		\$400
Minor Plat		\$550
Development Agreement		\$250 + \$100/page
Development Agreement Amendment		\$250 + \$100/page
Preliminary plat & site development reviews (staff only)		x
Concept Plan (master plan)		\$400 + \$6/lot or acre (whichever is greater)
Preliminary plat		\$500 + \$50/lot or acre (whichever is greater)
Construction plans		3.5% of construction cost
Final plat		\$750 + \$20/lot or acre (whichever is greater)
Plat amendment		10% of fee attributable to amendment
Site Development Plan		\$250 + .05/sf of impervious cover + recovery fee
Plat vacation		\$250 + \$100/page
Engineering Construction plan inspections		x
In-house development inspections		x
ROW license agreement (utility companies)		x
Special district approval		\$2,000 + \$100/page
Special district approval amendment		\$2,000 + \$100/page
Traffic Impact Analysis review		\$800 + \$100/page
Street or alley abandonment request		\$250 + .05/sf of ROW
Subdivision variance		\$250
*used for actual cost + 15%		

Fee	Leander
Zoning and annexation	
Zoning change (one acre or less)	\$300 + \$30/acre
Zoning change (more than one acre)	\$300 + \$30/acre
Zoning change (PDD)	\$600 + \$40/acre
Zoning change (PDD amendment)	half full fee or full fee (amended area only)
Annexation and zoning request	\$200
Disannexation	\$200
Special use permit	\$250 + \$30/acre
Conditional use permit	x
Short-term occupancy permit	x
Variance / special exception application	\$400
Model Home Permit (annual)	x
Home Occupation	
Initial Permit	required but missing from ordinance
Permit Renewal (two years)	required but missing from ordinance
Conditional Use Permit or denial appeal	x
Protected tree replacement fee	
Comprehensive plan amendment	\$350
Comprehensive plan amendment with zoning change	\$200
Consultant recovery fee	\$250 + cost
Zoning verification letter	\$50
Sign posting fee	\$30/sign
Public notice ad	\$150/ad
Property owner notice	\$5/owner
GIS Fee	\$75
Application postponement	\$200 + notification fees
Administrative variance approvals	\$100
Wireless facility application	\$300
Protected tree removal permit (each)	\$250 + \$100/each additional tree
Expiration extension	\$200

Fee	Marble Falls
Building Permits	
Residential	
Single-Family (up to 3,000 sf)	\$60 + .10/sf + \$50/inspection (\$100 after hrs.)
Single-Family (over 3,000 sf)	\$100 + .10/sf + \$50/inspection (\$100 after hrs.)
Single-Family (floodplain)	regular fee + \$100
Industrialized Housing	x
Duplex	\$100 + .10/sf + \$50/inspection (\$100 after hrs.)
Multifamily	\$300 + .09/sf + \$100/inspection (plus \$150 if over 30,000 sf)
Manufactured Home	\$300
Commercial	
Up to 5,000 sf	\$150 + .09/sf + \$100/inspection (up to 10,000 sf)
Over 5,000 sf	\$300 (up to 30,000 sf) or \$450 (over 30,000 sf) + .09/sf + \$100/inspection
Renewals (GC)	
First Renewal	full cost (not including plan review component)
Subsequent Renewals	full cost (not including plan review component)
Renewals (Subcontractor)	
First Renewal	full cost (not including plan review component)
Subsequent Renewals	full cost (not including plan review component)
Engineering Review / Inspection	
Engineering Review / Inspection	x
Residential Accessory Buildings	
Up to 120 sf	\$40 (guest house = \$.10/sf)
Over 120 sf	\$40 (guest house = \$.10/sf, garage or workshop = \$120)
Remodelings / Room Additions	\$125 (<500 sf), \$165 (> 500 sf) + \$50/inspection (\$100 after hrs.)
Boat Docks / Decks / Patios	
Up to 100 sf	\$85
Over 100 sf	\$85
Irrigation Systems	
Fences, driveways and cosmetic remodeling / pads 400 sf or less	\$40 (\$60 retaining wall. \$100 reroofing)
Pools including electrical, plumbing and fence	\$150

Fee	Marble Falls
Plumbing	
Single-family residence	.08/sf + \$50/inspection (\$100 after hrs.)
Multifamily	\$100 + \$10/fixture + \$100/inspection
Commercial (Up to 3,000 sf)	\$100 + \$10/fixture + \$100/inspection
Commercial (Over 3,000 sf)	\$100 + \$10/fixture + \$100/inspection
Water Well	\$160
Mechanical	
Single-family residence	.04/sf + \$50/inspection (\$100 after hrs.)
Multifamily	\$100 + \$5/ton + \$100/inspection
Commercial (Up to 3,000 sf conditioned space)	\$100 + \$5/ton + \$100/inspection
Commercial (Over 3,000 sf conditioned space)	\$100 + \$5/ton + \$100/inspection
Electrical	
Single-family residence	.06/sf + \$50/inspection (\$100 after hrs.)
Multifamily	\$200-\$400 (+ \$10/1,000 sf over 10,000 sf)
Commercial (Up to 3,000 sf)	\$200-\$400 (+ \$10/1,000 sf over 10,000 sf)
Commercial (Over 3,000 sf)	\$200-\$400 (+ \$10/1,000 sf over 10,000 sf)
Minor plumbing, electric & mechanical repairs	varies between \$35-\$120 + \$50/inspection (\$100 after hrs.)
Building Regulation Appeal or Variance	x
First Reinspection	\$50 residential, \$100 commercial (\$100 after hrs.)
Subsequent Reinspections	\$50 residential, \$100 commercial (\$100 after hrs.)
Utility connection related inspections	\$50 residential, \$100 commercial (\$100 after hrs.)
Fire Suppression (sprinklers, alarms, etc.)	\$50
Demolition	\$50
Tenant build-out	\$150-\$450 (varies w/ bldg. size) + .09/sf + \$100/inspection
Third Party Review	x
Nonpoint pollution permit	\$500 + \$70/acre (residential), \$500 + \$350/acre (commercial)
Nonpoint pollution plan review	\$100 (residential), \$250 (commercial)
Temporary CO / CO	\$30 (residential), \$60 (commercial)

Fee	Marble Falls
Subdivision	
Appeal	x
Easement release/dedication	x
Amending plat (includes lot consolidation)	\$265 + \$45/lot
Minor Plat	\$215 + \$45/lot
Development Agreement	\$2,000 (minimum, up to 5 acres) through \$6,000 (maximum, over 20 acres)
Development Agreement Amendment	\$2,000
Preliminary plat & site development reviews (staff only)	x
Concept Plan (master plan)	x
Preliminary plat	\$265 + \$45/lot or \$35/acre (whichever is greater)
Construction plans	\$440 + \$45/lot
Final plat	\$415 + \$45/lot
Plat amendment	\$265 + \$45/lot
Site Development Plan	\$50-\$450 (varies w/ type & bldg. size)
Plat vacation	x
Engineering Construction plan inspections	x
In-house development inspections	x
ROW license agreement (utility companies)	x
Special district approval	x
Special district approval amendment	x
Traffic Impact Analysis review	x
Street or alley abandonment request	\$250
Subdivision variance	x
*used for actual cost + 15%	

Fee	Marble Falls
Sign Permits	
Variance or appeal	\$265
Freestanding	
Single business	\$50 (\$60 illuminated) monument, \$100 (\$150 illuminated) pole + \$2/sf
Multitenant	\$150 (\$175 illuminated) monument + \$2/sf
ID or logo	x
Projecting wall	\$50 (\$60 illuminated) + \$2/sf
Hanging wall	\$50 (\$60 illuminated) + \$2/sf
Electronic (variable) message	\$200 (monument), \$300 (other) + \$2/sf
Residential subdivision	\$500/year (temporary) or \$500 (permanent)
Political	no charge
Site Development	
	\$500/year
Government, utility, institutional	\$50 (\$60 illuminated) monument, \$100 (\$150 illuminated) pole + \$2/sf
Sandwich Board	x
Menu Board	x
Temporary Banner (no more than 30 days/year)	\$40 annually + \$10/sign
Real Estate	no charge
Window signs	\$2/sf
Awning, canopy & marquee signs (lettering)	x
Change of business name	\$30

Fee	Marble Falls
Zoning and annexation	
Zoning change (one acre or less)	\$315
Zoning change (more than one acre)	\$315 (up to 5 acres), \$765 (up to 10 acres), \$1,015 (over 10 acres)
Zoning change (PDD)	\$2,000 (minimum, up to 5 acres) through \$6,000 (maximum, over 20 acres)
Zoning change (PDD amendment)	\$2,000
Annexation and zoning request	\$215
Disannexation	\$215
Special use permit	x
Conditional use permit	\$315
Short-term occupancy permit	x
Variance / special exception application	\$265
Model Home Permit (annual)	x
Home Occupation	
Initial Permit	x
Permit Renewal (two years)	x
Conditional Use Permit or denial appeal	x
Protected tree replacement fee	x
Comprehensive plan amendment	x
Comprehensive plan amendment with zoning change	x
Consultant recovery fee	x
Zoning verification letter	x
Sign posting fee	included
Public notice ad	included
Property owner notice	included
GIS Fee	included
Application postponement	x
Administrative variance approvals	x
Wireless facility application	x
Protected tree removal permit (each)	no charge
Expiration extension	x

Fee	Cedar Park
Building Permits	
Residential	
Single-Family (up to 3,000 sf)	\$135 + .10/sf
Single-Family (over 3,000 sf)	\$135 + .10/sf
Single-Family (floodplain)	regular fee + \$500 (commercial also)
Industrialized Housing	x
Duplex	\$135 + .10/sf
Multifamily	\$300+ .10/sf + .0012 x valuation (up to \$3m)
Manufactured Home	\$100 + .10/sf
Commercial	
Up to 5,000 sf	\$350+ .10/sf + .0012 x valuation (up to \$3m)
Over 5,000 sf	\$350+ .10/sf + .0012 x valuation (up to \$3m)
Renewals (GC)	
First Renewal	full cost (not including plan review component)
Subsequent Renewals	full cost (not including plan review component)
Renewals (Subcontractor)	
First Renewal	full cost (not including plan review component)
Subsequent Renewals	full cost (not including plan review component)
Engineering Review / Inspection	\$100 + Recovery fee
Residential Accessory Buildings	
Up to 120 sf	\$25 + .10/sf (\$60 minimum)
Over 120 sf	\$25 (\$75 commercial) + .10/sf (\$60 minimum)
Remodelings / Room Additions	\$50
Boat Docks / Decks / Patios	
Up to 100 sf	\$25 + .10/sf (\$60 minimum)
Over 100 sf	\$25 + .10/sf (\$60 minimum)
Irrigation Systems	\$25 (residential), \$50 + \$25 /check valve (commercial)
Fences, driveways and cosmetic	
remodeling / pads 400 sf or less	\$35
Pools including electrical, plumbing and fence	\$75 + .10/sf

Fee	Cedar Park
Plumbing	
Single-family residence	\$.10/sf (\$25 minimum)
Multifamily	\$75 + \$.10/sf (\$35 minimum)
Commercial (Up to 3,000 sf)	\$75 + \$.10/sf (\$35 minimum)
Commercial (Over 3,000 sf)	\$75 + \$.10/sf (\$35 minimum)
Water Well	x
Mechanical	
Single-family residence	\$100 + \$25/floor (above 1st)
Multifamily	\$175/LU + \$25/floor (above 1st)
Commercial (Up to 3,000 sf conditioned space)	\$175 (up to 2,500 sf)
Commercial (Over 3,000 sf conditioned space)	\$75 (each additional 2,500 sf)
Electrical	
Single-family residence	\$.10/sf (\$25 minimum)
Multifamily	\$75 + \$.15/sf
Commercial (Up to 3,000 sf)	\$75 + \$.15/sf
Commercial (Over 3,000 sf)	\$75 + \$.15/sf
Minor plumbing, electric & mechanical repairs	\$50
Building Regulation Appeal or Variance	x
First Reinspection	\$85
Subsequent Reinspections	\$75
Utility connection related inspections	\$25
Fire Suppression (sprinklers, alarms, etc.)	\$150
Demolition	\$50
Tenant build-out	\$250+ .10/sf
Third Party Review	actual cost + \$100 (\$200 for plat)
Nonpoint pollution permit	\$250 + \$25/acre (up to 100 acres) + \$5/acre over 100
Nonpoint pollution plan review	\$25/acre (up to 100 acres) + \$5/acre over 100
Temporary CO / CO	\$35 (commercial only)

Fee	Cedar Park
Sign Permits	
Variance or appeal	\$500 + recovery fee
Freestanding	
Single business	\$2/sf (\$50 minimum)
Multitenant	\$2/sf (\$50 minimum)
ID or logo	\$2/sf (\$50 minimum)
Projecting wall	\$2/sf (\$50 minimum)
Hanging wall	\$2/sf (\$50 minimum)
Electronic (variable) message	\$2/sf (\$50 minimum)
Residential subdivision	\$2/sf (\$50 minimum)
Political	no charge
Site Development	x
Government, utility, institutional	\$2/sf (\$50 minimum)
Sandwich Board	\$2/sf (\$50 minimum)
Menu Board	x
Temporary Banner (no more than 30 days/year)	\$2/sf (\$50 minimum)
Real Estate	no charge
Window signs	no charge
Awning, canopy & marquee signs (lettering)	no charge
Change of business name	\$2/sf (\$50 minimum)

Fee	Cedar Park
Subdivision	
Appeal	\$100
Easement release/dedication	\$50
Amending plat (includes lot consolidation)	\$1,200 + \$13/lot or acre (whichever is greater)
Minor Plat	\$550
Development Agreement	x
Development Agreement Amendment	x
Preliminary plat & site development reviews (staff only)	x
Concept Plan (master plan)	x
Preliminary plat	\$1,300 + \$58/lot or acre (whichever is greater)
Construction plans	\$550 + \$10/lot or acre (whichever is greater)
Final plat	\$1,250 + \$13/lot or acre (whichever is greater)
Plat amendment	\$500 + \$5/lot or acre (whichever is greater)
Site Development Plan	\$500 + .04-.09 (varies)/sf impervious surface
Plat vacation	\$100
Engineering Construction plan inspections	varies between \$500 and 3.5% of approved estimate
In-house development inspections	.04-.09 (varies)/sf impervious surface
ROW license agreement (utility companies)	\$100
Special district approval	x
Special district approval amendment	x
Traffic Impact Analysis review	\$1,500-\$3,700 (varies with trips/day), amendment 50% orig.
Street or alley abandonment request	\$250 (includes name change application)
Subdivision variance	\$100
*used for actual cost + 15%	

Fee	Cedar Park
Zoning and annexation	
Zoning change (one acre or less)	\$300 (up to 3 acres)
Zoning change (more than one acre)	\$300 + \$25/acre (\$2,000 maximum)
Zoning change (PDD)	\$2,000 + \$75/acre (\$10,000 maximum)
Zoning change (PDD amendment)	50% of original fee
Annexation and zoning request	\$400
Disannexation	\$400
Special use permit	x
Conditional use permit	x
Short-term occupancy permit	x
Variance / special exception application	\$500 + recovery fee
Model Home Permit (annual)	x
Home Occupation	
Initial Permit	x
Permit Renewal (two years)	x
Conditional Use Permit or denial appeal	x
Protected tree replacement fee	x
Comprehensive plan amendment	x
Comprehensive plan amendment with zoning change	x
Consultant recovery fee	\$200 + cost
Zoning verification letter	50 (\$100 for lot research)
Sign posting fee	\$10/sign (up to 45 mph), \$25/sign (over 45 mph)
Public notice ad	\$150/ad
Property owner notice	\$2/owner
GIS Fee	\$25
Application postponement	\$200
Administrative variance approvals	x
Wireless facility application	\$500
Protected tree removal permit (each)	x
Expiration extension	\$300

Fee	Lakeway
Building Permits	
Residential	
Single-Family (up to 3,000 sf)	ICC construction cost x dept. mutliplier** (\$150 min.)
Single-Family (over 3,000 sf)	ICC construction cost x dept. mutliplier** (\$150 min.)
Single-Family (floodplain)	add \$50/hr. to fee outside of floodplain
Industrialized Housing	ICC construction cost x dept. mutliplier** (\$150 min.)
Duplex	ICC construction cost x dept. mutliplier** (\$150 min.)
Multifamily	ICC construction cost x dept. mutliplier** (\$150 min.)
Manufactured Home	ICC construction cost x dept. mutliplier** (\$150 min.)
Commercial	
Up to 5,000 sf	ICC construction cost x dept. mutliplier** (\$150 min.)
Over 5,000 sf	ICC construction cost x dept. mutliplier** (\$150 min.)
Renewals (GC)	
First Renewal	x
Subsequent Renewals	x
Renewals (Subcontractor)	
First Renewal	x
Subsequent Renewals	x
Engineering Review / Inspection	included
Residential Accessory Buildings	
Up to 120 sf	ICC construction cost x dept. mutliplier** (\$150 min.)
Over 120 sf	ICC construction cost x dept. mutliplier** (\$150 min.)
Remodelings / Room Additions	ICC construction cost x dept. mutliplier** (\$150 min.)
Boat Docks / Decks / Patios	
Up to 100 sf	\$250
Over 100 sf	\$375
Irrigation Systems	
Fences, driveways and cosmetic remodeling / pads 400 sf or less	\$150
Pools including electrical, plumbing and fence	\$250

Fee	Lakeway
Plumbing	
Single-family residence	ICC construction cost x dept. multiplier** (\$150 min.)
Multifamily	ICC construction cost x dept. multiplier** (\$150 min.)
Commercial (Up to 3,000 sf)	ICC construction cost x dept. multiplier** (\$150 min.)
Commercial (Over 3,000 sf)	ICC construction cost x dept. multiplier** (\$150 min.)
Water Well	\$150
Mechanical	
Single-family residence	ICC construction cost x dept. multiplier** (\$150 min.)
Multifamily	ICC construction cost x dept. multiplier** (\$150 min.)
Commercial (Up to 3,000 sf conditioned space)	ICC construction cost x dept. multiplier** (\$150 min.)
Commercial (Over 3,000 sf conditioned space)	ICC construction cost x dept. multiplier** (\$150 min.)
Electrical	
Single-family residence	ICC construction cost x dept. multiplier** (\$150 min.)
Multifamily	ICC construction cost x dept. multiplier** (\$150 min.)
Commercial (Up to 3,000 sf)	ICC construction cost x dept. multiplier** (\$150 min.)
Commercial (Over 3,000 sf)	ICC construction cost x dept. multiplier** (\$150 min.)
Minor plumbing, electric & mechanical repairs	20% of full fee (\$150 minimum)
Building Regulation Appeal or Variance	10% of construction cost (\$1,000 min., \$10,000 max.)
First Reinspection	\$50
Subsequent Reinspections	\$50
Utility connection related inspections	x
Fire Suppression (sprinklers, alarms, etc.)	ICC construction cost x dept. multiplier** (\$150 min.)
Demolition	\$150 (residential), \$185 (commercial)
Tenant build-out	ICC construction cost x dept. multiplier** (\$150 min.)
Third Party Review	x
Nonpoint pollution permit	x
Nonpoint pollution plan review	x
Temporary CO / CO	x

	Fee	Lakeway
Sign Permits		
Variance or appeal		\$250 + notice cost
Freestanding		
Single business		\$6/sf (\$150 minimum)
Multitenant		\$6/sf (\$150 minimum)
ID or logo		\$6/sf (\$150 minimum)
Projecting wall		\$6/sf (\$150 minimum)
Hanging wall		\$6/sf (\$150 minimum)
Electronic (variable) message		\$6/sf (\$150 minimum)
Residential subdivision		\$6/sf (\$150 minimum)
Political		no charge
Site Development		
Government, utility, institutional		\$6/sf (\$150 minimum)
Sandwich Board		\$6/sf (\$150 minimum)
Menu Board		x
Temporary Banner (no more than 30 days/year)		\$3/sf (\$110 minimum)
Real Estate		x
Window signs		x
Awning, canopy & marquee signs (lettering)		x
Change of business name		x

Fee	Lakeway
Subdivision	
Appeal	\$250 + notice cost
Easement release/dedication	x
Amending plat (includes lot consolidation)	\$500 + \$50/lot + notice cost
Minor Plat	\$250 + \$25/lot
Development Agreement	x
Development Agreement Amendment	x
Preliminary plat & site development reviews (staff only)	x
Concept Plan (master plan)	x
Preliminary plat	\$500 + \$50/lot
Construction plans	2% of construction estimate (\$1,000 minimum)
Final plat	\$500 + \$50/lot + notice cost
Plat amendment	\$500 + \$50/lot + notice cost
Site Development Plan	\$185/lot (residential), \$185 + \$85/acre (commercial)
Plat vacation	\$500 + \$50/lot + notice cost
Engineering Construction plan inspections	included (amendments \$100/revised sheet)
In-house development inspections	included
ROW license agreement (utility companies)	\$5,000 + actual cost
Special district approval	x
Special district approval amendment	x
Traffic Impact Analysis review	x
Street or alley abandonment request	\$500 + notice cost
Subdivision variance	\$250 + notice cost
*used for actual cost + 15%	**currently .012319

Fee	Lakeway
Zoning and annexation	
Zoning change (one acre or less)	\$250 + notice cost
Zoning change (more than one acre)	\$250 + notice cost
Zoning change (PDD)	\$250 + notice cost
Zoning change (PDD amendment)	\$250 + notice cost
Annexation and zoning request	\$250 + notice cost (zoning included)
Disannexation	\$250 + notice cost
Special use permit	\$250 + notice cost
Conditional use permit	x
Short-term occupancy permit	\$750/year
Variance / special exception application	\$500 + notice cost
Model Home Permit (annual)	x
Home Occupation	
Initial Permit	\$150
Permit Renewal (two years)	\$110 (annual renewal)
Conditional Use Permit or denial appeal	\$250 + notice cost
Protected tree replacement fee	x
Comprehensive plan amendment	x
Comprehensive plan amendment with zoning change	x
Consultant recovery fee	x
Zoning verification letter	x
Sign posting fee	included
Public notice ad	actual cost
Property owner notice	actual cost
GIS Fee	included
Application postponement	x
Administrative variance approvals	x
Wireless facility application	x
Protected tree removal permit (each)	\$150 (residential) \$185 (commercial)
Expiration extension	x

Business Item
Building Committee Regular Meeting

January 8, 2019

Discuss reorganization of nuisance-based regulations
(currently in numerous locations), particularly
as it relates to inoperable or “junked boats or RVs”

CITY CODE AFFECTING STORAGE OF VEHICLES & BOATS

CHAPTER 4 – BUSINESS REGULATIONS

ARTICLE 4.800 – SIGNS & GRAFFITI

Sec. 4.801 – Definitions

Junked Vehicle. A car, truck, trailer, boat or any other means of transporting people or goods that does not have a valid and current state license or a valid or current state inspection sticker or has not been moved from a location for more than thirty (30) days. Vehicles which are purely for sale by a dealer located on the same premises as the vehicle are not considered junked vehicles. (Ref. Sec. 4.805(13))

Sec. 4.805 – Prohibitions

The following actions are prohibited in the city or its extraterritorial jurisdiction:

(13) Attach or place a sign on a junked vehicle on public or private premises for the sole purpose of advertising a business or service. “For Sale” signs may be placed or attached to a junked vehicle provided there is no more than one “For Sale” sign and the sign does not exceed five (5) square feet in display surface area;

CHAPTER 6 – HEALTH & SANITATION REGULATIONS

ARTICLE 6.100 – GARBAGE & RUBBISH

Sec. 6.101 – Definitions

Junk. Means all worn out, worthless and discarded material including odds and ends, old iron or other metal, glass paper and cordage. Inoperative automobiles, trucks, debris or waste or junked, dismantled or wrecked automobiles or automobile parts, etc. to be classified as junk. “Junk” is also inclusive of old scrap copper, brass, rope, rags, batteries, paper trash, rubber, iron, steel and other old scrap ferrous or non-ferrous materials.

Sec. 6.102 – General Regulations

(d) It shall be considered a misdemeanor for any inoperable motor vehicle to be parked or left in private yards, driveways, vacant lots or on any city street for a period exceeding seven (7) days unless otherwise authorized by special city permit.

CHAPTER 8 – OFFENSES & NUISANCES

ARTICLE 8.800 – JUNKED VEHICLES

Sec. 8.801 – Definitions

As used in this article:

Junked Vehicle. Means any vehicle that is self-propelled and:

- (1) Does not have lawfully attached to it:
 - (A) An unexpired license plate; or
 - (B) A valid motor vehicle inspection certificate;
- (2) Is wrecked, dismantled or partially dismantled or discarded; or
- (3) Is inoperable and has remained inoperable for more than:
 - (A) Seventy-two hours if the vehicle is on public property; or
 - (B) Thirty consecutive days if the vehicle is on private property.

Sec. 8.802 through Sec. 8.810 : (All deal with junked vehicles, however all appear to relate to junked motor vehicles exclusively.)

CHAPTER 14 – ZONING

ARTICLE 14.200 – ZONING ORDINANCE

EXHIBIT A – ZONING ORDINANCE – PART II DEFINITIONS

Section 2 – Definitions

TRAILER-UTILITY USE: Every vehicle designed for carrying personal property, or recreational equipment such as golf carts, boats, and motorcycles, and is drawn on the highway by a motor vehicle.

VEHICLE: Every device by which any person or property may be propelled, moved or drawn upon a highway.

EXHIBIT A – ZONING ORDINANCE – PART III ZONING DISTRICTS

Section 6 – Supplementary Requirements

6.65 Storage and Parking of All **Vehicles, Including Boats**, Trailers, and Recreational Vehicles.

- (A) Storage of **junked or unlicensed vehicles, including** recreational vehicles, **boats** and trailers, outside a building that completely screens it from view from any direction except from above, on any lot or parcel is prohibited. Covering the vehicle with any material is not screening.
- (B) (1) All **vehicles**, including but not limited to recreational vehicles, **boats**, trailers, commercial vehicles and trailers, that are not involved in permitted or authorized construction or development activity parked in front of the building setback line or in front of the rear yard in the side setback shall be on a concrete or asphalt driveway or parking apron, or an improved surface capable of supporting the vehicle such as concrete, asphalt, pavers or similar material.
- (2) Such improved surface shall be located inside the property line of property with a principal (not accessory) use building.
- (3) Such improved surface shall at all times be free of weeds, grass, refuse, debris, or standing water.
- (4) Such improved surface shall be calculated as part of the lot's impervious cover, which shall not exceed 50%. The degree to which a parking surface is pervious shall be determined by the building official. The building official may require a registered professional engineer to certify that the improved surface is pervious or the degree to which the improved parking surface is pervious.
- (5) No vehicles shall be parked or stored in the front yard or corner side yard facing a street not an alley unless the vehicle is parked or stored on a driveway.
- (6) For purposes of this section, the front yard and corner side yard facing a street shall be the area between the building facing the street and the street, excluding the area outside lines drawn from the side of the building perpendicular to and extending to the street.
- (7) Access to the improved parking surface need not be improved.
- (C) Vehicles parked in front of the setback building line or in front of the rear yard in the side setback by occupants or their guest are prohibited unless such parking is of a temporary nature to accommodate vehicles, including recreational vehicles, **boats**, and trailers belonging to a guest attending a function or visiting the occupants on an overnight type basis for a brief period of time (not to exceed 72 hours). Extended parking of guest vehicles may be authorized by permit issued by the Chief of Police.
- (D) Commercial vehicles and trailers of all types shall not be parked or stored on any lot in any residential district except in accordance with the following provision(s): No more than one (1) commercial vehicle, which does not exceed one and one-half (1-1/2) tons rated capacity, per family living on the premises shall be permitted, except when the

vehicle or trailer is involved in construction, moving, or delivery of a product or service to the residence. In no case shall a commercial vehicle used for hauling explosives, gasoline, or liquefied petroleum products or earth moving equipment or vehicles be permitted.

For purposes of this section a commercial vehicle is a motorized vehicle or trailer with a load capacity greater than 1-1/2 tons that is used in a commercial enterprise, or has a business or service or product sign on the vehicle, or whose principal use is to carry equipment or material.

6.70 Storage of Vehicles on Unimproved Property. Storage of any vehicle on unimproved property or vacant property that is not a parking lot built in accordance with the city code is prohibited unless such vehicle is involved in permitted or authorized construction or development activity.

Business Item
Building Committee Regular Meeting

January 8, 2019

Discussion of extent and purpose of possible
requirement for an individual or entity to obtain a local
contractor license in order to secure a building permit