

Meeting Packet

Building and Standards Commission Regular Meeting

May 14, 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 AND STANDARDS COMMISSION  
TUESDAY, MAY 14, 2019, 7:00 PM  
COUNCIL CHAMBERS  
CITY HALL – 5803 THUNDERBIRD STREET**

**NOTICE IS HEREBY GIVEN** that the Building and Standards Commission 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.

#### **1. Consider Approval of The Following Minutes:**

April 9, 2019 Regular Meeting of the Building and Standards Commission

### **BUSINESS ITEMS**

- 2.** Comments from the Council liaison.
- 3.** Discuss current ordinance procedural requirements regarding sign variance approvals.
- 4.** Discuss whether the tree preservation and landscape ordinance provisions should be moved from the zoning ordinance (Chapter 14) to the building regulations (Chapter 3).
- 5.** Discuss whether local licensing should be required as a condition to obtain a building permit to incentivize compliance with all applicable regulations.
- 6.** Discuss regulations regarding the use of reclaimed rainwater (local, state and model building codes prohibit cross connections with municipal systems).
- 7.** Discuss the need to regulate the size and weight of aggregate used in xeriscaping (low water consumption landscaping) within a certain distance of a public right-of-way or property line to eliminate runoff).

**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 2:30 pm on the 9<sup>th</sup> day of May, 2019.



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Robin Smith, Assistant 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 and Standards Commission Regular Meeting

May 14, 2019

## Draft Minutes

April 9, 2019 Regular Meeting

Agenda Item 1

**MINUTES**  
**Tuesday, April 9, 2019, 7:00 PM Regular Meeting**  
**Building & Standards Commission**  
**City of Lago Vista**

Chairman Scott Cameron called the meeting to order at 7:00 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, left meeting at 8:25), Jim Cason, Stormy Johnson (joined meeting at 7:30), Karen Van Ness, Howard Hoover, and Paul Prince (Secretary). Staff present were Roy Jambor, Eric Belaj and Arch Davila (Council Liaison).

**CITIZEN COMMENTS FOR NON-HEARING RELATED ITEMS:**

No citizen comments were offered.

**CONSENT AGENDA:**

1. Consider approval of the following minutes: March 12, 2019 Regular Meeting of the Building and Standards Commission

On a motion by Jim Cason, and seconded by Jacob Lantz, members voted unanimously to approve the minutes of the March 12, 2019 meeting.

**BUSINESS ITEM #2: COMMENTS FROM COUNCIL LIASON**

Mr. Davila stated that he has received no response yet from the city attorney on scope of this commission. He commented that his view is that this commission should be able to act on certain variance requests without waiting for council input. But the exact scope of variances to be decided on by this body needs clarification from the city attorney, and that we might want to have the attorney attend the next session.

**BUSINESS ITEM #3: 19-1413-SIGN-VAR**

Paul Shepherd of Cedar Park introduced himself as Project Director for The Hollow on Lake Travis, and gave a brief description of the project and activity now underway on the Hollows. Council approved the Discovery Center about 8 months ago. A new subdivision of 108 lots is being planned, which will be in the City.

Ashley Rust of Dripping Springs introduced herself as marketing manager of Legacy Communities, which oversees development in The Hollows. This area has had little activity for over 10 years. Primary purpose of the sign is to provide awareness of this new development. Secondary purpose is to provide better visibility of the turn into the Hollows.

There was general consensus from the commission that a larger sign than allowed by ordinance (24 SF) was appropriate in this case. There was also consensus that the requested 10'x20' sign seemed excessively large. Much discussion ensued on typical sign size and Ms. Rust's input on the smallest size that would achieve the purpose. Concern was noted that the content of the sign should not encourage unsafe driving behavior, including making a U-turn in that area of highway 1431.

Howard Hoover made the following motion, "The commission recommends a variance from the sign ordinance to allow for a sign of size 8'x16', not to exceed 12' in height on the street side." This motion was seconded by Jim Cason and carried by unanimous vote.

**BUSINESS ITEM #4: DISCUSSION OF THE DRAFT ORDINANCE FOR THE REGULATION OF STORMWATER DETENTION**

Eric clarified that the intent is to cover some gaps we see in development and inconsistencies with respect to other cities. Relevant documents include the ordinance, the agreement with LCRA and the design manual. Typically water retention is addressed before first development of a subdivision. Jim Cason had turned in a markup of the draft which was included in the packet. An updated version of the draft was made shortly before the meeting which the commission members had not yet reviewed. Roy wanted to ensure that the draft is now in a state that the basic content is close and review for clarity and grammar is appropriate. It was noted that the draft contained confusing language needing clarification on what, if any, of the ordinance applied to residential properties. The lead-in language exempting single family construction was intended to apply to retention.

**BUSINESS ITEM #5: DISCUSSION OF A PRIORITIZATION OF ORDINANCES IN NEED OF UPDATES AS THE BASIS OF A RECOMMENDATION TO THE MASTER PLAN SUBCOMMITTEE**

Roy stated his top priority is defining zoning districts for small commercial developments. He said his second priority is designing standards for certain types of subdivisions, such as those along arterials, which are not adequately defined in the city ordinances at present. He also plans to include nuisance language into chapter 3 of the ordinances, which will include a fine for inspections which find violation, with a target validity date before October 1<sup>st</sup> to meet the start of the fiscal year. More input on this subject is expected to come out of the Master Plan Committee which is being led by councilman Robbins.

A discussion on enforcement methods for Nuisance was held. Roy said he is looking for our help in highlighting the common problems. He is wanting to get a web-form type method to allow citizen input, which can be followed up on by city employees, or police during after hours. Verified violations would then result in fines.

**BUSINESS ITEM #6: DISCUSSION OF “SUNSET” PROVISIONS AND EXEMPTIONS WITHIN THE EXISTING OUTDOOR LIGHTING REGULATIONS (“DARK SKY ORDINANCE”).**

Discussion and clarification occurred that new construction must comply with the dark sky ordinance, but there is currently no defined timeline for when lighting on existing residential property will no longer be exempted from the ordinance. Jim Cason moved that a 10 year sunset to the exemption for residential compliance be enacted, which was seconded by Howard Hoover and passed unanimously.

**BUSINESS ITEM #7: DISCUSSION OF WILDFIRE FUEL (“FIREWISE”) REGULATIONS**

It was noted that existing nuisance regulations along with code enforcement deals with fire safety issues such as excessive underbrush for properties with a structure and occupant. There has been consistent dismissal of fines by the judge due to some language ambiguity which Roy intends to clear up. Discussion centered on the challenge associated with the many properties in the city which are owned by non-residents. There was discussion on whether the city can clear wildfire hazard material and bill the property owner. Roy stated that property owners must first be notified, which is often not possible with remote owners who may not accept registered mail from the city. There was no proposed action.

**Future agenda items**

Suggestions for possible future items and associated discussion was held as follows:

- Stormwater detention: Another discussion on this topic would be appropriate once an additional significant update to the draft ordinance is ready.

**ADJOURNMENT**

On a motion by Paul Prince, seconded by Howard Hoover, Chairman Cameron adjourned the meeting at 9:15 pm.

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H. Scott Cameron, Commission Chair

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Paul Prince, Commission Secretary

On a motion by \_\_\_\_\_, and seconded by \_\_\_\_\_,  
the foregoing instrument was passed and approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Meeting Packet  
Building and Standards Commission Regular Meeting  
May 14, 2019

Agenda Item 3  
Sign Variances

Discussion of Ordinance  
Procedural Requirements

Meeting Packet  
Building and Standards Commission Regular Meeting  
May 14, 2019

Agenda Item 4

Tree Preservation and Landscaping Regulations  
Location in Lago Vista Code of Ordinances

Meeting Packet  
Building and Standards Commission Regular Meeting  
May 14, 2019

Agenda Item 5

Contractor Licensing  
Insurance Requirements

Meeting Packet  
Building and Standards Commission Regular Meeting  
May 14, 2019

Agenda Item 6  
Reclaimed Rainwater

Prohibitions Against Cross Connections  
To Municipal Water Service

Meeting Packet  
Building and Standards Commission Regular Meeting  
May 14, 2019

Agenda Item 7  
Xeriscaping (Low Water Consumption Landscaping)

Regulating Aggregate Size and Weight  
Near a Property Line or Public R.O.W.