

1. Agenda

Documents:

[04 03 23 AGENDA PACKET.PDF](#)

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AGENDA
BUILDING AND STANDARDS COMMISSION REGULAR MEETING
COUNCIL CHAMBERS
5803 THUNDERBIRD
LAGO VISTA, TX
APRIL 5, 2023 AT 6:00 PM

JOIN MEETING VIA VIDEO CONFERENCE

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- One-touch: <tel:+14086503123,,205283661#>

Access Code: 205-283-661

CALL TO ORDER, CALL OF ROLL

H. Scott Cameron, Chairperson
Frank Robbins, Vice-Chairperson
Jim Cason
Lee Davis

Howard Hoover
Clifton McCullough
Dave Snyder

CITIZEN COMMENTS

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.

To participate in the citizen comments portion of the meeting, you must submit a completed form. If you are attending the meeting in the City Council Chambers you must complete the form available at that location and provide it to the Chair prior to the start of the meeting. If you will be participating using the online videoconferencing tool, you must complete the form and submit it by email in accordance with the instructions included within the form. It is found on the City's website at the link below.

[Citizen Participation Registration Form](#)

STAFF AND COUNCIL LIAISON REPORTS

1. Routine Reports from City Council Liaison.

2. Routine Reports from City staff.

ACTION ITEMS

3. **23-2333-SIGN-VAR:** Consideration of a recommendation to the City Council regarding a sign variance application to exceed the maximum display area resulting from the conversion of the base of an existing freestanding sign located at 6400 Lohman Ford Road (Lago Vista Subdivision, Section 2, Lot 6A) into an additional multitenant display area and for relief from the required minimum setback for that existing sign base. A recommendation from the Building and Standards Commission is required prior to consideration of the application by the City Council.
4. Consider approval of the following minutes: March 1, 2023, Regular Meeting

ADJOURNMENT

IT IS HEREBY CERTIFIED that the above Notice was posted on the Bulletin Board located at all times in City Hall in said City at 4:35 p.m. on the 29th day of March 2023.

Lucy Aldrich, 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 AND STANDARDS 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.



Item Cover Page

BUILDING AND STANDARDS COMMISSION AGENDA ITEM REPORT

DATE: April 5, 2023

SUBMITTED BY: Roy Jambor, Development Services

SUBJECT: **23-2333-SIGN-VAR:** Consideration of a recommendation to the City Council regarding a sign variance application to exceed the maximum display area resulting from the conversion of the base of an existing freestanding sign located at 6400 Lohman Ford Road (Lago Vista Subdivision, Section 2, Lot 6A) into an additional multitenant display area and for relief from the required minimum setback for that existing sign base. A recommendation from the Building and Standards Commission is required prior to consideration of the application by the City Council.

BACKGROUND: 6400 Lohman Ford Road

ATTACHMENTS:
[23-2333-SIGN-VAR.pdf](#)

**LAGO VISTA BUILDING AND STANDARDS COMMISSION
STAFF LAND USE REPORT – APRIL 5, 2023**



BSC CASE NO:	23-2333-SIGN-VAR: 6400 Lohman Ford Road
APPLICANT:	Charles E. Cox III
LANDOWNER:	TLC4B&B, LLC
LOCATION:	West side of Lohman Ford Rd. ± 210' north of Dawn Drive
ZONING:	C1-C ("Professional / Business Office, Low-Density Retail")
VARIANCE:	Increased multitenant display area / setback relief (existing)

UPDATE:

- This item was included on the March 1, 2023 agenda of the Building and Standards Commission. However, shortly before that meeting, we received confirmation from the Public Works Department that the existing sign base does not incorporate the required minimum 10-foot setback from the Lohman Ford Road right-of-way. In accordance with the instructions of the City Attorney, we informed the applicant about our need for an amended application that included a request for that required relief. This item was subsequently deferred at that meeting on March 1, 2023, pursuant to a request from the applicant received on February 28, 2023.
- That deferral request is included in the packet along with the amended application that was received on March 8, 2023. A site plan or survey was included with that amended application that confirms that the location of the existing sign is at or near the property common with the Lohman Ford Road right-of-way and does not include the setback that was required at the time it was originally permitted. That type of oversight was unfortunately not as rare as the staff might prefer.
- In addition, it encroaches within a dedicated public utility and drainage easement. However, this type of minor encroachment into an easement is not a problem and routinely approved unless it impedes an existing drainage pattern. New utility services can easily bore underneath the foundation of the existing sign.
- Instead, the more prevalent concern, although relatively minor, is the proximity of the sign base to the crushed granite driveway that was installed without a permit and violates several ordinance requirements. Nonetheless, the survey seems to indicate that any potential traffic hazard is minimized by the existing curb separating the aggregate from the concrete paving, despite portions of that aggregate being within the "vision triangle" potentially obstructed by the sign.
- The previous owner as well as his tenant (a contractor) were sent numerous notices of violations that mentioned uses of that paving that were prohibited by the zoning ordinance (offsite construction fabrication and construction equipment storage). The response to those notices included promises to remove the crushed granite and discontinue the prohibited uses. As such, it would not seem unreasonable to require some currently compliant remedy as a recommended condition. That could include removal of the aggregate or a compliant expansion of the existing parking area without the existing crushed granite driveway connecting to Lohman Ford Road.
- The existing building has a gross floor area of 3,045 square feet in accordance with a renovation completed in 2022. That area includes a significant amount of common space with the balance devoted to two larger offices and eight relatively small offices. That renovation did not include any fire separations or other accommodations for independent tenant spaces. As such, the tenants listed on the proposed new display area will presumably be operating as an office space "cooperative" in order to comply with commercial building codes.
- As a result, the number of separate tenants is somewhat unpredictable compared to other forms of leasable commercial office space. Nonetheless, the proposed new sign display area indicates exactly six separate panels for new tenants, each presumably with a height of twelve inches and a length of thirty-two inches, a seemingly reasonable size.

- If accurate however, the sample lettering on the application suggests that the height is approximately three inches, significantly less than the height of the existing address immediately below the proposed new display area. There are other seemingly analogous provisions in the Lago Vista Code of Ordinances that prescribe a minimum lettering height of four inches. Moreover, it seems that a display area with a height of twenty four inches could easily accommodate two rows of six-inch lettering, leaving a border of four inches between each row. As such, it would seem reasonable to consider specifying a minimum height to the lettering on the proposed new display area to ensure that the results are legible and do not contribute to a potential traffic safety hazard.
-

POTENTIAL ALTERNATIVE RECOMMENDATIONS:

- A. Recommend approval of the variance in accordance with the submitted materials, including a setback variance (confirmed to be required), subject to the following potential conditions:
 - 1. removal of the crushed granite driveway to Lohman Ford Road and the removal or replacement of the crushed granite parking area in accordance with an approved permit; and
 - 2. the minimum letter height for the new display area shall be as determined by the Commission at the meeting in which the recommendation is approved.
 - B. Recommend approval of the variance without conditions.
 - C. Recommend denial of the variance, which would not preclude the applicant from reducing the existing display area from 28 square feet to 16 square feet or seeking a permit under the proposed new ordinance after it has been adopted by the City Council. However, the newly discovered failure to provide the required setback would remain an issue that might preclude new sign permits.
-

**LAGO VISTA BUILDING AND STANDARDS COMMISSION
STAFF LAND USE REPORT – MARCH 1, 2023**



BSC CASE NO:	23-2333-SIGN-VAR: 6400 Lohman Ford Road
APPLICANT:	Charles E. Cox III
LANDOWNER:	TLC4B&B, LLC
LOCATION:	West side of Lohman Ford Rd. ± 210' north of Dawn Dr.
ZONING:	C1-C ("Professional / Business Office, Low-Density Retail")
VARIANCE:	Increased display area (proposed new multitenant panels)

GENERAL INFORMATION / LOCATION:

- The property that is subject of this application is Lot 6A of Lago Vista Subdivision, Block G. The two former lots are addressed as 6400 Lohman Ford Road and is immediately north of the real estate office located at the northwest corner of Dawn Drive and Lohman Ford Road. According to the Travis County Appraisal District, the current owners acquired the property and improvements on November 17, 2021.
- A commercial remodeling permit application was submitted on December 13, 2021, and issued on January 3, 2022. On March 8, 2022, a sign permit was issued to replace the existing display area mounted to the same stone base depicted in the current application. That permit approved a two-sided acrylic sign with a display area of 28 square feet on each face mounted on a cabinet with back-lighting for the graphic depicting "Edward Jones."
- On April 14, 2022, a permit was issued for a real estate sign with a display area of 24 square feet offering "OFFICE SPACE FOR LEASE." Presumably that solicitation was recently successful as this application seeks to leave the existing cabinet sign intact and to add a series of multitenant signs to each face of the existing stone base. The total display area proposed to be added to each face of the stone base is 16 square feet which would require a sign variance approval.

SITE PLAN / CONTEXT CONSIDERATIONS:

- The application accurately depicts the existing sign to remain as well as the proposed additional display area. The staff suspects that the existing stone base and sign are not the required minimum distance of ten feet from the right-of-way. We have made a request of the Public Works Department to assist us with an accurate assessment. Hopefully we will receive a response in a timely manner so that your recommendation can account for this possibility.
- The existing sign location does not present an obstruction to the required vision triangle as there is no approved adjacent driveway. However, there was an existing crushed stone-area added by the previous owner without a permit that was repeatedly cited as a violation, but never completely removed. If properly permitted additional parking is ever desired on this ample portion of the existing lot, the location of any new potential driveway access to Lohman Ford Road will have to account for this sight-obstruction. Hopefully the existing driveway access will prove sufficient.

RELEVANT ORDINANCE PROVISIONS / COMPREHENSIVE PLAN CONSIDERATIONS:

- The existing sign ordinance limits the total display area of a freestanding sign to a maximum of 32 square feet for each side of a two-sided sign when the faces are parallel and the distance between each face is four feet or less at the widest point. As a result, the current proposal which includes a total display area of 44 square feet requires a variance approved by the City Council following a recommendation from the Building and Standards Commission.
- A variance approval could be avoided by reducing the display area of the existing sign that was permitted on March 8, 2022, from 28 square feet to 16 square feet. For example, a reduction of the height from 3'-6" to 2'-0" would be sufficient, as would any number of other height and width combinations. Nonetheless, the setback variance mentioned above may be required regardless.

- It also seems relevant that the proposed sign ordinance amendment that appears on this same agenda includes an administrative remedy specifically intended for this type of multitenant sign. However, it maintains the same minimum setback of ten feet. Therefore, if it proves that the existing base encroaches into that required setback, a variance approval cannot be avoided absent a relocation of the sign or generously assuming that it is somehow legally non-conforming. That would remain true even if the existing display area were reduced to 16 square feet or the permit application delayed until the effective date of an amended sign ordinance that includes that anticipated administrative remedy.

POTENTIAL ALTERNATIVE RECOMMENDATIONS:

- A. Recommend approval of the variance in accordance with the submitted materials, including a setback variance if it proves that one is required.
 - B. Recommend denial of the variance, which would not preclude the applicant from reducing the existing display area from 28 square feet to 16 square feet or seeking a permit under the proposed new ordinance after it has been adopted by the City Council.
-

23-2333-SIGN-VAR
6400 Lohman Ford Road

Attachment 1
Amended Application

Roy Jambor

From: Cox,Trey <Trey.Cox@edwardjones.com>
Sent: Tuesday, February 28, 2023 9:42 AM
To: undisclosed.for.privacy@edwardjones.com
Subject: FW: 6400 Lohman Ford Rd.-Sign Variance

Importance: High

Roy,

Good morning. In regards to the message below from Kristall I would like to defer our application for the variance for next months meeting in order to get together the information needed to include the nonconforming setback. Let me know if this deferral is approved and what date the next meeting date will be.

Trey Cox
Financial Advisor
Edward Jones
6400 Lohmans Ford Rd
Lago Vista, TX 78645
(512) 267-0646
www.edwardjones.com

If you are not the intended recipient of this message (including attachments) or if you have received this message in error, immediately notify us and delete it and any attachments.

If you do not wish to receive any email messages from Edward Jones, excluding administrative communications, please email this request to Opt-Out@edwardjones.com from the email address you wish to unsubscribe.

For important additional information related to this email, visit www.edwardjones.com/disclosures/email.html. Edward D. Jones & Co., L.P.

CITY OF LAGO VISTA DEVELOPMENT SERVICES

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

APPLICATION FOR SIGN VARIANCE

Date Submitted: 3/8/2023

Fee: \$100.00

Applicant's Name: Charles E Cox III / TLC4B+B, LLC

Applicant's mailing address: 6400 Lohman Ford Rd, Lago Vista, TX 78645

Subject property address or lot subdivision legal description: _____

Applicant's email: trex.cox@edwardjones.com

Applicant's phone numbers: 512-731-0218

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

Variance requested and rationale. State physical hardship. (additional pages may be added) We have several other tenants and without this sign, there would be little to no visibility for them from the road. It will help with identification of the correct location for anyone who is visiting the tenants. Without the sign, visitors would need to drive in and out of the property to confirm if they are in the correct space. Also would like to ask for a variance due to the set back of the sign being currently within the current city set back space of 10ft. from the property line. The monument was originally created with the proper set back when erected back in 2009. We are not asking to move the sign. Just add a marquee to the front of the rock.

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

Attach a map of where the sign would be located.

Attach land owner's permission for the sign.

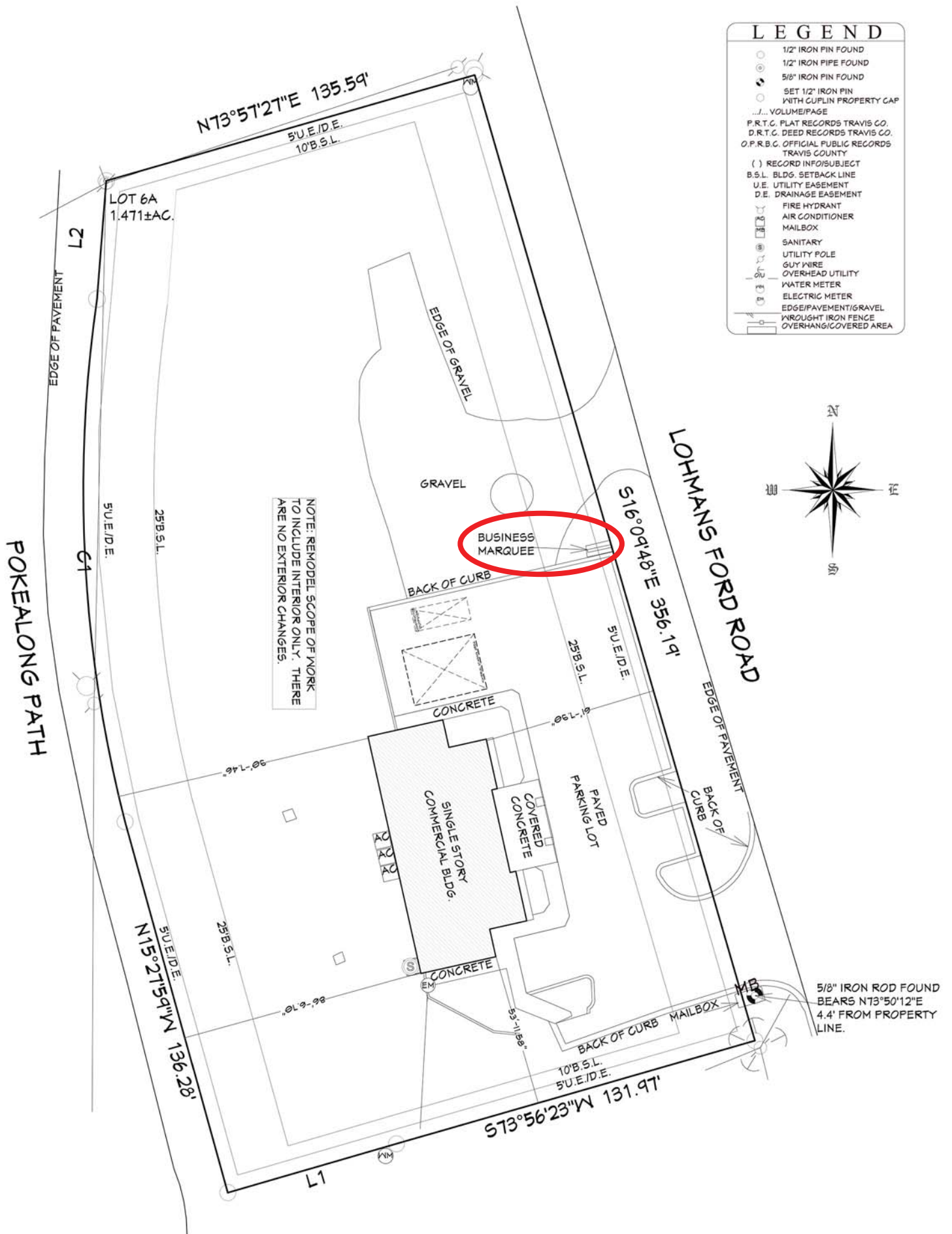
In the event I cannot attend the Building Committee or City Council meetings, I designate Jeremy Pringer to act on my behalf. Phone number and e-mail 512-401-6500, jeremy.p@texascustomsigns.com

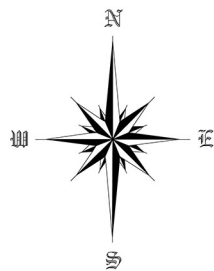
Meeting dates and times. Staff will notify the applicant of meeting dates and times after the Building Committee has chosen a date.

\\D7ZBD011\RedirectedFolders\Frobins\My Documents\Sign Variance Ap 081712.rtf

23-2333-SIGN-VAR
6400 Lohman Ford Road

Attachment 2
Site Plan (Survey) / Floor Plan





WALL LEGEND

EXISTING WOOD FRAMED WALL

NEW WOOD FRAMED WALL

EXISTING WOOD FRAMED WALL W/ MASONRY VENEER

NEW WOOD FRAMED WALL W/ MASONRY VENEER

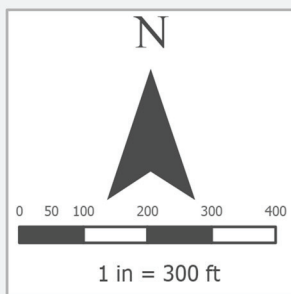
NEW FLOOR PLAN

SCALE: 1/4" = 1'-0"



23-2333-SIGN-VAR
6400 Lohman Ford Road

Attachment 3
Location Map



6400 Lohman Ford Road

Request Type	Sign Variance	Project	23-2333-SIGN-VAR
Change Request	Increased Display Area	Date	02/22/2023
Map Type	Aerial Image and Topography	Drawn By	RJambor

This document is for information purposes only and is not suitable for use as the basis for a legal description or project design. It represents only the approximate location of property boundaries rather than information obtained from a field survey.

Contours

— 10 ft

— 50 ft

--- Street

 Project Area

 TaxParcel

23-2333-SIGN-VAR
6400 Lohman Ford Road

Attachment 4
Sign Details

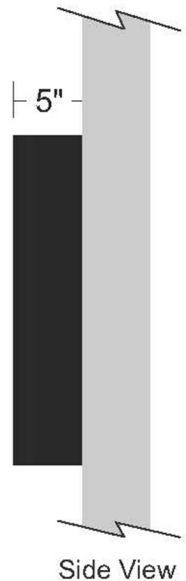
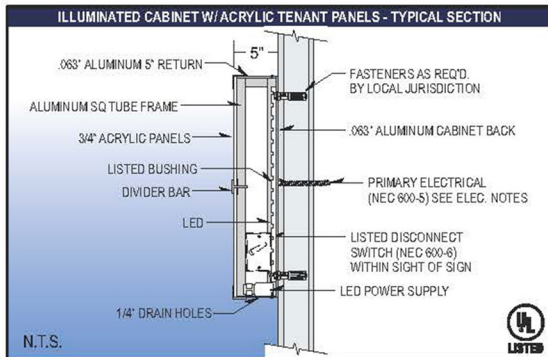


Single Sided Illuminated Cabinet w/ Acrylic Panels

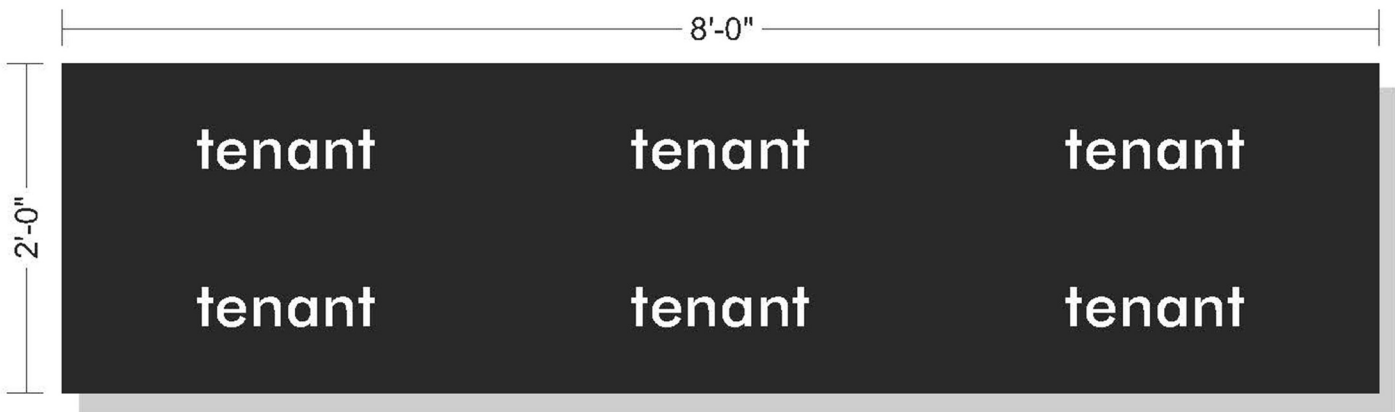
Scale: 1:18






Fabricate & Install Two (2) Single Sided Internally Illuminated Cabinets to Specs

- 3/16" #7328 White Acrylic Tenant Faces
- .063" Aluminum 1" Retainers PTM P1
- .063" Aluminum 5" Returns PTM P1
- .063" Aluminum Cabinet Back
- 1" Aluminum Square Tube Cabinet Frame
- Illuminated w/ Principle Quikmod 2 White LED
- 60W Principle LED Power Supplies Contained in Cabinet
- Signs Mounted to Existing Monument w/ Approved Fasteners



MP Black



 <p>2007 Windy Terrace, Suite A Cedar Park, Texas 78613 Ph: 512-401-6500 Fax: 512-401-6502 www.texascustomsigns.com</p>  <p>TSCL# 18361</p>   	<p>Signs will be manufactured with 120 Volts A/C. All Primary electrical service to the sign is the responsibility of the buyer. This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. All bonding & grounding must be done by a qualified, licensed electrician and in accordance with UL Article 600 of the NEC. The location of the disconnect switch after installation shall comply with Article 600.6(A) (1) of the National Electrical Code.</p> <p>This is an original un-published drawing created by Texas Custom Signs, unless otherwise indicated. It is submitted for your personal use in regards to the project being considered. You are not to show these drawings to anyone outside your organization, nor can you use, reproduce, copy, or otherwise exhibit them in any fashion not directly related to the project being planned and produced by TCS.</p>	<p>Client Name: Edward Jones Address: 6400 Lohmans Rd., Lago Vista, TX Start Date: 01.18.2023 Filename: EdwardJones-C-Tenant_Cabinet-Spec3 Page: 1 of 2 Project Manager: Jeremy Prenger jeremyp@texascustomsigns.com</p>
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Existing Elevation - NTS



Proposed Elevation - 1/4" = 1'- 0"



Elevation

Scale: 1/4" = 1'- 0"

<p>Texas Custom SIGNS</p> <p>2007 Windy Terrace, Suite A Cedar Park, Texas 78613 Ph: 512-401-6500 Fax: 512-401-6502 www.texascustomsigns.com</p> <p>TSCL# 18361</p> <p>UL TEXAS SIGN ASSOCIATION MEMBER</p>	<p>Signs will be manufactured with 120 Volts A/C. All Primary electrical service to the sign is the responsibility of the buyer. This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. All bonding & grounding must be done by a qualified, licensed electrician and in accordance with UL Article 600 of the NEC. The location of the disconnect switch after installation shall comply with Article 600.6(A) (1) of the National Electrical Code.</p> <p>This is an original un-published drawing created by Texas Custom Signs, unless otherwise indicated. It is submitted for your personal use in regards to the project being considered. You are not to show these drawings to anyone outside your organization, nor can you use, reproduce, copy, or otherwise exhibit them in any fashion not directly related to the project being planned and produced by TCS.</p>	<p>Client Name: Edward Jones Address: 6400 Lohmans Rd., Lago Vista, TX Start Date: 01.18.2023 Filename: EdwardJones-C-Tenant_Cabinet-Spec3 Page: 2 of 2 Project Manager: Jeremy Prenger jeremyp@texascustomsigns.com</p>
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Item Cover Page

BUILDING AND STANDARDS COMMISSION AGENDA ITEM REPORT

DATE: April 5, 2023

SUBMITTED BY: Roy Jambor, Development Services

SUBJECT: Consider approval of the following minutes: March 1, 2023, Regular Meeting

BACKGROUND: Draft Minutes

ATTACHMENTS:
[2023-3-01-bsc-reg-min.pdf](#)

MINUTES
Building and Standards Commission
Regular Meeting
Wednesday, March 1, 2023
City of Lago Vista

Chair Scott Cameron called the meeting to order at 6:00 P.M. in the Council Chambers at City Hall, 5803 Thunderbird St. Other members present were Vice-Chair Frank Robbins, Jim Cason, Lee Davis, Howard Hoover, Clifton McCullough and Dave Snyder. Council Liaison Paul Roberts, City Attorney Joseph Crawford and Development Services Director Roy Jambor were also present.

CITIZEN COMMENTS UNRELATED TO ITEMS ON THE AGENDA

There were no public comments.

BUSINESS ITEMS

1. Welcome of new members.
Frank welcomed Lee Davis and Clifton McCullough who are new members on the Commission.

2. Election of officers (Chair and Vice-Chair) for the coming year.
Jim nominated Scott for Chairman.

On a motion by Frank Robbins, seconded by Howard Hoover, the Commission voted all in favor to elect Scott Cameron as Chair.

Howard nominated Frank for Vice-Chair.

On a motion by Frank Robbins, the Commission voted all in favor to elect Frank Robbins for Vice-Chair.

3. Comments from the Council Liaison.
Paul welcomed the new members and spoke about the recent training that took place. Paul noted that Pack 77 was in the audience and was observing the meeting. He spoke about updates from City Council, noting that they updated the Rules of Procedure and roles for the Chair. He discussed staff and City Council Liaison reports that have been added to the agenda to discuss information and get feedback. He noted action items would need to be a separate agenda item.

PUBLIC HEARING AND ACTION

4. Consideration of whether the remaining improvements located at 5603 Lago Vista Way (known as Lago Vista Lodges Condominiums, Geographic ID 017480160) constitutes a dangerous building and should be declared as such in accordance with the provisions of Article 3.1200 of Chapter 3 of the Lago Vista Code of Ordinances; and any subsequent orders deemed appropriate by the Commission.

Joe requested an Executive Session to discuss the legal details of the item. Frank announced they would be going into Executive Session.

Frank announced that the meeting reconvened at 6:43 P.M.

Joe presented the findings of the Code Enforcement Officer, third party Engineer and the city staff and suggested that legal action should be taken.

Kristall Burke, Code Enforcement Officer, introduced herself and spoke about the notice that was issued to the property owners and the condition of the property.

The Dave Dunkman, third party Engineer with ATS, discussed his background and reported the findings for the property and noted that it's not being properly maintained.

Joe confirmed with Mr. Dunkman that the building cannot be occupied due to health hazards, it poses a danger to the public and does not meet the current building codes according to the city ordinances.

Dave asked about the erosion of the soil and discussed it with Mr. Dunkman.

Howard spoke about the hazardous material on the property and discussed how it would be disposed of with Mr. Dunkman. Kristall discussed the hazardous material found on the property.

Frank discussed people accessing the property and material that has been dumped on it with Kristall.

Jim discussed the number of units, the common area and the rights the owners have with Kristall.

David McWalker commented that the condominiums burnt down and no longer exist and discussed his experience with the county when he purchased his two units. He said he is in favor of fixing the issue.

Kristall stated there were a total of 41 condominiums on the property.

Tim Scott, an owner, spoke about his experience in working with city staff and discussed his issues with trying to resolve the problem. He suggested the city should condemn the property because it's hazardous.

Mark Cotton said he inherited a unit from his family and spoke about the problems and his concerns with the property. He said he wants to find a satisfactory solution to the issue.

Kristall discussed her findings regarding any liens on the property and said she couldn't find much evidence.

Frank said they will determine if the property should be condemned and any other decisions regarding the property would be handled by other parties. He discussed what they will be doing with the owners.

Joe stated he would be recommending an order for remediation of the property to the Commission. He said any actions on existing liens would be handled by a different attorney.

Mr. McWalker commented this action would not completely solve all the issues with the property.

An owner discussed her issues with the property and discussed what she has done with trying to resolve them.

Joe commented that there are enough property owners present at the meeting so they will be able to proceed with action on their condominiums.

On a motion by Dave Snyder, seconded by Jim Cason, the Commission voted all in favor to proceed with declaring the buildings on the property as needing to be taken down to make the site safe based on the findings that the buildings are dangerous, unsafe and substandard as defined in ordinance Subsections 3.1204 A(1), A(2), A(4), A(8), A(9), A(10), Subsection B and Subsection C in that the property is an immediate clear and present danger to the public.

Joe commented the motion for relief should be the Commission order that the owners or people having an interest in the building secure, repair or demolish the building or structure within 30 days after the date of this order. He continued and said if they fail to do so, the city should take such action and seek reimbursement as allowed under city and state ordinances. He said he isn't going to recommend penalties, although the city could seek them in this case.

On a motion by Dave Snyder, seconded by Jim Cason, the Commission voted all in favor to recommend the relief as outlined by the City Attorney.

Frank explained what they have done is they have described it as dangerous property, condemned it, and indicated 30 days to get it cleared.

Frank discussed what might happen if the city has to do the remediation with the owners.

Joe recommended that the owners work with staff regarding their action.

SIGN VARIANCE APPLICATION (NO PUBLIC HEARING)

- 5. 23-2333-SIGN-VAR:** Consideration of a recommendation to the City Council regarding a sign variance application to exceed the maximum display area resulting from the conversion of the base of an existing freestanding sign located at 6400 Lohman Ford Road (Lago Vista Subdivision, Section 2, Lot 6A) into an additional multitenant display area. A recommendation from the Building and Standards Commission is required prior to consideration of the application by the City Council.

Frank announced this item will not be discussed because it has been deferred so that applicant can amend the request to include the setback requirement.

- 6.** Discuss and consider action on the draft sign ordinance amendment previously recommended by the Building and Standards Commission at the April 11, 2022, regular meeting and subsequently remanded by the Lago Vista City Council for further review.

Roy stated he has read the comments from a couple of attorneys and can produce a clearer version of the amendment, if needed.

On a motion by Dave Snyder, seconded by Howard Hoover, the Commission voted all in favor to approve the recommendation for the amendment with the noted changes.

On a motion by Jim Cason, seconded by Dave Snyder, the Commission voted all in favor for Roy to make the approved changes to the ordinance amendment and send it to the City Council.

7. Discuss and consider draft amendments to Chapters 3 and 14 of the Lago Vista Code of Ordinances, while giving direction to the staff and the existing Building and Standards Commission subcommittee.

Frank discussed the subcommittee's work and went over their comments and changes to the ordinance language. Roy commented that it's on the Planning and Zoning Commission's agenda for discussion.

8. Consider approval of the following minutes:

November 2, 2022, Regular Meeting

December 7, 2022, Regular Meeting

On a motion by Frank Robbins, the Commission voted all in favor to approve the minutes for November 2, 2022, and December 7, 2022.

ADJOURNMENT

On a motion by Scott Cameron, the Commission voted unanimously to adjourn at 7:51 P.M.



AGENDA
BUILDING AND STANDARDS COMMISSION REGULAR MEETING
COUNCIL CHAMBERS
5803 THUNDERBIRD
LAGO VISTA, TX
APRIL 5, 2023 AT 6:00 PM

JOIN MEETING VIA VIDEO CONFERENCE

<https://meet.goto.com/205283661>

You can also dial in using your phone.
(For supported devices, tap a one-touch number below to join instantly.)

United States: +1 (408) 650-3123
- One-touch: <tel:+14086503123,,205283661#>

Access Code: 205-283-661

CALL TO ORDER, CALL OF ROLL

H. Scott Cameron, Chairperson
Frank Robbins, Vice-Chairperson
Jim Cason
Lee Davis

Howard Hoover
Clifton McCullough
Dave Snyder

CITIZEN COMMENTS

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.

To participate in the citizen comments portion of the meeting, you must submit a completed form. If you are attending the meeting in the City Council Chambers you must complete the form available at that location and provide it to the Chair prior to the start of the meeting. If you will be participating using the online videoconferencing tool, you must complete the form and submit it by email in accordance with the instructions included within the form. It is found on the City's website at the link below.

[Citizen Participation Registration Form](#)

STAFF AND COUNCIL LIAISON REPORTS

1. Routine Reports from City Council Liaison.

2. Routine Reports from City staff.

ACTION ITEMS

3. **23-2333-SIGN-VAR:** Consideration of a recommendation to the City Council regarding a sign variance application to exceed the maximum display area resulting from the conversion of the base of an existing freestanding sign located at 6400 Lohman Ford Road (Lago Vista Subdivision, Section 2, Lot 6A) into an additional multitenant display area and for relief from the required minimum setback for that existing sign base. A recommendation from the Building and Standards Commission is required prior to consideration of the application by the City Council.
4. Consider approval of the following minutes: March 1, 2023, Regular Meeting

ADJOURNMENT

IT IS HEREBY CERTIFIED that the above Notice was posted on the Bulletin Board located at all times in City Hall in said City at 4:35 p.m. on the 29th day of March 2023.

Lucy Aldrich, 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 AND STANDARDS 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.