**AGENDA**
**BOARD OF ADJUSTMENT REGULAR MEETING**
**COUNCIL CHAMBERS**
**5803 THUNDERBIRD**
**LAGO VISTA, TX**
**NOVEMBER 2, 2026 AT 6:30 PM**

## JOIN MEETING VIA VIDEO CONFERENCE

Please join my meeting from your computer, tablet or smartphone.
https://meet.goto.com/700200325
You can also dial in using your phone.
Access Code: 700-200-325
United States: +1 (224) 501-3412

## I. CALL TO ORDER, CALL OF ROLL

James Peck
Jennifer Grunewald
Jeff Smith
Rachel Gonzales
Alternate: Robin Burkhart
Alternate: Patricia Sebaugh

Ed Tidwell
Todd Massey
Joseph Eckels
Tom Monahan

Mayor Pro Tem, Norma Owen, Council Liaison
Tam Pieklik, Staff Liaison

## II. EXECUTIVE SESSION

1. Consultation with City Attorney regarding legal questions related to special exceptions generally, and as it relates to application for special exception – 26-3001-SP-E - 2007 Coolidge Lane, pursuant to Texas Government Code Sec. 551.071 (legal advice).

## III. ACTION ON EXECUTIVE SESSION ITEMS (action and/or vote may be taken on the following agenda items):

1. Consultation with City Attorney regarding legal questions related to special exceptions generally, and as it relates to application for special exception – 26-3001-SP-E - 2007 Coolidge Lane, pursuant to Texas Government Code Sec. 551.071 (legal advice).

## IV. CITIZEN COMMENTS

In accordance with the Open Meetings Act, the Board 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

## V. PUBLIC HEARINGS AND ACTION

1. 26-3001-SP-E: Open a public hearing to Discuss, Consider, and Take Action on a special exception application pursuant to Section 11.60 of Chapter 14 of the City of Lago Vista Code of Ordinances to allow an increase in the maximum height allowed by Table A at 2007 Coolidge Lane (Lot 3023 Highland Lake Estates Section 3).

## VI. CONSENT AGENDA

All matters listed in the Consent Agenda are to be considered routine by the Board and will be enacted by one motion without discussion. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.

1. Approve the minutes of the August 31, 2026 meeting.

## VII. STAFF AND COUNCIL LIAISON REPORTS

1. Routine Reports from City Council Liaison.

2. Routine Reports from City staff.

## VIII. ADJOURNMENT

IT IS HEREBY CERTIFIED that the above Notice was posted on the Bulletin Board in accordance with Government Code section 551.041 located at all times in City Hall in said City by 6:00 pm on the 20th day of October 2026.

_____

Robin Smith, 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 BOARD OF ADJUSTMENT 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.

**AGENDA ITEM NO. V.1**

# Item Cover Page

## BOARD OF ADJUSTMENT AGENDA ITEM REPORT

**DATE:** November 2, 2026

**SUBMITTED BY:** Tam Pieklik, Development Services Supervisor

**SUBJECT:** 26-3001-SP-E: Open a public hearing to Discuss, Consider, and Take Action on a special exception application pursuant to Section 11.60 of Chapter 14 of the City of Lago Vista Code of Ordinances to allow an increase in the maximum height allowed by Table A at 2007 Coolidge Lane (Lot 3023 Highland Lake Estates Section 3).

**BACKGROUND:**

The subject property is a vacant 0.34-acre residential lot located at 2007 Coolidge Lane and is zoned R-1S Single-Family Residential (Small Lot). The applicants, Randy Stewart and Sarah Robbins, are requesting a special exception to allow approximately 8.1 feet of additional building height for a proposed single-family residence. The proposed one-story residence has a maximum ridge elevation of 933.4 feet MSL and is represented as remaining below the 35-foot absolute height limitation established by Section 11-60(c). The request applies only to the proposed building height and does not change the property's zoning, permitted use, or residential density.

**FINDINGS:**

Staff reviewed the request in accordance with Section 11-60(c), which requires consideration of potential impacts to protected views and the architectural context of the surrounding neighborhood. The surrounding area consists of residential properties with varied terrain, mature vegetation, and homes at differing elevations. Based on the submitted materials and site visit, staff did not identify a clear significant adverse impact. The proposed residence is one story, is represented as remaining below the 35-foot absolute height limitation, and a ridgepole was installed to provide a visual representation of the proposed maximum height. The Board of Adjustment must make the final determination after considering the application materials, site conditions, and testimony presented at the public hearing.

**ATTACHMENTS:**
coolidge final.pdf

# Development Services Staff Report
# 2007 Coolidge Lane

*Special Exception | Case No. 26-3001-SP-E*

| | | | |
|---|---|---|---|
| **Report Date** | October 19th , 2026 | **Meeting Date** | November 2, 2026 |
| **Board / Action** | Board of Adjustment - Public Hearing and Final Action | **Project Planner** | Jordan Strohmeyer<br><br>Tam Pieklik |
| **Applicant** | Randy Stewart & Sarah Robbins | **Property Owner** | Randy Stewart & Sarah Robbins |
| **Representative / Requestor** | Randy Stewart & Sarah Robbins | **Request Type** | Special Exception |

## Executive Summary

Randy Stewart and Sarah Robbins request approval of a special exception under Section 11-60(c) to allow construction of a single-family residence that exceeds the maximum building height permitted by the R-1S zoning district. The application identifies the highest existing grade as 910.4 feet MSL, the proposed finished floor elevation as 908.9 feet MSL, and the proposed highest ridge elevation as 933.4 feet MSL. Based on the submitted elevations, the proposed ridge is approximately 8.1 feet above the height permitted by right.

The proposed residence is a one-story home with varied roof planes and multiple gables. The applicant states that the roofline was designed to complement the natural topography and architectural character of the surrounding neighborhood. The property is a corner lot at Coolidge Lane and Cleveland Avenue, with the proposed residence oriented toward Coolidge Lane.

**Staff Recommendation:** Staff forwards Case No. 26-3001-SP-E to the Board of Adjustment for public hearing, deliberation, and final action. Under Section 11-60(c), the Board must determine whether the proposed additional height creates a significant adverse impact on the protected view of another property owner or on the architectural context of the surrounding neighborhood.

Approval of this request would authorize only the additional building height shown in the submitted plans. It would not approve a building permit, drainage plan, utility connection, easement modification, inspection, or any other required development approval. All future construction remains subject to applicable City codes, permit requirements, inspections, and any conditions imposed by the Board.

## Item Details

| | | | |
|---|---|---|---|
| **Project Name** | 2007 Coolidge Lane SP-E | **Case No.** | 26-3001-SP-E |
| **Project Location** | 2007 Coolidge Lane, Lago Vista, Texas 78645 | **Current Zoning** | R-1S Single-Family Residential Districts (Small Lot) |
| **Total Acreage** | 0.34 acres | **Future Land Use** | LDRES (Low Density Residential) |

| | | | |
|---|---|---|---|
| **Legal Description** | LOT 3023 HIGHLAND LAKE ESTATES SEC 3 | **Requested Action** | Special Exception for 8.1ft from zoning district allowable height. |
| **Applicant** | Randy Stewart & Sarah Robbins | **Property Owner** | Randy Stewart & Sarah Robbins |
| **Representative** | **Same** | **Related Permit** | None. |

# Case History and Background

The subject property is a vacant residential lot at 2007 Coolidge Lane, legally described as Lot 3023, Highland Lake Estates Section 3. The applicant submitted plans for a new single-family residence. The applicant submitted the special exception application on June 22, 2026, together with a survey, site plan, topographic information, architectural plans, building elevations, and supporting materials.

# Overview of Applicant Request

The applicant requests approval to construct a single-family residence with a proposed maximum ridge elevation of 933.4 feet MSL. The application identifies the highest existing grade as 910.4 feet MSL and the proposed finished floor elevation as 908.9 feet MSL. The proposed ridge therefore exceeds the height permitted by right by approximately 8.1 feet. The plans depict a one-story residence with varied gables, roof pitches, and ridge elevations. The proposed structure does not exceed two stories and is represented as remaining below the absolute 35-foot limitation established by Section 11-60(c).

# Site Information

**Location:** The property is located at the corner of Coolidge Lane and Cleveland Avenue within Highland Lake Estates Section 3.

**Physical and Natural Features:** The approximately 0.34-acre lot is currently undeveloped and contains sloping terrain and existing mature vegetation. The site shows that portions of the lot have been cleared while trees remain around the perimeter and on nearby properties. The submitted site plan places the residence generally within the center of the buildable area, with the garage oriented toward Cleveland Avenue and the principal elevation facing Coolidge Lane.

**Future Land Use and Current Zoning:** The property is designated Low Density Residential (LDRES) on the Future Land Use Map and is zoned R-1S Single-Family Residential (Small Lot). A single-family residence is permitted by right. The request affects only the proposed building height and does not change the permitted use or residential density.

**Surrounding Properties:**

| Direction | Zoning District | Future Land Use | Existing Use / Context |
|---|---|---|---|
| North | R-1S (15C) | LDRES | Residential-Vacant |
| South | R-1S (15C) | LDRES | Residential-Vacant |
| East | R-1S (15C) | LDRES | Residential |
| West | R-1S (15C) | LDRES | Residential-Vacant |

# Comprehensive Plan and Policy Guidance

The Comprehensive Plan supports compatible low-density residential development and recognition of Lago Vista's natural terrain and Hill Country character. The request does not alter the future land use designation, zoning classification, density, or permitted use. Board consideration is limited to whether the additional height is compatible with protected views and the architectural context of the surrounding neighborhood.

## Applicable Code Framework

The request is governed by Section 11-60 of the City of Lago Vista Code of Ordinances. Section 11-60 establishes the application, notice, hearing, voting, term, and substantive approval standards for special exceptions. For a special exception to height standards, the Board may approve additional height only after finding that the proposal creates no significant adverse impact on the protected view of another property owner or on the architectural context of the surrounding neighborhood. The approval may not authorize more than two stories or an absolute height greater than 35 feet above the ground measured from the geometric center of the lowest proposed foundation outside the 100-year floodplain. The unnecessary-hardship standards of Sections 11-20 and 11-30 apply only when a request exceeds that 35-foot absolute-height threshold.

| Code Section | Requirement / Standard | Application to Request |
|---|---|---|
| Sec. 11-60(a) - Purpose | Special exceptions allow certain improvements with unique characteristics or circumstances to be evaluated individually for impacts on neighboring land and the community. Approval may include conditions and must be based on the standards in Section 11-60. | The proposed residence requires individual review because the requested roof height exceeds the height permitted by right. The Board may approve, condition, or deny the request based on the height-special-exception standards. |
| Sec. 11-60(b) - General Procedure | A complete written application, required fee, supporting documents, public hearing, and notice under Section 13-40 are required. Approval requires the concurring vote of 75 percent of the Board. An approval expires after one year if not incorporated into a building permit, subject to authorized extensions. | The applicant submitted the application, fee, survey, site plan, topographic information, and building plans. A public hearing is scheduled and notice has been prepared. Any approval is subject to the voting and expiration provisions of this section. |
| Sec. 11-60(c)(1) - Height Approval Standards | The Board may approve additional height if there is no significant adverse impact on the protected view of another property owner or the architectural context of the surrounding neighborhood. Outside the floodplain, approval may not exceed 35 feet above the geometric center of the lowest proposed foundation or more than two stories. | The Board must evaluate protected-view impacts and architectural compatibility. The plans depict a one-story residence represented as remaining below the 35-foot absolute-height limitation. |

| Code Section | Requirement / Standard | Application to Request |
|---|---|---|
| Sec. 11-60(c)(2) - Height Application Process | The applicant must install and maintain the required ridgepole and submit an accurately scaled site plan, topographic information, building elevations, proposed maximum building height, absolute height, finish grades, floor elevations, ceiling heights, framing depth, and roof pitch. | The file includes a survey, site plan, topographic and elevation information, building plans, architectural elevations, and a ridgepole installed on the site. The Board should confirm the materials adequately establish the required height measurements. |

# Staff Analysis

### 1. Nature of the Request

The request is a special exception to permit approximately 8.1 feet of additional building height for a proposed single-family residence. The request is limited to the building design, footprint, ridge locations, and elevations shown in the submitted materials and does not authorize a change in use, density, setbacks, lot coverage, or any other development standard.

### 2. Site Constraints and Applicant Justification

The applicant states that the roofline was developed to respond to the site's natural setting, reduce the appearance of a single large roof mass, and provide architectural interest through multiple gables and varied roof planes. The submitted survey and site plan document the lot configuration, natural contours, proposed foundation, existing trees, and relationship of the proposed residence to adjacent lots and public streets. Staff observed the required ridgepole on the property, providing a visual representation of the proposed maximum height during the public review process.

### 3. Public Interest and Compatibility

Section 11-60(c) requires a finding that the additional height will not create a significant adverse impact on the protected view of another property owner or on the architectural context of the surrounding neighborhood. The surrounding area contains detached single-family residences on varied terrain, mature vegetation, and homes with differing roof forms and elevations. The proposed design uses multiple gables, varied ridge heights, board-and-batten siding, masonry accents, and articulated building massing. These features reduce the appearance of a single uninterrupted wall or roof plane. Based on the materials reviewed and the site visit, staff did not identify a clear significant adverse impact; however, the final determination belongs to the Board after considering public testimony and site conditions.

### 4. Height Limits and Future Review

The proposed residence is shown as one story and is represented as remaining below the absolute height limitation of 35 feet measured from the geometric center of the lowest proposed foundation. Therefore, the unnecessary-hardship analysis required for requests exceeding 35 feet is not triggered. Any approval should be limited to the plans and elevations submitted with this application. Material changes to the building footprint, foundation elevation, number of stories, or roof configuration that increase the approved height or alter the Board's compatibility findings would require additional City review and may require a new special exception.

# Review Criteria and Staff Findings

| Finding Area | Staff Finding for Board Consideration |
|---|---|
| Application Completeness | The application includes the required form, fee, survey, site plan, topographic information, building |

| Finding Area | Staff Finding for Board Consideration |
|---|---|
| | plans, elevations, and supporting narrative. The Board should confirm that the materials adequately identify both the height permitted by right and the proposed maximum and absolute building heights. |
| Purpose of the Ordinance / Individual Review | The request involves a residential design whose height exceeds the district standard and therefore requires individual evaluation of impacts on neighboring properties and the community. |
| Protected View Impact | The surrounding area contains varied terrain, mature vegetation, and existing residences at different elevations. Staff did not identify a clear significant adverse impact from the submitted materials and site visit; however, the Board must make the final finding after considering testimony and site conditions. |
| Architectural Context | The design uses multiple gables, varied ridge heights, articulated massing, board-and-batten siding, masonry accents, and roof forms typical of contemporary Hill Country residential construction. The Board should determine whether the additional height remains compatible with the surrounding neighborhood. |
| Absolute Height Limitation | The proposed residence is represented as remaining below 35 feet above the ground measured from the geometric center of the lowest proposed foundation. Approval may not authorize construction above this limit without the additional hardship findings required by the ordinance. |
| Number of Stories | The submitted plans depict a one-story residence. Section 11-60(c) does not allow more than two stories outside the 100-year floodplain. |
| Ridgepole and Visual Verification | A ridgepole was installed at the site to represent the proposed maximum height and was visible from the street. The ridgepole must remain in place and be maintained through completion of the public hearing process. |
| Procedural Requirements and Term | The Board must hold the public hearing and approval requires a 75-percent concurring vote. Any approval expires in one calendar year if not incorporated into a building permit, subject to the extensions authorized by Section 11-60(b)(4). |

# Public Notification

On August 31, 2026, The Board of Adjustment held a public hearing at 6:30 PM in the Council Chambers at City Hall, 5803 Thunderbird, Lago Vista, Texas. A second public hearing is scheduled for November 2, 2026. Notice describes the request as a special exception under Section 11-60 to allow an increase in the maximum height permitted by Table A at 2007 Coolidge Lane.

Notice was published and property-owner notification was prepared in accordance with Section 13-40. The notification map identifies the subject property and surrounding notification area. The ridgepole was installed and visible from the street during the review period as required by Section 11-60(c)(2).

As of preparation of this report, staff received 11 written comments included in the case materials. Any comments received after publication of the staff report will be provided to the Board at or before the public hearing.

| Notification Item | Status / Information |
|---|---|
| **Public Hearing** | Board of Adjustment - August 31, 2026 at 6:30 PM.<br><br>November 2, 2026 at 6:30 PM. |
| | Special exception under Section 11-60 to allow an increase in the maximum height permitted by Table A at 2007 Coolidge Lane. |
| **Notice Area** | Notification map identifies the subject property, surrounding parcels, and the required notification area. 19 notices in total. |
| **Written Comments** | No written comments were identified in the case materials as of preparation of this report; later comments will be provided to the Board. |

## Staff Recommendation

Staff forwards Case No. 26-3001-SP-E to the Board of Adjustment for public hearing, deliberation, and final action.

The request is a special exception under Section 11-60(c) to allow approximately 8.1 feet of additional height for a proposed single-family residence at 2007 Coolidge Lane. The proposed residence is one story and is represented as remaining below the absolute 35-foot limitation established by the ordinance.

The Board must determine whether the applicant has complied with the required process and whether the proposed additional height creates no significant adverse impact on the protected view of another property owner or on the architectural context of the surrounding neighborhood. The Board may impose conditions necessary to ensure compliance with these standards.

Approval would apply only to the building footprint, foundation elevations, roof configuration, ridge elevations, and architectural plans reviewed with this application. It would not approve a building permit, drainage plan, utility connection, inspection, easement modification, or other required development approval. The special exception will expire in one calendar year if it is not incorporated into a building permit, subject to any extension authorized by Section 11-60(b)(4).

Accordingly, staff forwards the request to the Board of Adjustment for public hearing and final action.

# Suggested Motion

**Approval**

I move to approve Case No. 26-3001-SP-E, a special exception under Section 11-60(c) to allow the additional building height shown in the submitted plans at 2007 Coolidge Lane, based on the findings that the application complies with the requirements of Section 11-60, the proposed structure does not exceed the applicable absolute height or story limitations, and the proposed additional height creates no significant adverse impact on the protected view of another property owner or on the architectural context of the surrounding neighborhood.

**Approval with Conditions**

I move to approve Case No. 26-3001-SP-E, subject to the following conditions: [state conditions], based on the findings that the conditioned request satisfies Section 11-60(c).

**Denial**

I move to deny Case No. 26-3001-SP-E based on the following finding or findings: [state findings regarding significant adverse impact, noncompliance with application requirements, absolute height, or number of stories].

**Continuation**

I move to continue Case No. 26-3001-SP-E to [date] to allow additional information to be provided regarding [state reason].

# Attachments / Exhibits

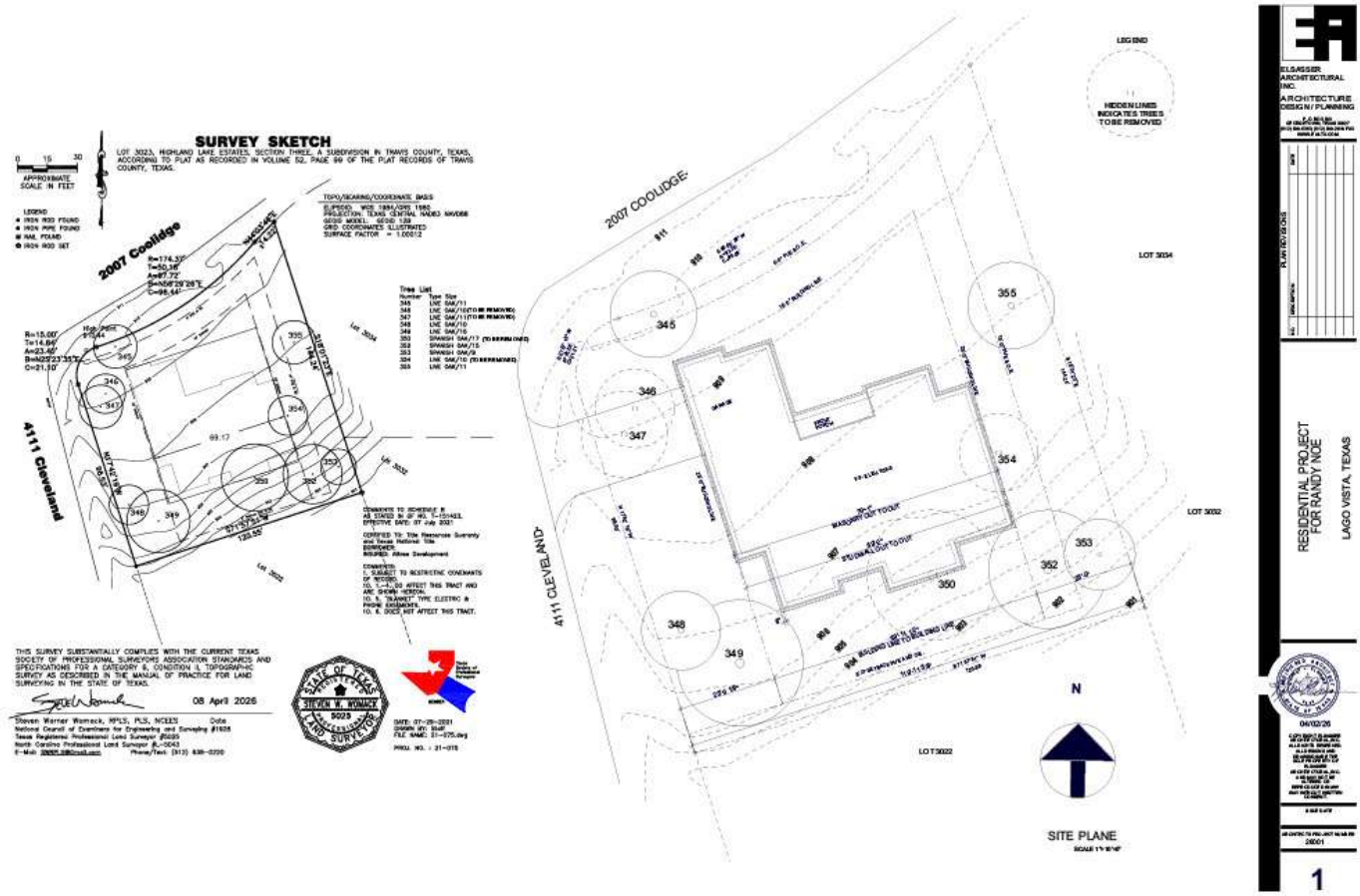
| Exhibit | Description |
|---|---|
| Exhibit 1 | Location / Notification Map |
| Exhibit 2 | Site Plan / Survey |
| Exhibit 3 | Architectural Elevations / Proposed Roofline |
| Exhibit 4 | Special Exception Application |
| Exhibit 5 | Public Notice Materials |
| Exhibit 6 | Applicable Code Sections |
| Exhibit 7 | Written Public Comments Received |

## Written Public Comments Received Exhibit 1 - Location / Notification Map



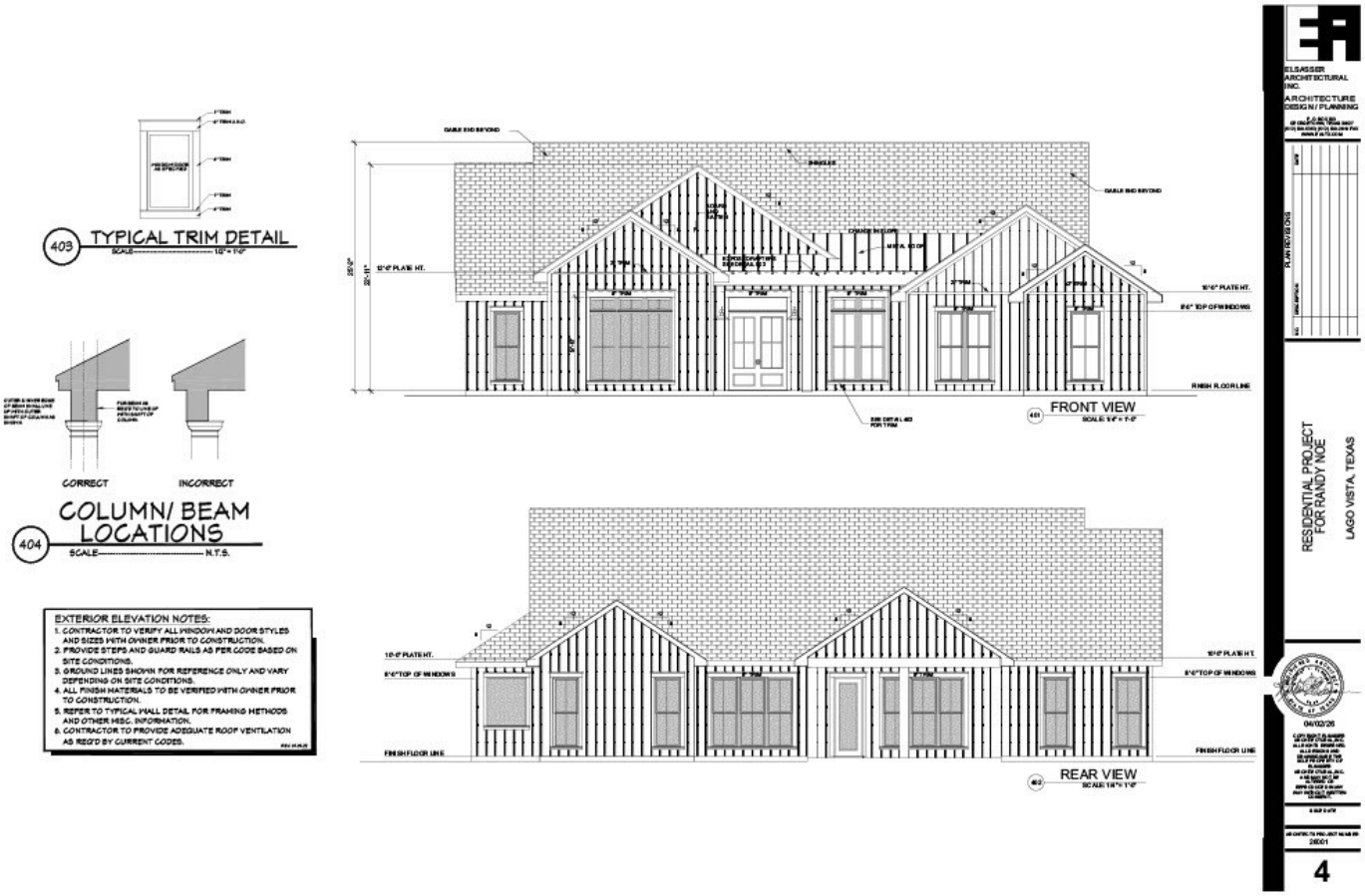

*Notification map showing requestor area, notification boundary, and TCAD parcels for 2007 Coolidge Lane.*

# Exhibit 2 - Site Plan / Survey

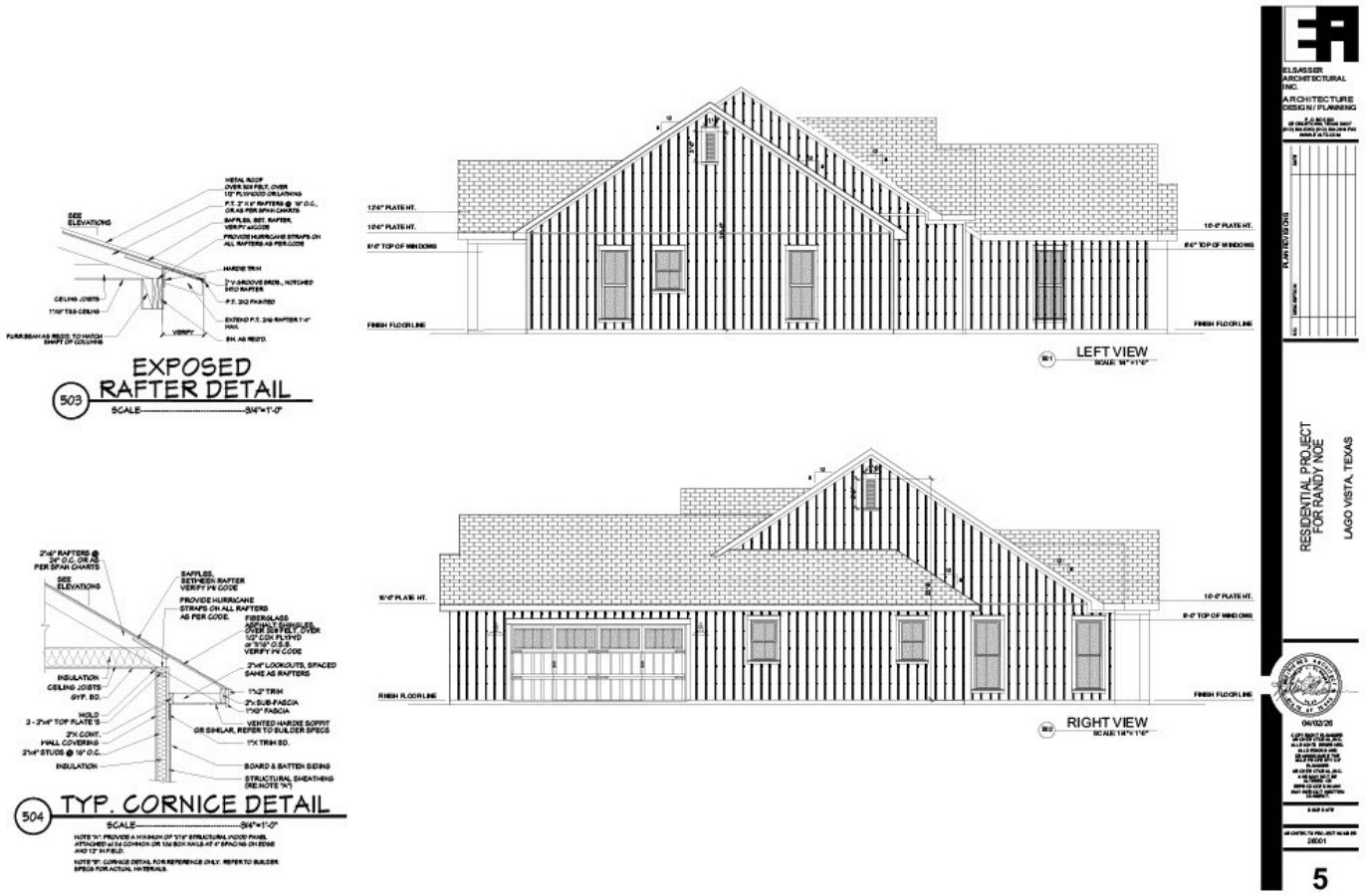



*Applicant-submitted survey and site plan showing property boundaries, building lines, easements, topography, existing trees, proposed building footprint, and proposed finished-floor elevation.*

# Exhibit 3 – Architectural Elevations / Proposed Roofline

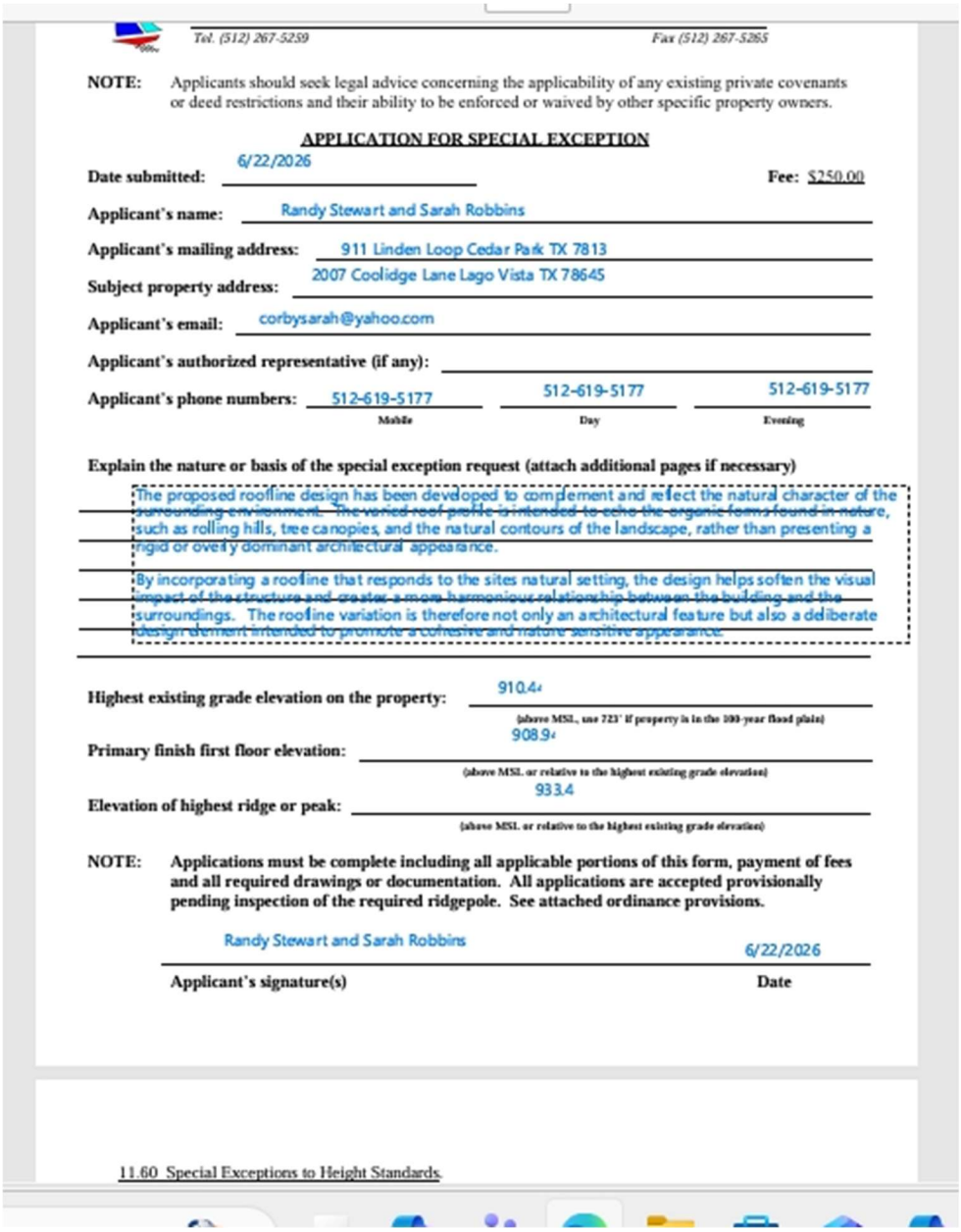



*Applicant-submitted architectural elevations depicting the proposed roof forms, ridge heights, wall plate heights, exterior materials, and overall residential design.*




*Applicant-submitted architectural elevations depicting the proposed roof forms, ridge heights, wall plate heights, exterior materials, and overall residential design.*

# Exhibit 4 – Special Exception Application



Tel. (512) 267-5259 Fax (512) 267-5265

**NOTE:** Applicants should seek legal advice concerning the applicability of any existing private covenants or deed restrictions and their ability to be enforced or waived by other specific property owners.

**APPLICATION FOR SPECIAL EXCEPTION**

**Date submitted:** 6/22/2026 **Fee:** $250.00

**Applicant's name:** Randy Stewart and Sarah Robbins

**Applicant's mailing address:** 911 Linden Loop Cedar Park TX 7813

**Subject property address:** 2007 Coolidge Lane Lago Vista TX 78645

**Applicant's email:** corbysarah@yahoo.com

**Applicant's authorized representative (if any):**

**Applicant's phone numbers:** 512-619-5177 (Mobile) 512-619-5177 (Day) 512-619-5177 (Evening)

**Explain the nature or basis of the special exception request (attach additional pages if necessary)**

The proposed roofline design has been developed to complement and reflect the natural character of the surrounding environment. The varied roof profile is intended to echo the organic forms found in nature, such as rolling hills, tree canopies, and the natural contours of the landscape, rather than presenting a rigid or overly dominant architectural appearance.

By incorporating a roofline that responds to the sites natural setting, the design helps soften the visual impact of the structure and creates a more harmonious relationship between the building and the surroundings. The roofline variation is therefore not only an architectural feature but also a deliberate design element intended to promote a cohesive and nature-sensitive appearance.

**Highest existing grade elevation on the property:** 910.4' (above MSL, use 723' if property is in the 100-year flood plain)

**Primary finish first floor elevation:** 908.9' (above MSL or relative to the highest existing grade elevation)

**Elevation of highest ridge or peak:** 933.4' (above MSL or relative to the highest existing grade elevation)

**NOTE: Applications must be complete including all applicable portions of this form, payment of fees and all required drawings or documentation. All applications are accepted provisionally pending inspection of the required ridgepole. See attached ordinance provisions.**

Randy Stewart and Sarah Robbins 6/22/2026

**Applicant's signature(s)** **Date**

11.60 Special Exceptions to Height Standards

*Special exception application submitted for 2007 Coolidge Lane, including the applicant's stated basis for the requested additional height and proposed elevation information.*

## Exhibit 5 - Public Notice Materials

# NOTICE OF PUBLIC HEARING

The City of Lago Vista Board of Adjustment Commission will hold a Public Hearing on August 31, 2026 at 6:30 PM in the Council Chambers at City Hall, located at 5803 Thunderbird, Lago Vista, Texas to receive citizen input in consideration of the following:

**26-3001-SP-E: Discussion, consideration, and possible action of a special exception application pursuant to Section 11.60 of Chapter 14 of the City of Lago Vista Code of Ordinances to allow an increase in the maximum height allowed by Table A at 2007 Coolidge Lane (Lot 3023 Highland Lake Estates Section 3).**

**Copies of the proposed special exception are available for public review in the meeting packet at www.lagovistatexas.gov under "Agendas and Minutes".**

**All interested persons are invited to attend.**

*Published public hearing notice for Case No. 26-3001-SP-E and the August 31, 2026 Board of Adjustment hearing.*



*View of ridgepole on the property with surrounding context.*



*View of ridgepole on the property with surrounding context.*



*View of ridgepole on the property with surrounding context.*

# Exhibit 6– Applicable Code Sections

## 11-60 Special Exceptions Approvals

(a) Purpose. Except as specifically described elsewhere herein, these land use regulations are based upon the division of the City of Lago Vista into zoning districts, within which the treatment of land and improvements is substantially uniform. It is recognized, however, that there are certain improvements that, because of their unique characteristics or circumstances, must be considered individually to address the impact on neighboring land and the community while considering a specific need at a particular location. As such, the Board of Adjustment may approve a special exception in accordance with the various specific procedures described in this section. Such approval, with or without conditions, shall be based on the standards described below.

(b) Generally.

(1) Application, Fee, and Deadline. An application for a special exception approval in accordance with the provisions of this chapter shall be made in writing to the City using a form prescribed by the City Manager or their designee and shall be accompanied by the application fee prescribed by ordinance. Applications shall

also include all documents required to describe relevant aspects of the proposed construction and additional information as may be requested to facilitate a proper and complete evaluation. Such information shall include, but not be limited to site plans, survey of existing improvements and protected trees, topographic information, and accurate building plans drawn to scale. Consideration of the application by the Board of Adjustment shall occur at a regular scheduled or special called meeting following a public hearing no sooner than sixty (60) days or more than one-hundred eighty (180) days after receipt of an application determined to be complete by the City Manager or their designee.

(2) Public Hearing. The Board of Adjustment shall hold a public hearing prior to consideration of any special exception application.

(A) Notice requirements for a public hearing by the Board of Adjustment for a special exception approval shall meet the standards established in Section 13-40.

(B) The public hearing to consider a special exception application shall be held at a regularly scheduled or special called Board of Adjustment meeting. The Board may adjourn the public hearing and reopen the hearing on the site seeking the special exception approval at a time announced during the meeting that includes the original public hearing.

(C) Board of Adjustment members shall adequately prepare to make the required determinations, including studying the application material and visiting the site, subject to compliance with the City's ethics policy and in the absence of a disability. Board members who have not adequately prepared may not vote on the consideration of a special exception application.

(3) Approval Requirements. The concurring vote of 75 percent of the members of the Board of Adjustment is necessary for approval of a special exception.

(4) Term. As opposed to a variance approval, a special exception approval shall expire in one calendar year if not incorporated in a building permit. However, the City Manager or their designee may approve a maximum of two extensions of six months each (a total maximum of one year) upon a showing of hardship received prior to the expiration. Special exception approvals also expire upon abandonment, either voluntary or involuntary, of one calendar year or longer. A new special exception application and approval is required for any approval that has expired.

(5) Appeal. Any individual or group jointly or severally aggrieved by a decision of the Board of Adjustment related to a special exception application may present that matter to a court provided under state law.

(c) Special Exception to Height Standards.

(1) Approval Standards. Provided the applicant has fully complied with all requirements, the Board of Adjustment may approve an increase to the maximum height of a principal building, an accessory building, or an addition to a principal or accessory building, if it finds there is no significant adverse impact on the view, as defined in Section 2-10, of another property owner or the architectural context of the surrounding neighborhood created by the proposed additional height. The approval may include whatever conditions might be required to ensure compliance with the standard, but in no case shall it allow an absolute height in excess of 35 feet above the ground measured from the geometric center of the lowest proposed foundation or for more than two stories, outside of the 100-year floodplain. Within the 100-year floodplain, the maximum height above the ground measured from the geometric center of the lowest proposed foundation shall be 45 feet with no more than one floor level above the floodplain. Approvals for a height greater than 35 feet from the geometric center of the lowest proposed foundation shall also be required to demonstrate an "unnecessary hardship" as defined in Section 11-20 and 11-30 above.

(2) Process.

(A) Ridgepole. Prior to submitting the required application documents specified below, the applicant shall erect one or more ridgepoles, that clearly and visibly indicate, as prescribed below, both the proposed maximum "building height" and the maximum "building height" allowed by right in the development standards for the zoning district in which the property is located. The ridgepole shall also include clear and visible marking of the reference points described below that are related to the proposed maximum "building height." Required height indication markings shall be the top edge of a minimum 2-inch-wide, brightly colored, high adhesion tape around the circumference of the ridgepole. Both the pole and markings shall be visible from the street that fronts the property.

The proposed maximum "building height" shall be indicated by an orange or red mark that is coincidental to the top of the ridgepole. The maximum "building height" allowed by right in the development standards for the zoning district in which the property is located shall be indicated on the

ridgepole by a green mark. Each primary finish floor level of the proposed residence shall be indicated on the ridgepole by a blue mark. If the highest undisturbed natural grade on the property is at least foot or above the federally designated 100-year floodplain, that height shall be indicated on the ridgepole by a yellow mark. Otherwise, one foot above the federally designated 100-year floodplain shall be indicated on the ridgepole by a yellow mark.

The ridgepole shall be placed at the approximate location of the highest peak or the center of the highest ridgeline and be constructed of such sturdiness as to remain within five degrees of a true vertical position throughout the application and hearing process. The Board of Adjustments may require additional ridgepoles and that a registered professional land surveyor certify the location and heights of all ridgepoles and markings in a stamped report.

All required ridgepoles shall remain in place and their condition maintained through the end of the public hearing process. Unless otherwise directed because of pending or anticipated litigation, the ridgepoles shall be removed no later than two weeks after the final decision by the Board of Adjustments.

(B) Other Application Requirements. In addition to the form referenced in Section 11-60(b)(1) above, the application package shall include the following:

(i) Site Plan. Accurately scaled drawings that indicate the location of the proposed building footprint and all ridgepoles shall be accurately represented. Topographic information is required for the purpose of accurately determining the proposed "building height" and the maximum "building height" permitted by the applicable development standards and as defined in Section 2-10. Both heights shall be specifically included and described on the application form and clearly distinguished from any other referenced heights.

(ii) Depiction of Proposed Height. Requirements include some form of accurate scaled depiction, typically building elevations, indicating the proposed maximum "building height" as defined in Section 2-10 and the proposed absolute building height as measured from the top of the geometric center of the lowest proposed foundation. The depiction shall include all ancillary information relevant to the evaluation such as relevant finish grade elevations, finish floor elevations, ceiling heights, framing depth and the proposed pitch of any sloped roof.

(d) Special Exception to Accessory Building Development Standards.

(1) Approval Standards. Provided the applicant has fully complied with all requirements, the Board of Adjustment may approve relief from strict compliance with any of the development standards for accessory buildings required by Section 6-10. The approval of the Board may include whatever conditions might be required to ensue that the relief does not:

(A) Materially diminish the aesthetic quality of the subject property when viewed from adjacent property, nearby property, or a public right-of-way; and

(B) Result in any change in the level of privacy otherwise afforded to adjacent property.

(2) Process.

(A) Narrative. Applicants shall provide a complete and thorough written description of the basis for the requested relief in accordance with the approval standards above. The application form may be used to meet the requirement, but an attachment is mandatory if adequate space is not available.

(B) Site Plan. Accurately scaled drawings that indicate the size and location of the proposed accessory building, and all required setbacks shall be submitted. The site plan shall also identify all existing utility and drainage easements. The edge of adjacent residences within twenty-five (25) feet of the proposed accessory building shall be included on the site plan. Limited topographic information regarding the highest existing grade elevation on the lot and the elevation of the highest peak or ridge of the principal structure is required to verify that a special exception for additional height is not also required. Landscaping required by Section 6-10 above or any relief from those requirements shall be included on the site plan or a separate landscaping plan.

(C) Floor Plans. Accurately scaled drawings are required that describe the size and use of all space within or below the roof of the proposed accessory building. The plans shall include all door and window openings as well as any equipment associated with the accessory use.

(D) Building Elevations. Accurately scaled drawings that indicate the size, maximum height, roof pitch, exterior finish materials are required. The proposed colors of the roof and exterior finish materials of the accessory building can be included on the building elevations or submitted separately.

(E) Existing Principal Structure Information. Accurate drawings or photographs of the existing principal structure shall be included with the application for the purpose of evaluating requirements. The Development Services Department may be able to provide documents related to permits issued in December of 2011 or later.

(Ord. 18-06-21-02 on 6/21/2018; Ord. 19-06-20-01 on 6/20/2019; Ord. 23-01-19-02 on 1/19/2023; Ord. 23-03-02-03 on 3/2/20)

### 11-20 Conditions Required for Variance

No variance shall be granted unless the Board of Adjustment finds:

(a) That approval of the variance is not contrary to the public interest (see Section 2-10 above).
(b) Due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship. A hardship shall:

(1) Not be self-imposed or personal in nature;
(2) Not be purely financial or pecuniary; and
(3) Must relate to a unique aspect of the property for which the variance is sought, such as irregularity of shape or topography, and not common or generally characteristic of the area.

(c) That the variance will be no greater than the minimum required to alleviate the difficulty or hardship for which the variance is requested; and
(d) That the spirit of the ordinance is observed, and substantial justice is done.

(Ord. 21-08-19-03 on 9/20/2021; Ord. 23-01-05-02 on 1/5/2023)

23; Ord. 23-10-19-02 on 10/19/2023; Ord. 24-05-16-02 on 5/16/2024; Ord. 24-06-06-04 on 6/4/2024)

### 11-30 Interpretive Role

The Board of Adjustment may consider the items enumerated in Section 211.009(b-1) of the Texas Local Government Code or any successor statute thereto in considering a variance. However, the consideration of the Texas Local Government Code does not supplant, supersede, or eliminate the mandatory findings of each of the enumerated requirements in Section 11-20 above which should be strictly adhered to and in a consistent manner. That includes but is not limited to the requirement that the unnecessary hardship must be based on special conditions related to a unique, uncommon, or unusual aspect of the property in question. It also specifically limits relief to the minimum required to alleviate the unnecessary hardship, to the exclusion of potential reasonable alternatives.

(Ord. 23-01-05-02 on 1/5/2023)

# Exhibit 7 – Written Public Comments Received

# BOARD OF ADJUSTMENT SUBMISSION

**Case No. 26-3001-SP-E**
2007 Coolidge Lane
August 31, 2026 Hearing

**Submitted by:** Andrew H. White and Dawn White
Affected property owners within the 200-foot notification area

## DOCUMENT INDEX

| Tab | Document | Packet pages |
|---|---|---|
| 1 | Citizen Participation Registration Form | 2 |
| 2 | Signed Property-Owner Response - 4101 Crockett Avenue | 3 |
| 3 | Signed Property-Owner Response - P.O. Box 4097 | 4 |
| 4 | Annotated Area Plat - Five White Properties | 5 |
| 5 | August 20 Written Opposition / Document Request and City Receipt | 6-8 |
| 6 | August 27 Continuance Request and City 4:03 PM Response | 9-11 |
| 7 | August 27 Continuance Request and City 4:37 PM IT Response | 12-14 |

*The August 20 correspondence begins with the City's receipt acknowledgment. A forwarding cover page containing internal planning notes was intentionally excluded.*

LAGO VISTA
TEXAS

# CITIZEN PARTICIPATION REGISTRATION FORM

## BOARD OF ADJUSTMENT

In order to be heard, please complete this registration form and return it to Development Services Director **Jordan Strohmeyer** prior to the start of the meeting.

For e-comments, please submit all comments via email to **Jordan Strohmeyer,** at **Jordan.Strohmeyer@lagovistatexas.gov** one (1) hour prior to the start of the meeting.

Date of Meeting: August 31, 2026

Citizens who wish to address the Board of Adjustment about items on the agenda which are scheduled for action will have three (3) minutes to express their positions. Please indicate below the agenda item number on which you wish to comment.

Citizens wishing to address the Board of Adjustment regarding a topic not on the agenda are afforded the same amount of time during the "Citizen Comments" section. Please indicate the subject matter below.

Please step to the podium as soon as you are recognized by the Chair and state your name and the City that you live in before beginning your presentation. If you have written notes you wish to present to the Board of Adjustment, please furnish an extra copy to the staff liaison for the official files.

Name: Andrew H. White

Address: 4101 Crockett Ave, Lago Vista, TX 78645

If speaking for an organization:

Name of Organization: _____

Speaker's Official Capacity: _____

SUBJECT(S) OR AGENDA ITEM(S) ON WHICH YOU WISH TO SPEAK:

Case No. 26-3001-SP-E – Request for continuance because requested substantive source records have not been provided.

August 13, 2026

CITY OF LAGO VISTA TEXAS

# Notice of Public Hearing

**Project #:** 26-3001-SP-E

**Hearing Date and Time:** August 31, 2026 at 6:30 PM in the Council Chambers at City Hall, located at 5803 Thunderbird, Lago Vista, Texas 78645

WHITE ANDREW & DAWN M
4101 CROCKETT AVE
LAGO VISTA, TX 786457904

**Project Property Location:** 2007 Coolidge Lane (Lot 3023 Highland Lake Estates Section 3)

The City of Lago Vista Board of Adjustment Commission will hold a Public Hearing discussion, consideration, and possible action of a special exception application pursuant to Section 11.60 of Chapter 14 of the City of Lago Vista Code of Ordinances to allow an increase in the maximum height allowed by Table A at 2007 Coolidge Lane (Lot 3023 Highland Lake Estates Section 3). Copies of the proposed special exception are available for public review in the meeting packet at www.lagovistatexas.gov under "Agendas and Minutes".

For additional information, please contact us and include the above highlighted project number with all inquiries:

**E-mail:** development@lagovistatexas.gov
**Phone Number:** 512-267-5259

Please return your comments as soon as possible. Individuals who do not own property within the notification boundary or those unable to deliver written comments must attend the public hearing to provide input. **Please note that unexplained support or opposition is less useful to the voting members than comments with context and a specific basis.**

☐ In Favor ☒ Opposed

Comments: **Opposed as presently submitted. See attached written comments regarding Case No. 26-3001-SP-E, including the unresolved document issues and our August 27, 2026 request for continuance. The City has confirmed that the requested source records remain unavailable.**

Signed: Andrew H. White Dawn White

This whole page may be returned as follows:

E-mail: development@lagovistatexas.gov
Postal Address: City of Lago Vista, Development Services, P.O. Box 4727, Lago Vista, TX, (U.S.A.) 78645
In Person at Front Counter: Development Services, Lago Vista City Hall, Located at 5803 Thunderbird St.

[1] **Five (5) properties owned and used by Andrew and Dawn White within the 200-foot notification area:**

**4101 Crockett Avenue (residence),**
**4013 Crockett Avenue,**
**4110 Cleveland Avenue,**
**4108 Cleveland Avenue,**
**4106 Cleveland Avenue.**

August 13, 2026

CITY OF LAGO VISTA TEXAS

# Notice of Public Hearing

**Project #:** **26-3001-SP-E**

**Hearing Date and Time:** August 31, 2026 at 6:30 PM in the Council Chambers at City Hall, located at 5803 Thunderbird, Lago Vista, Texas 78645

WHITE ANDREW H & DAWN M
PO BOX 4097
LAGO VISTA, TX 786450012

**Project Property Location:** 2007 Coolidge Lane (Lot 3023 Highland Lake Estates Section 3)

The City of Lago Vista Board of Adjustment Commission will hold a Public Hearing discussion, consideration, and possible action of a special exception application pursuant to Section 11.60 of Chapter 14 of the City of Lago Vista Code of Ordinances to allow an increase in the maximum height allowed by Table A at 2007 Coolidge Lane (Lot 3023 Highland Lake Estates Section 3). Copies of the proposed special exception are available for public review in the meeting packet at www.lagovistatexas.gov under "Agendas and Minutes".

For additional information, please contact us and include the above highlighted project number with all inquiries:

**E-mail:** development@lagovistatexas.gov
**Phone Number:** 512-267-5259

Please return your comments as soon as possible. Individuals who do not own property within the notification boundary or those unable to deliver written comments must attend the public hearing to provide input. **Please note that unexplained support or opposition is less useful to the voting members than comments with context and a specific basis.**

☐ In Favor ☒ Opposed

Comments: **Opposed as presently submitted. See attached written comments regarding Case No. 26-3001-SP-E, including the unresolved document issues and our August 27, 2026 request for continuance. The City has confirmed that the requested source records remain unavailable.**

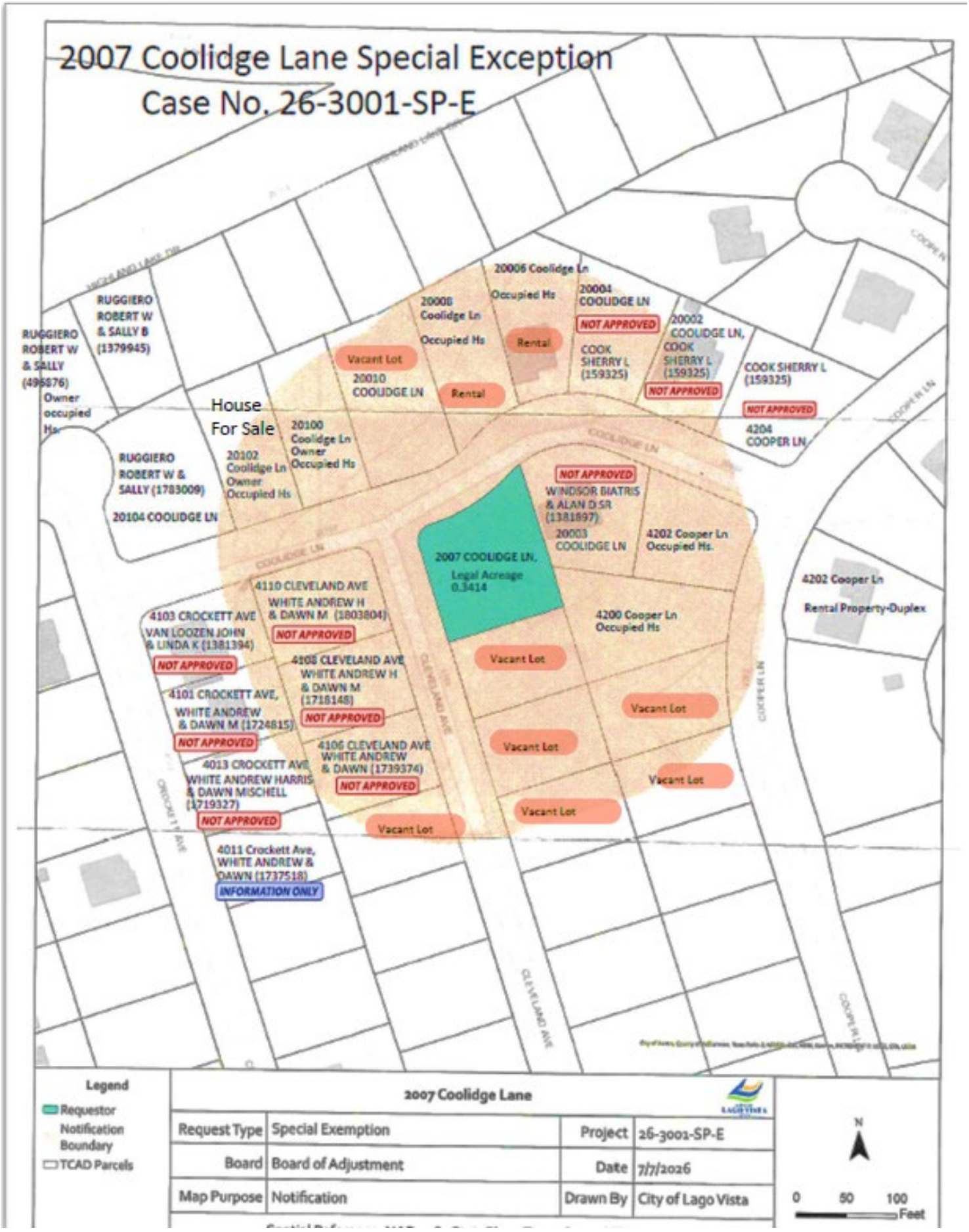
Signed: Andrew H. White Dawn White

This whole page may be returned as follows:

E-mail: development@lagovistatexas.gov
Postal Address: City of Lago Vista, Development Services, P.O. Box 4727, Lago Vista, TX, (U.S.A.) 78645
In Person at Front Counter: Development Services, Lago Vista City Hall, Located at 5803 Thunderbird St.

[1] **Five (5) properties owned and used by Andrew and Dawn White within the 200-foot notification area:**

**4101 Crockett Avenue (residence),**
**4013 Crockett Avenue,**
**4110 Cleveland Avenue,**
**4108 Cleveland Avenue,**
**4106 Cleveland Avenue.**


2007 Coolidge Lane Special Exception
Case No. 26-3001-SP-E
RUGGIERO ROBERT W & SALLY B (1379945)
RUGGIERO ROBERT W & SALLY (496876)
Owner occupied Hs
RUGGIERO ROBERT W & SALLY (1783009)
20104 COOLIDGE LN
House For Sale
20102 Coolidge Ln Owner Occupied Hs
20100 Coolidge Ln Owner Occupied Hs
20010 COOLIDGE LN
Vacant Lot
20008 Coolidge Ln
Occupied Hs
Rental
20006 Coolidge Ln
Occupied Hs
20004 COOLIDGE LN
NOT APPROVED
COOK SHERRY L (159325)
20002 COOLIDGE LN, COOK SHERRY L (159325)
NOT APPROVED
COOK SHERRY L (159325)
NOT APPROVED
4204 COOPER LN
COOLIDGE LN
NOT APPROVED
WINDSOR BIATRIS & ALAN D SR (1381897)
20003 COOLIDGE LN
4202 Cooper Ln Occupied Hs.
2007 COOLIDGE LN, Legal Acreage 0.3414
4202 Cooper Ln
Rental Property-Duplex
4200 Cooper Ln Occupied Hs
Vacant Lot
Vacant Lot
Vacant Lot
Vacant Lot
Vacant Lot
4110 CLEVELAND AVE WHITE ANDREW H & DAWN M (1803804)
NOT APPROVED
4103 CROCKETT AVE VAN LOOZEN JOHN & LINDA K (1381394)
NOT APPROVED
4108 CLEVELAND AVE WHITE ANDREW H & DAWN M (1718148)
NOT APPROVED
4101 CROCKETT AVE, WHITE ANDREW & DAWN M (1724815)
NOT APPROVED
4106 CLEVELAND AVE WHITE ANDREW & DAWN (1739374)
NOT APPROVED
4013 CROCKETT AVE WHITE ANDREW HARRIS & DAWN MISCHELL (1719327)
NOT APPROVED
4011 Crockett Ave, WHITE ANDREW & DAWN (1737518)
INFORMATION ONLY
CLEVELAND AVE
COOPER LN
Legend
Requestor
Notification Boundary
TCAD Parcels
2007 Coolidge Lane
Request Type | Special Exemption | Project | 26-3001-SP-E
Board | Board of Adjustment | Date | 7/7/2026
Map Purpose | Notification | Drawn By | City of Lago Vista
N
0 50 100 Feet

**Subject:** RE: Case No. 26-3001-SP-E – Written Opposition and Request for Legible Application Documents <> 2:55 PM 08.20.26

Received.

Mercedes Galvan
Development Services Assistant
Development Services Department
5803 Thunderbird
Lago Vista, Texas 78645
512-267-5259 ext 127
www.lagovistatexas.gov

CITY OF LAGO VISTA TEXAS

Book time to meet with me

---

**From:** Andrew White <andy@ontimegeo.com>
**Sent:** Thursday, August 20, 2026 2:56 PM
**To:** Development <Development@lagovistatexas.gov>
**Cc:** Andrew White <andy@ontimegeo.com>; Dawn White <djsphotography@msn.com>
**Subject:** Case No. 26-3001-SP-E – Written Opposition and Request for Legible Application Documents <> 2:55 PM 08.20.26
**Importance:** High

Development Services,

My wife, Dawn White, and I are property owners within the notification area for **Case No. 26-3001-SP-E, 2007 Coolidge Lane**, scheduled for consideration by the Board of Adjustment on August 31, 2026.

After reviewing the materials currently available in the BOA packet, **we are opposed to the requested 8.1-foot special exception as presently submitted**. Our opposition is based primarily on our inability to independently verify the proposed height and its relationship to the surrounding properties from the documents made available for public review.

We own **five properties in the immediate area facing or affected by the subject property**, including our residence at 4101 Crockett Avenue and additional properties along

Crockett and Cleveland Avenue.

Before the hearing, we respectfully request electronic copies of the **original, full-resolution PDF files submitted by the applicant**, rather than the compressed images reproduced in the BOA packet, including:

1. The complete signed **tree and topographic survey**;
2. The complete **site plan**;
3. The proposed **floor plan**;
4. The proposed **roof plan**, if separate;
5. All architectural **front, rear, left and right elevation sheets**; and
6. Any survey or design document establishing the vertical datum, benchmark, or other basis for the stated elevations of **910.4 feet MSL highest existing grade, 908.9 feet MSL finished floor, and 933.4 feet MSL maximum ridge elevation**.

The survey/topographic information reproduced in the meeting packet is too blurred to read many of the elevations, dimensions and notes when enlarged. The architectural elevations are similarly difficult to evaluate, and we have been unable to reconcile certain aspects of the left and right elevations from the material provided.

We also request clarification regarding the **project identification appearing on the submitted drawings**. The site-plan and architectural sheets reproduced in the BOA packet appear to be titled **"Residential Project for Randy Noe – Lago Vista, Texas,"** while the City's case materials identify Randy Stewart and Sarah Robbins as the applicants and property owners for 2007 Coolidge Lane. Please confirm that the drawings contained in the BOA packet are the actual plans proposed for construction at 2007 Coolidge Lane and explain the "Randy Noe" project designation.

Finally, Dawn and I own **five affected parcels**, but we received notification/response forms under only two mailing records. We are not alleging a notice defect at this time, but we would appreciate confirmation that all five of our parcels were included in the City's notification analysis. If available, please provide the parcel/owner mailing matrix used for the notices associated with this case.

We want to provide the Board with a **fact-based and informed response**, and we would appreciate receiving the legible original application materials sufficiently in advance of the August 31 hearing to allow meaningful review.

If the complete and legible materials cannot be made available before the hearing, we

respectfully ask that the Board consider **continuing the matter until affected property owners have had a reasonable opportunity to review the documents upon which the requested height exception is based**.

Please treat this email as our written comments regarding Case No. 26-3001-SP-E and confirm receipt when convenient.

Thank you,
**Andrew & Dawn White**
4101 Crockett Avenue
Lago Vista, Texas
Andrew: (830) 832-3691
andy@ontimegeo.com

---

This email has been scanned for spam and viruses. Click here to report this email as spam.

**From:** Development
**To:** Andrew White; Jordan Strohmeyer
**Cc:** Development; Dawn Padgett
**Subject:** RE: Urgent Request to Continue Case No. 26-3001-SP-E – No Response to Records Request – August 31 BOA Hearing
**Date:** Thursday, August 27, 2026 4:03:27 PM

---

Hello,

We fill open records request in the order we receive them. We do not have an expedited process. Your request due date is no later than September 3, 2026. Our timeline is 10 business days. We try our best to fill them as soon as possible. We are short staffed right now and without a director. I will speak to the city secretary and ask for an update. You will hear back from me by end of the day.

Thank you for your patience.

---

**From:** Andrew White <andy@ontimegeo.com>
**Sent:** Thursday, August 27, 2026 3:22 PM
**To:** Jordan Strohmeyer <Jordan.Strohmeyer@lagovistatexas.gov>
**Cc:** Development <Development@lagovistatexas.gov>; Andrew White <andy@ontimegeo.com>; Dawn Padgett <djsphotography@msn.com>
**Subject:** Urgent Request to Continue Case No. 26-3001-SP-E – No Response to Records Request – August 31 BOA Hearing
**Importance:** High

Development Services and Members of the Board of Adjustment:

Attached is my completed Citizen Participation Registration Form for the August 31, 2026 hearing. Please treat this email and its attachments as my written comments and request for continuance in Case No. 26-3001-SP-E and include them in the official case record provided to the Board.

Dawn and I are affected neighboring property owners regarding Case No. 26-3001-SP-E, the requested height special exception for 2007 Coolidge Lane.

On August 20, 2026, we requested legible copies of the substantive source documents supporting the application and submitted Public Information Request No. 26-419. As of today, August 27 at 3:15 PM, we have received no response from the City and none of the requested source records.

The documents reproduced in the published hearing packet are not sufficiently legible or

complete to permit meaningful independent review of the requested 8.1-foot height exception. The unresolved document issues include:

- A legible, signed topographic/tree survey;
- The vertical datum or benchmark supporting the stated elevation of 910.4 feet MSL;
- Complete floor and roof plans;
- Legible architectural elevations for all four sides of the proposed residence;
- Source information sufficient to reconcile the ridge heights and other elevation information shown in the submitted materials; and
- Clarification of why the submitted drawings apparently identify a "Residential Project for Randy Noe" rather than the Stewart/Robbins project at 2007 Coolidge Lane.

These are not requests for additional time merely to develop opposition to the application. They are source records necessary to understand and independently evaluate the height calculation that is the subject of the requested exception. Section 11-60 requires supporting topographic information and accurately scaled building information pertinent to a height special exception. The presently available reproductions do not allow us to determine whether that information is complete, internally consistent, and applicable to this project.

Because the City has not provided the requested records or responded with sufficient time for review before the August 31 hearing, **we respectfully request that the Board continue Case No. 26-3001-SP-E to a later meeting.** The continuation should allow the complete, legible application materials to be produced and provide affected property owners a reasonable opportunity to review them before the Board takes action on the merits.

Please:

1. Include this written request in the official materials and public-comment record for Case No. 26-3001-SP-E;
2. Provide it to the Board members, Board Chair, and responsible staff before the hearing; and
3. **Confirm receipt and advise us of the date to which the case will be continued**, if the Board grants the request.

We intend to attend the August 31 hearing and preserve our opportunity to address the application after a complete and legible record has been made available.

Thank you,
Andrew H. White

Dawn White
Affected neighboring property owners

---

This email has been scanned for spam and viruses. Click here to report this email as spam.

| | |
|---|---|
| **From:** | Development |
| **To:** | Andrew White; Jordan Strohmeyer |
| **Cc:** | Development; Dawn Padgett |
| **Subject:** | RE: Urgent Request to Continue Case No. 26-3001-SP-E – No Response to Records Request – August 31 BOA Hearing |
| **Date:** | Thursday, August 27, 2026 4:37:32 PM |

Mr. White,

The last thing we are waiting on is the results from IT per the docs requested in your ORR. Once we receive them, we will send you the information you have requested.

---

**From:** Andrew White <andy@ontimegeo.com>
**Sent:** Thursday, August 27, 2026 3:22 PM
**To:** Jordan Strohmeyer <Jordan.Strohmeyer@lagovistatexas.gov>
**Cc:** Development <Development@lagovistatexas.gov>; Andrew White <andy@ontimegeo.com>; Dawn Padgett <djsphotography@msn.com>
**Subject:** Urgent Request to Continue Case No. 26-3001-SP-E – No Response to Records Request – August 31 BOA Hearing
**Importance:** High

Development Services and Members of the Board of Adjustment:

Attached is my completed Citizen Participation Registration Form for the August 31, 2026 hearing. Please treat this email and its attachments as my written comments and request for continuance in Case No. 26-3001-SP-E and include them in the official case record provided to the Board.

Dawn and I are affected neighboring property owners regarding Case No. 26-3001-SP-E, the requested height special exception for 2007 Coolidge Lane.

On August 20, 2026, we requested legible copies of the substantive source documents supporting the application and submitted Public Information Request No. 26-419. As of today, August 27 at 3:15 PM, we have received no response from the City and none of the requested source records.

The documents reproduced in the published hearing packet are not sufficiently legible or complete to permit meaningful independent review of the requested 8.1-foot height exception. The unresolved document issues include:

- A legible, signed topographic/tree survey;
- The vertical datum or benchmark supporting the stated elevation of 910.4 feet MSL;

- Complete floor and roof plans;
- Legible architectural elevations for all four sides of the proposed residence;
- Source information sufficient to reconcile the ridge heights and other elevation information shown in the submitted materials; and
- Clarification of why the submitted drawings apparently identify a "Residential Project for Randy Noe" rather than the Stewart/Robbins project at 2007 Coolidge Lane.

These are not requests for additional time merely to develop opposition to the application. They are source records necessary to understand and independently evaluate the height calculation that is the subject of the requested exception. Section 11-60 requires supporting topographic information and accurately scaled building information pertinent to a height special exception. The presently available reproductions do not allow us to determine whether that information is complete, internally consistent, and applicable to this project.

Because the City has not provided the requested records or responded with sufficient time for review before the August 31 hearing, **we respectfully request that the Board continue Case No. 26-3001-SP-E to a later meeting.** The continuation should allow the complete, legible application materials to be produced and provide affected property owners a reasonable opportunity to review them before the Board takes action on the merits.

Please:

1. Include this written request in the official materials and public-comment record for Case No. 26-3001-SP-E;
2. Provide it to the Board members, Board Chair, and responsible staff before the hearing; and
3. **Confirm receipt and advise us of the date to which the case will be continued**, if the Board grants the request.

We intend to attend the August 31 hearing and preserve our opportunity to address the application after a complete and legible record has been made available.

Thank you,
Andrew H. White
Dawn White
Affected neighboring property owners

August 13, 2026

CITY OF
LAGO VISTA
TEXAS

# Notice of Public Hearing

**Project #:** **26-3001-SP-E**

**Hearing Date and Time:** August 31, 2026 at 6:30 PM in the Council Chambers at City Hall, located at 5803 Thunderbird, Lago Vista, Texas 78645

FRENZEL LAURIEA
1709 PALMETTO DR
CEDAR PARK, TX 786135322

**Project Property Location:** 2007 Coolidge Lane (Lot 3023 Highland Lake Estates Section 3)

The City of Lago Vista Board of Adjustment Commission will hold a Public Hearing discussion, consideration, and possible action of a special exception application pursuant to Section 11.60 of Chapter 14 of the City of Lago Vista Code of Ordinances to allow an increase in the maximum height allowed by Table A at 2007 Coolidge Lane (Lot 3023 Highland Lake Estates Section 3). Copies of the proposed special exception are available for public review in the meeting packet at www.lagovistatexas.gov under "Agendas and Minutes".

For additional information, please contact us and include the above highlighted project number with all inquiries:

**E-mail:** development@lagovistatexas.gov
**Phone Number:** 512-267-5259

Please return your comments as soon as possible. Individuals who do not own property within the notification boundary or those unable to deliver written comments must attend the public hearing to provide input. **Please note that unexplained support or opposition is less useful to the voting members than comments with context and a specific basis.**

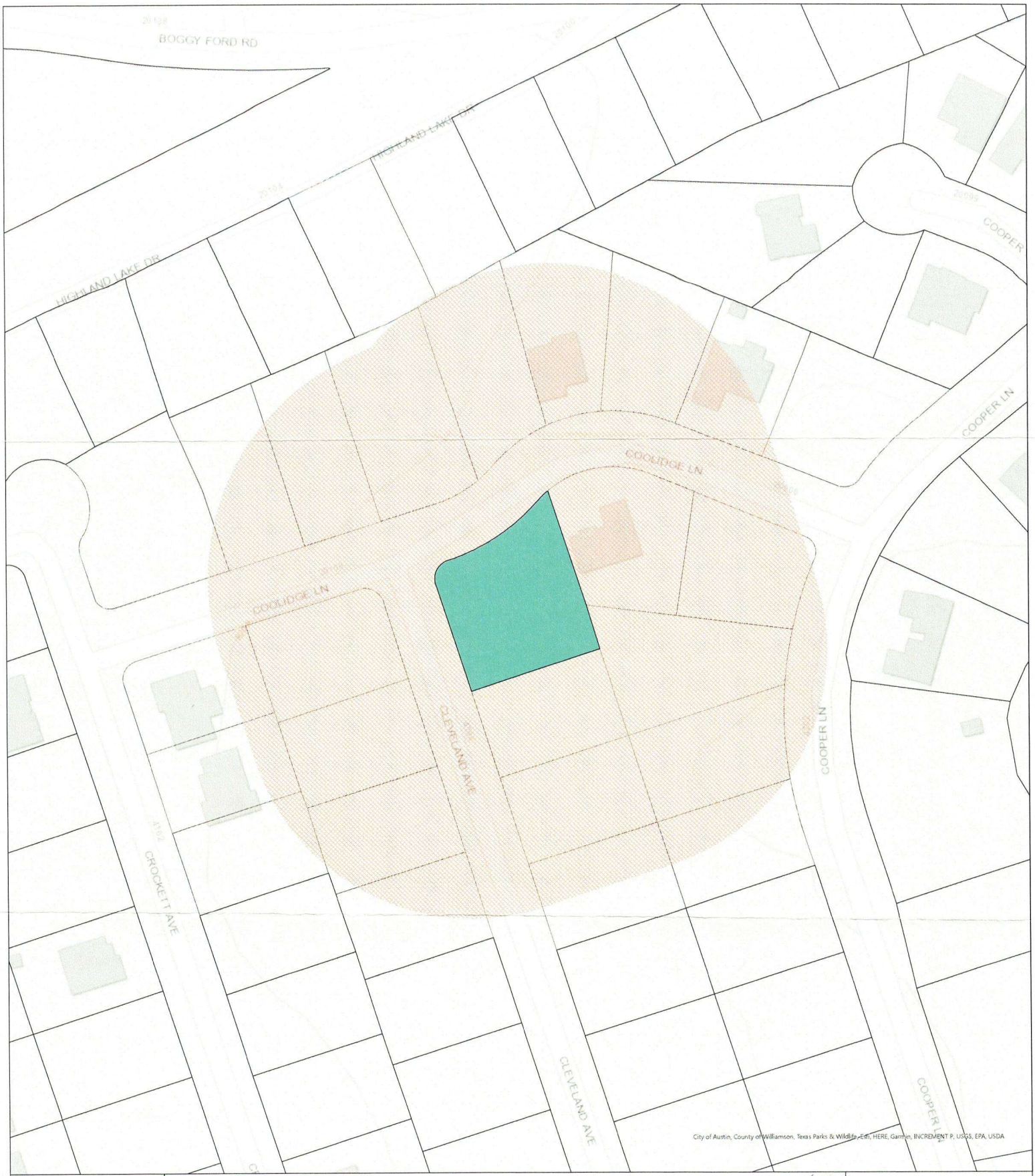
☐ In Favor ☒ Opposed

Comments: PLEASE SEE ATTACHED LETTER

Signed: Laurie Frenzel

This **whole page** may be returned as follows:

E-mail: development@lagovistatexas.gov
Postal Address: City of Lago Vista, Development Services, P.O. Box 4727, Lago Vista, TX, (U.S.A.) 78645
In Person at Front Counter: Development Services, Lago Vista City Hall, Located at 5803 Thunderbird St.




**Legend**

- Requestor
- Notification Boundary
- TCAD Parcels

**2007 Coolidge Lane**

| | | | |
|---|---|---|---|
| Request Type | Special Exemption | Project | 26-3001-SP-E |
| Board | Board of Adjustment | Date | 7/7/2026 |
| Map Purpose | Notification | Drawn By | City of Lago Vista |

Spatial Reference: NAD 1983 StatePlane Texas Central FIPS 4203 Feet

N

0 50 100 Feet

Dated: 08/24/2026

To the City of Lago Vista Board of Adjustment,

**Notice of Public Hearing: Project #: 26-3001-SP-E**

I am writing to respectfully oppose the requested Special Exception for the proposed two-story home at 2007 Coolidge Lane.

I have owned my home in this neighborhood for 26 years, and I feel truly blessed to have been able to keep my home here for so long. Over the years, I have remained deeply connected to Lago Vista and to this neighborhood. I take pride in maintaining my property and in helping preserve the appearance and character of the neighborhood.

What has always made this area special is the quiet setting, the open views, the privacy, and the established pattern of single-family homes that fit naturally within the neighborhood. Many of us have worked hard for years to preserve those qualities, and they are a major part of what Lago Vista stands for.

The proposed height increase would have a serious negative impact on that character. A two-story home on this lot would tower over nearby homes and would be especially disruptive to long-term and elderly neighbors who have lived here for decades. Because this is a highly visible corner lot, a structure of that height and scale would create an imposing presence that is out of keeping with the established look and feel of the neighborhood.

This proposed two-story home would have an especially harmful impact on the neighboring elderly couple, who have lived in their home for 26 years. A house of this size directly beside them would greatly reduce their privacy, limit their ability to enjoy their backyard, and place a massive two-story structure next to their one-story home. They worked hard to build a life in this community and to enjoy the privacy, wildlife, and peaceful settings that make Lago Vista so special. Their concerns deserve to be heard and carefully considered before allowing a development that would so deeply affect their home and quality of life.

I am particularly concerned about the effect this would have on surrounding property owners' views, privacy, and enjoyment of their homes. The existing height limits help preserve the natural visual flow of the neighborhood and protect the open Hill Country setting that so many residents value. Approving a substantial height exception in this location would interrupt those shared sightlines and alter the neighborhood in a way that cannot easily be undone.

I also do not believe this request reflects a true hardship. Based on the information presented, the lot appears large, buildable, and capable of supporting a beautiful and functional home without exceeding the standard height limitations. This appears to be a matter of design preference rather than necessity, and that preference should not come at the expense of neighboring homeowners or the established character of the community.

Because this is a corner lot, the visual impact would extend beyond one adjoining property. The added height would be visible from multiple streets and would make the house stand out in a way that disrupts the architectural harmony of the surrounding area. Approving this request would also set a troubling precedent for future exceptions, making it harder to preserve the standards that residents have relied upon for years.

For these reasons, I respectfully ask the Board of Adjustment to deny the requested Special Exception for 2007 Coolidge Lane and to protect the character, scale, and livability of our neighborhood.

I would also respectfully ask the Board to verify the correct project property address. The application materials list the property as 2007 Coolidge Lane, but based on the addressing of surrounding homes, I believe the correct address may be 20007 Coolidge Lane. Because accuracy in the record is important, I ask that this be clarified to avoid any confusion regarding the property under consideration.

Thank you for your time and consideration.

Sincerely,

Laurie Frenzel

Laurie Frenzel
20006 Coolidge Lane
Lago Vista, TX 78645

August 13, 2026

CITY OF
LAGO VISTA
TEXAS

# Notice of Public Hearing

**Project #: 26-3001-SP-E**

**Hearing Date and Time:** August 31, 2026 at 6:30 PM in the Council Chambers at City Hall, located at 5803 Thunderbird, Lago Vista, Texas 78645

NHSR FAMILY REVOCABLE LIVING TRUST
14324 IREANS WAY
AUSTIN, TX 78717

**Project Property Location:** 2007 Coolidge Lane (Lot 3023 Highland Lake Estates Section 3)

The City of Lago Vista Board of Adjustment Commission will hold a Public Hearing discussion, consideration, and possible action of a special exception application pursuant to Section 11.60 of Chapter 14 of the City of Lago Vista Code of Ordinances to allow an increase in the maximum height allowed by Table A at 2007 Coolidge Lane (Lot 3023 Highland Lake Estates Section 3). Copies of the proposed special exception are available for public review in the meeting packet at www.lagovistatexas.gov under "Agendas and Minutes".

For additional information, please contact us and include the above highlighted project number with all inquiries:

**E-mail:** development@lagovistatexas.gov
**Phone Number:** 512-267-5259

Please return your comments as soon as possible. Individuals who do not own property within the notification boundary or those unable to deliver written comments must attend the public hearing to provide input. **Please note that unexplained support or opposition is less useful to the voting members than comments with context and a specific basis.**

☑ In Favor ☐ Opposed

Comments:

Signed: _____

This **whole page** may be returned as follows:

E-mail: development@lagovistatexas.gov
Postal Address: City of Lago Vista, Development Services, P.O. Box 4727, Lago Vista, TX, (U.S.A.) 78645
In Person at Front Counter: Development Services, Lago Vista City Hall, Located at 5803 Thunderbird St.

CITY OF LAGO VISTA TEXAS

August 13, 2026

RECEIVED
AUG 24 2026
BY: .....

# Notice of Public Hearing

**Project #:** **26-3001-SP-E**

**Hearing Date and Time:** August 31, 2026 at 6:30 PM in the Council Chambers at City Hall, located at 5803 Thunderbird, Lago Vista, Texas 78645

COOK SHERRY L
20002 COOLIDGE LN
LAGO VISTA, TX 786457938

**Project Property Location:** 2007 Coolidge Lane (Lot 3023 Highland Lake Estates Section 3)

The City of Lago Vista Board of Adjustment Commission will hold a Public Hearing discussion, consideration, and possible action of a special exception application pursuant to Section 11.60 of Chapter 14 of the City of Lago Vista Code of Ordinances to allow an increase in the maximum height allowed by Table A at 2007 Coolidge Lane (Lot 3023 Highland Lake Estates Section 3). Copies of the proposed special exception are available for public review in the meeting packet at www.lagovistatexas.gov under "Agendas and Minutes".

For additional information, please contact us and include the above highlighted project number with all inquiries:

**E-mail:** development@lagovistatexas.gov
**Phone Number:** 512-267-5259

Please return your comments as soon as possible. Individuals who do not own property within the notification boundary or those unable to deliver written comments must attend the public hearing to provide input. **Please note that unexplained support or opposition is less useful to the voting members than comments with context and a specific basis.**

☐ In Favor ☒ Opposed

Comments: See Attached Document

Signed: Sherry L. Cook

This **whole page** may be returned as follows:

E-mail: development@lagovistatexas.gov
Postal Address: City of Lago Vista, Development Services, P.O. Box 4727, Lago Vista, TX, (U.S.A.) 78645
In Person at Front Counter: Development Services, Lago Vista City Hall, Located at 5803 Thunderbird St.

Our neighborhood is predominately made up of lifelong residents living in single-family homes that support shared enjoyment of neighborhood, habitat preservation and place a strong emphasis on preserving the night environment.

Height restrictions play a crucial role in preserving neighborhood character, community enjoyment, minimizing visual impacts and preventing light pollution.

Pursuant to **Lago Vista Zoning Ordinance Section 11.60**, a Special Exception to height standards may only be granted if the applicant demonstrates that the proposed additional height creates *"**no significant adverse impact on the view... of another property owner or the architectural context of the surrounding neighborhood.**"*

**We believe the applicant's request fails to meet this strict standard for the following reasons:**

- **Severe Adverse Impact on Hill Country Views:** Property values and the quality of life in Highland Lake Estates are directly tied to our unobstructed Texas Hill Country and local basin views. 2007 Coolidge Lane is a highly visible corner lot. Elevating a principal building an additional 8 feet above the standard 15-foot baseline creates an unnecessary, artificial vertical protrusion/barrier that destroys the established horizontal skyline, directly cuts off lines of sight for multiple neighboring properties and significantly blocks views across the neighborhood's naturally rolling topography.
- **Incompatible with Neighborhood Architectural Context:** The standard height limits were enacted intentionally to **preserve the step-down visual flow** of single-family homes in this Neighborhood. Granting a substantial height increase violates the established aesthetic scale and destroys visual continuity of this immediate block.
- **Alters the Essential Character of the Neighborhood:** Our Neighborhood relies heavily on a low-profile architectural harmony to protect the shared sightlines of the entire neighborhood. Allowing a 23ft-tall silhouette on this highly visible corner lot sets a damaging precedent that alters the essential character of our immediate vicinity and directly impacts the overall neighborhood visual profile.
- **Absence of Hardship or Public Benefit:** The applicant faces no unique geological or physical site constraints that require building upward rather than outward on this oversized flat, 0.34-acre lot. The design choice & request serves only a private preference, creating significant adverse impact on neighbors rather than solving a true geometric necessity. While this request is evaluated under the 35-foot absolute cap, the lot is cleared and buildable. The applicant has a reasonable alternative: consider height modifications to design a beautiful, functional home that fits entirely *by right* within the uniform R-1S zoning standards without imposing on their neighbors
- **Deficient Justification for Property Context & Corner Lot Impact:** The applicant's justification claims the roofline is designed to "complement the natural topography." However, because this is an oversized 0.34-acre corner lot, adding an extra 8 ft of vertical mass creates an imposing, looming presence over the intersecting public rights-of-way (Coolidge Lane and Cleveland Avenue). This harms the architectural harmony in our Neighborhood, a towering structure on that specific corner will visually dominate the neighborhood's entryways. An excessively tall build on this lot will create greater visual encroachment that affects the architectural context of two intersecting street views rather than just one.
- **Establishes a Damaging Precedent:** The BOA has frequently debated the ambiguity of height exception criteria & the need for process improvements. Granting an exception without strict justification would set a damaging precedent that weakens our zoning protections, compromises the integrity of the local zoning code and contributes to creating an unworkable standard for future builds.

For these reasons, we respectfully request that the Board of Adjustment uphold the integrity of Chapter 14 of the City Code and **deny** this Special Exception request.

August 13, 2026

# Notice of Public Hearing

**Project #:** 26-3001-SP-E

**Hearing Date and Time:** August 31, 2026 at 6:30 PM in the Council Chambers at City Hall, located at 5803 Thunderbird, Lago Vista, Texas 78645

20102 Coolidge Lane, Lago Vista, TX 78645

**Project Property Location:** 2007 Coolidge Lane (Lot 3023 Highland Lake Estates Section 3)

The City of Lago Vista Board of Adjustment Commission will hold a Public Hearing discussion, consideration, and possible action of a special exception application pursuant to Section 11.60 of Chapter 14 of the City of Lago Vista Code of Ordinances to allow an increase in the maximum height allowed by Table A at 2007 Coolidge Lane (Lot 3023 Highland Lake Estates Section 3). Copies of the proposed special exception are available for public review in the meeting packet at www.lagovistatexas.gov under "Agendas and Minutes".

For additional information, please contact us and include the above highlighted project number with all inquiries:

**E-mail:** development@lagovistatexas.gov
**Phone Number:** 512-267-5259

Please return your comments as soon as possible. Individuals who do not own property within the notification boundary or those unable to deliver written comments must attend the public hearing to provide input. **Please note that unexplained support or opposition is less useful to the voting members than comments with context and a specific basis.**

☐ In Favor ☑ Opposed

Comments:

_____

_____

Signed: _____

This whole page may be returned as follows:

E-mail: development@lagovistatexas.gov
Postal Address: City of Lago Vista, Development Services, P.O. Box 4727, Lago Vista, TX, (U.S.A.) 78645
In Person at Front Counter: Development Services, Lago Vista City Hall, Located at 5803 Thunderbird St.

July 16, 2026

CITY OF LAGO VISTA TEXAS

# Notice of Public Hearing

**Project #: 26-3001-SP-E**

**Hearing Date and Time:** August 3, 2026 at 6:30 PM in the Council Chambers at City Hall, located at 5803 Thunderbird, Lago Vista, Texas 78645

Kelsey Gibson
20100 Coolidge

**Project Property Location:** 2007 Coolidge Lane (Lot 3023 Highland Lake Estates Section 3)

The City of Lago Vista Board of Adjustment Commission will hold a Public Hearing discussion, consideration, and possible action of a special exception application pursuant to Section 11.60 of Chapter 14 of the City of Lago Vista Code of Ordinances to allow an increase in the maximum height allowed by Table A at 2007 Coolidge Lane (Lot 3023 Highland Lake Estates Section 3). Copies of the proposed special exception are available for public review at City Hall.

For additional information, please contact us and include the above highlighted project number with all inquiries:

**E-mail:** development@lagovistatexas.gov
**Phone Number:** 512-267-5259

Please return your comments as soon as possible. Individuals who do not own property within the notification boundary or those unable to deliver written comments must attend the public hearing to provide input. **Please note that unexplained support or opposition is less useful to the voting members than comments with context and a specific basis.**

☐ In Favor ☒ Opposed

Comments: It would impact our views & its not keeping with standards of our neighborhood. Impact property values

Signed: Kelsey E Gibson

This **whole page** may be returned as follows:

E-mail: development@lagovistatexas.gov
Postal Address: City of Lago Vista, Development Services, P.O. Box 4727, Lago Vista, TX, (U.S.A.) 78645
In Person at Front Counter: Development Services, Lago Vista City Hall, Located at 5803 Thunderbird St.

August 13, 2026

**Project #:** 26-3001-SP-E

**Hearing Date and Time:** August 31, 2026 at 6:30 PM in the Council Chambers at City Hall, located at 5803 Thunderbird, Lago Vista, Texas 78645

CITY OF LAGO VISTA TEXAS

# Notice of Public Hearing

PABBARAJU SRI SANTHI
3789 GENTLE WINDS LN
ROUND ROCK, TX 786812626

**Project Property Location:** 2007 Coolidge Lane (Lot 3023 Highland Lake Estates Section 3)

The City of Lago Vista Board of Adjustment Commission will hold a Public Hearing discussion, consideration, and possible action of a special exception application pursuant to Section 11.60 of Chapter 14 of the City of Lago Vista Code of Ordinances to allow an increase in the maximum height allowed by Table A at 2007 Coolidge Lane (Lot 3023 Highland Lake Estates Section 3). Copies of the proposed special exception are available for public review in the meeting packet at www.lagovistatexas.gov under "Agendas and Minutes".

For additional information, please contact us and include the above highlighted project number with all inquiries:

**E-mail:** development@lagovistatexas.gov
**Phone Number:** 512-267-5259

Please return your comments as soon as possible. Individuals who do not own property within the notification boundary or those unable to deliver written comments must attend the public hearing to provide input. Please note that unexplained support or opposition is less useful to the voting members than comments with context and a specific basis.

☐ In Favor ☑ Opposed

Comments: Please find my response in the attached document

Signed: P. Sri Sathi

E-mail: development@lagovistatexas.gov
Postal Address: City of Lago Vista, Development Services, P.O. Box 4727, Lago Vista, TX, (U.S.A.) 78645
In Person at Front Counter: Development Services, Lago Vista City Hall, Located at 5803 Thunderbird St.

This whole page may be returned as follows:

Our neighborhood is predominately made up of lifelong residents living in single-family homes that support shared enjoyment of neighborhood, habitat preservation and place a strong emphasis on preserving the night environment.

Height restrictions play a crucial role in preserving neighborhood character, community enjoyment, minimizing visual impacts and preventing light pollution.

Pursuant to **Lago Vista Zoning Ordinance Section 11.60**, a Special Exception to height standards may only be granted if the applicant demonstrates that the proposed additional height creates *"**no significant adverse impact on the view... of another property owner or the architectural context of the surrounding neighborhood**."*

**We believe the applicant's request fails to meet this strict standard for the following reasons:**

- **Severe Adverse Impact on Hill Country Views:** Property values and the quality of life in Highland Lake Estates are directly tied to our unobstructed Texas Hill Country and local basin views. 2007 Coolidge Lane is a highly visible corner lot. Elevating a principal building an additional 8 feet above the standard 15-foot baseline creates an unnecessary, artificial vertical protrusion/barrier that destroys the established horizontal skyline, directly cuts off lines of sight for multiple neighboring properties and significantly blocks views across the neighborhood's naturally rolling topography.
- **Incompatible with Neighborhood Architectural Context:** The standard height limits were enacted intentionally to **preserve the step-down visual flow** of single-family homes in this Neighborhood. Granting a substantial height increase violates the established aesthetic scale and destroys visual continuity of this immediate block.
- **Alters the Essential Character of the Neighborhood:** Our Neighborhood relies heavily on a low-profile architectural harmony to protect the shared sightlines of the entire neighborhood. Allowing a 23ft-tall silhouette on this highly visible corner lot sets a damaging precedent that alters the essential character of our immediate vicinity and directly impacts the overall neighborhood visual profile.
- **Absence of Hardship or Public Benefit:** The applicant faces no unique geological or physical site constraints that require building upward rather than outward on this oversized flat, 0.34-acre lot. The design choice & request serves only a private preference, creating significant adverse impact on neighbors rather than solving a true geometric necessity. While this request is evaluated under the 35-foot absolute cap, the lot is cleared and buildable. The applicant has a reasonable alternative: consider height modifications to design a beautiful, functional home that fits entirely *by right* within the uniform R-1S zoning standards without imposing on their neighbors
- **Deficient Justification for Property Context & Corner Lot Impact:** The applicant's justification claims the roofline is designed to "complement the natural topography." However, because this is an oversized 0.34-acre corner lot, adding an extra 8 ft of vertical mass creates an imposing, looming presence over the intersecting public rights-of-way (Coolidge Lane and Cleveland Avenue). This harms the architectural harmony in our Neighborhood, a towering structure on that specific corner will visually dominate the neighborhood's entryways. An excessively tall build on this lot will create greater visual encroachment that affects the architectural context of two intersecting street views rather than just one.
- **Establishes a Damaging Precedent:** The BOA has frequently debated the ambiguity of height exception criteria & the need for process improvements. Granting an exception without strict justification would set a damaging precedent that weakens our zoning protections, compromises the integrity of the local zoning code and contributes to creating an unworkable standard for future builds.

For these reasons, we respectfully request that the Board of Adjustment uphold the integrity of Chapter 14 of the City Code and **deny** this Special Exception request.

August 13, 2026

CITY OF LAGO VISTA TEXAS

# Notice of Public Hearing

**Project #: 26-3001-SP-E**

**Hearing Date and Time:** August 31, 2026 at 6:30 PM in the Council Chambers at City Hall, located at 5803 Thunderbird, Lago Vista, Texas 78645

RUGGIERO ROBERT W & SALLY
20117 HIGHLAND LAKE DR
LAGO VISTA, TX 786457906

**Project Property Location:** 2007 Coolidge Lane (Lot 3023 Highland Lake Estates Section 3)

The City of Lago Vista Board of Adjustment Commission will hold a Public Hearing discussion, consideration, and possible action of a special exception application pursuant to Section 11.60 of Chapter 14 of the City of Lago Vista Code of Ordinances to allow an increase in the maximum height allowed by Table A at 2007 Coolidge Lane (Lot 3023 Highland Lake Estates Section 3). Copies of the proposed special exception are available for public review in the meeting packet at www.lagovistatexas.gov under "Agendas and Minutes".

For additional information, please contact us and include the above highlighted project number with all inquiries:

**E-mail:** development@lagovistatexas.gov
**Phone Number:** 512-267-5259

Please return your comments as soon as possible. Individuals who do not own property within the notification boundary or those unable to deliver written comments must attend the public hearing to provide input. **Please note that unexplained support or opposition is less useful to the voting members than comments with context and a specific basis.**

☐ In Favor ☒ Opposed

Comments: LETTER IS ATTACHED.

Signed: Robert W Ruggiero

This **whole page** may be returned as follows:

E-mail: development@lagovistatexas.gov
Postal Address: City of Lago Vista, Development Services, P.O. Box 4727, Lago Vista, TX, (U.S.A.) 78645
In Person at Front Counter: Development Services, Lago Vista City Hall, Located at 5803 Thunderbird St.

This Letter is Attached to Notice of Public Hearing Form.

OPPOSED — Response to Project 26-3001-SP-E at Alleged address 2007 Coolidge Lane (Lot 3023 Highland Lake Estates Section 3) Special Exception Request

Ruggiero Robert W & Sally
20117 Highland Lake Dr
Lago Vista, TX 786457906

Project Property Location :
Alleged address 2007 Coolidge Lane (Lot 3023 Highland Lake Estates Section 3)

X — OPPOSED

Comments :
1 - The property rights of our Lago Vista Residents of 1, 2, 3, and 4 Generations spanning many decades are very important and are to be defended. We are the backbone of this great community. We built Lago Vista by following the rules, deed restrictions, and the law. We serve this fine community and care for each other. We put everything into our homes and will pass our cherished legacy to our future generations. This is what makes us harmonious neighborhoods within Lago Vista.

2 - This request for height variance does not constitute a Hardship of Special Conditions that warrant your approval. The hardship is ours and we defend our 15' Neighborhood. We speak in unison, joined by many in the community. Applicant is free to build 15' in this neighborhood, as

permitted. Otherwise, they may build their increased height dream home where it is allowed.

3 - Although the mapped location can be correlated to a corner lot at Coolidge and Cleveland, the provided address as officially noticed and the same that appears on the application does not exist. GOOGLE Maps plots the address at a location owned by Dale and Beatris Windsor. Furthermore, the applicants stated as Sarah Robbins and Randy Stewart are not the same names on the deed transferred from MIDNIGHT LAND CORP (R Josh Attree, President). The names on deed are EDWIN Stewart and Sarah Robbins. Who are the applicants that actually have standing? How is the Development and this BOA handling the incorrect notice of location ? Office

Robert W and Sally Ruggiero

August 13, 2026

# Notice of Public Hearing

**Project #:** 26-3001-SP-E

**Hearing Date and Time:** August 31, 2026 at 6:30 PM in the Council Chambers at City Hall, located at 5803 Thunderbird, Lago Vista, Texas 78645

Matthew Whiddon
20010 Coolidge

**Project Property Location:** 2007 Coolidge Lane (Lot 3023 Highland Lake Estates Section 3)

The City of Lago Vista Board of Adjustment Commission will hold a Public Hearing discussion, consideration, and possible action of a special exception application pursuant to Section 11.60 of Chapter 14 of the City of Lago Vista Code of Ordinances to allow an increase in the maximum height allowed by Table A at 2007 Coolidge Lane (Lot 3023 Highland Lake Estates Section 3). Copies of the proposed special exception are available for public review in the meeting packet at www.lagovistatexas.gov under "Agendas and Minutes".

For additional information, please contact us and include the above highlighted project number with all inquiries:

**E-mail:** development@lagovistatexas.gov
**Phone Number:** 512-267-5259

Please return your comments as soon as possible. Individuals who do not own property within the notification boundary or those unable to deliver written comments must attend the public hearing to provide input. Please note that unexplained support or opposition is less useful to the voting members than comments with context and a specific basis.

☐ In Favor ☒ Opposed

Comments:

Signed: [signature]

This whole page may be returned as follows:

E-mail: development@lagovistatexas.gov
Postal Address: City of Lago Vista, Development Services, P.O. Box 4727, Lago Vista, TX, (U.S.A.) 78645
In Person at Front Counter: Development Services, Lago Vista City Hall, Located at 5803 Thunderbird St.

August 13, 2026

CITY OF LAGO VISTA TEXAS

# Notice of Public Hearing

**Project #: 26-3001-SP-E**

**Hearing Date and Time:** August 31, 2026 at 6:30 PM in the Council Chambers at City Hall, located at 5803 Thunderbird, Lago Vista, Texas 78645

WINDSOR BIATRIS & ALAN D SR
20003 COOLIDGE LN
LAGO VISTA, TX 786457912

**Project Property Location:** 2007 Coolidge Lane (Lot 3023 Highland Lake Estates Section 3)

The City of Lago Vista Board of Adjustment Commission will hold a Public Hearing discussion, consideration, and possible action of a special exception application pursuant to Section 11.60 of Chapter 14 of the City of Lago Vista Code of Ordinances to allow an increase in the maximum height allowed by Table A at 2007 Coolidge Lane (Lot 3023 Highland Lake Estates Section 3). Copies of the proposed special exception are available for public review in the meeting packet at www.lagovistatexas.gov under "Agendas and Minutes".

For additional information, please contact us and include the above highlighted project number with all inquiries:

**E-mail:** development@lagovistatexas.gov
**Phone Number:** 512-267-5259

Please return your comments as soon as possible. Individuals who do not own property within the notification boundary or those unable to deliver written comments must attend the public hearing to provide input. **Please note that unexplained support or opposition is less useful to the voting members than comments with context and a specific basis.**

☐ In Favor ☑ Opposed

Comments: Our opposing comments are all listed on enclosed page. Is this a correct address?

Signed: Alan D. Windsor Sr. Biatris Windsor 8/19/26

This **whole page** may be returned as follows:

E-mail: development@lagovistatexas.gov
Postal Address: City of Lago Vista, Development Services, P.O. Box 4727, Lago Vista, TX, (U.S.A.) 78645
In Person at Front Counter: Development Services, Lago Vista City Hall, Located at 5803 Thunderbird St.

Our neighborhood is predominately made up of lifelong residents living in single-family homes that support shared enjoyment of neighborhood, habitat preservation and place a strong emphasis on preserving the night environment.

Height restrictions play a crucial role in preserving neighborhood character, community enjoyment, minimizing visual impacts and preventing light pollution.

Pursuant to **Lago Vista Zoning Ordinance Section 11.60**, a Special Exception to height standards may only be granted if the applicant demonstrates that the proposed additional height creates ***"no significant adverse impact on the view... of another property owner or the architectural context of the surrounding neighborhood."***

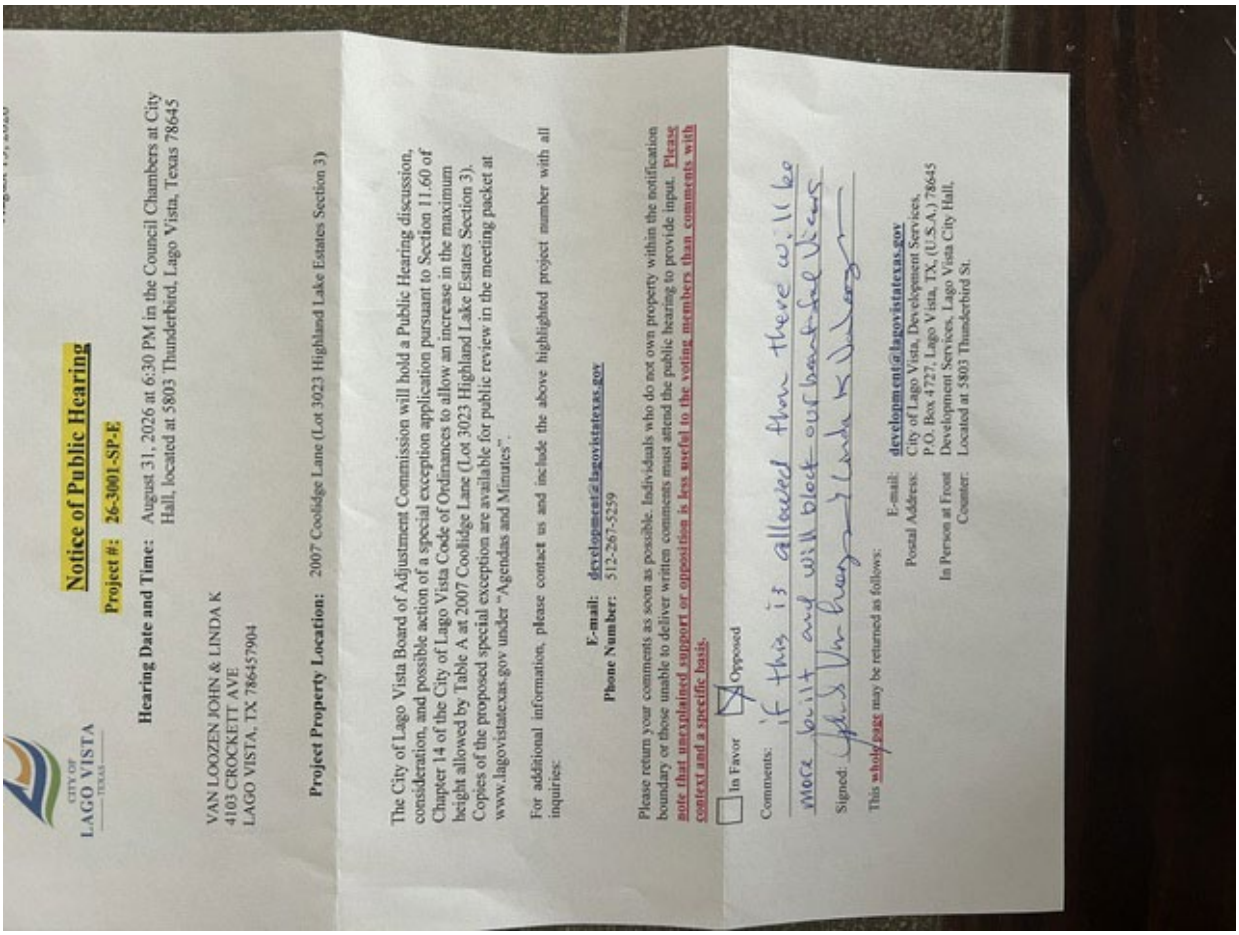
**We believe the applicant's request fails to meet this strict standard for the following reasons:**

- **Severe Adverse Impact on Hill Country Views:** Property values and the quality of life in Highland Lake Estates are directly tied to our unobstructed Texas Hill Country and local basin views. 2007 Coolidge Lane is a highly visible corner lot. Elevating a principal building an additional 8 feet above the standard 15-foot baseline creates an unnecessary, artificial vertical protrusion/barrier that destroys the established horizontal skyline, directly cuts off lines of sight for multiple neighboring properties and significantly blocks views across the neighborhood's naturally rolling topography.
- **Incompatible with Neighborhood Architectural Context:** The standard height limits were enacted intentionally to **preserve the step-down visual flow** of single-family homes in this Neighborhood. Granting a substantial height increase violates the established aesthetic scale and destroys visual continuity of this immediate block.
- **Alters the Essential Character of the Neighborhood:** Our Neighborhood relies heavily on a low-profile architectural harmony to protect the shared sightlines of the entire neighborhood. Allowing a 23ft-tall silhouette on this highly visible corner lot sets a damaging precedent that alters the essential character of our immediate vicinity and directly impacts the overall neighborhood visual profile.
- **Absence of Hardship or Public Benefit:** The applicant faces no unique geological or physical site constraints that require building upward rather than outward on this oversized flat, 0.34-acre lot. The design choice & request serves only a private preference, creating significant adverse impact on neighbors rather than solving a true geometric necessity. While this request is evaluated under the 35-foot absolute cap, the lot is cleared and buildable. The applicant has a reasonable alternative: consider height modifications to design a beautiful, functional home that fits entirely *by right* within the uniform R-1S zoning standards without imposing on their neighbors
- **Deficient Justification for Property Context & Corner Lot Impact:** The applicant's justification claims the roofline is designed to "complement the natural topography." However, because this is an oversized 0.34-acre corner lot, adding an extra 8 ft of vertical mass creates an imposing, looming presence over the intersecting public rights-of-way (Coolidge Lane and Cleveland Avenue). This harms the architectural harmony in our Neighborhood, a towering structure on that specific corner will visually dominate the neighborhood's entryways. An excessively tall build on this lot will create greater visual encroachment that affects the architectural context of two intersecting street views rather than just one.
- **Establishes a Damaging Precedent:** The BOA has frequently debated the ambiguity of height exception criteria & the need for process improvements. Granting an exception without strict justification would set a damaging precedent that weakens our zoning protections, compromises the integrity of the local zoning code and contributes to creating an unworkable standard for future builds.

For these reasons, we respectfully request that the Board of Adjustment uphold the integrity of Chapter 14 of the City Code and **deny** this Special Exception request.

[illegible] 8/19/2025

**From:** Steve Van Loozen
**To:** Development
**Subject:** Project 26-3001-SP-E
**Date:** Monday, August 17, 2026 8:16:56 AM



CITY OF LAGO VISTA
TEXAS

**Notice of Public Hearing**

**Project #:** 26-3001-SP-E

**Hearing Date and Time:** August 31, 2026 at 6:30 PM in the Council Chambers at City Hall, located at 5803 Thunderbird, Lago Vista, Texas 78645

VAN LOOZEN JOHN & LINDA K
4103 CROCKETT AVE
LAGO VISTA, TX 786457904

**Project Property Location:** 2007 Coolidge Lane (Lot 3023 Highland Lake Estates Section 3)

The City of Lago Vista Board of Adjustment Commission will hold a Public Hearing discussion, consideration, and possible action of a special exception application pursuant to Section 11.60 of Chapter 14 of the City of Lago Vista Code of Ordinances to allow an increase in the maximum height allowed by Table A at 2007 Coolidge Lane (Lot 3023 Highland Lake Estates Section 3). Copies of the proposed special exception are available for public review in the meeting packet at www.lagovistatexas.gov under "Agendas and Minutes".

For additional information, please contact us and include the above highlighted project number with all inquiries:

**E-mail:** development@lagovistatexas.gov
**Phone Number:** 512-267-5259

Please return your comments as soon as possible. Individuals who do not own property within the notification boundary or those unable to deliver written comments must attend the public hearing to provide input. Please note that unexplained support or opposition is less useful to the voting members than comments with context and a specific basis.

☐ In Favor ☒ Opposed

Comments: If this is allowed then we will be more likely and will block our beautiful views

Signed: John Van Loozen & Linda K Van Loozen

This whole page may be returned as follows:

E-mail: development@lagovistatexas.gov
Postal Address: City of Lago Vista, Development Services, P.O. Box 4727, Lago Vista, TX, (U.S.A.) 78645
In Person at Front Counter: Development Services, Lago Vista City Hall, Located at 5803 Thunderbird St.

Sent from my iPhone

AGENDA ITEM NO. VI.1

# Item Cover Page

**BOARD OF ADJUSTMENT AGENDA ITEM REPORT**

**DATE:** November 2, 2026

**SUBMITTED BY:** Tam Pieklik, Development Services Supervisor

**SUBJECT:** Approve the minutes of the August 31, 2026 meeting.

**ATTACHMENTS:**
2026-08-31 board-of-adjustment_minutes.pdf

# BOARD OF ADJUSTMENT CALLED MEETING MINUTES
**MONDAY, AUGUST 31, 2026**
**6:30 PM**
**COUNCIL CHAMBERS**
**5803 THUNDERBIRD**
**LAGO VISTA, TX**

---

## I. CALL TO ORDER, CALL OF ROLL

***Meeting was called to order at 6:36 PM***

Present: Joseph Eckels, Jeff Smith, Todd Massey, Ed Tidwell, Rachel Gonzales, Tom Monahan, Robin Burkhart

Amanda Chavarria - Council Liaison
Duane Smale - Staff Liaison

## II. CITIZEN COMMENTS

In accordance with the Open Meetings Act, the Board 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

## III. STAFF AND COUNCIL LIAISON REPORTS

1. Routine Reports from City Council Liaison.

2. Routine Reports from City staff.

## IV. CONSENT AGENDA

1. Approval of the Minutes for January 5th, 2026.

   Moved by Todd Massey; seconded by Rachel Gonzales to table.

   Motion Tabled: 7- 0

   Voting For: Joseph Eckels, Jeff Smith, Todd Massey, Ed Tidwell, Rachel Gonzales, Tom Monahan, Robin Burkhart

   Voting Against: None

2. Approval of the Minutes for August 3rd, 2026.

   Moved by Tom Monahan; seconded by Jeff Smith to Approve.

   Motion Passed: 7- 0

   Voting For: Joseph Eckels, Jeff Smith, Todd Massey, Ed Tidwell, Rachel Gonzales, Tom Monahan, Robin Burkhart

   Voting Against: None

## V. PUBLIC HEARINGS AND FINAL ACTION

1. 26-3001-SP-E: Open a public hearing to Discuss, Consider, and Take Action on a special exception application pursuant to Section 11.60 of Chapter 14 of the City of Lago Vista Code of Ordinances to allow an increase in the maximum height allowed by Table A at 2007 Coolidge Lane (Lot 3023 Highland Lake Estates Section 3).

   Citizen comments received by: Robert Ruggiero, Sally Ruggiero, Rhonda Treaster on behalf of Lori Frenzel, Allen Dale Windsor, Andrew White, Don White.

   Moved by Tom Monahan; second by Ed Tidwell to continue until it receives written clarification regarding the distinction between a variance and a special exception. The Board also requested written clarification regarding the requirements and limitations for conducting site visits.

   Joseph Eckels moved to amend the motion to include language stating that any action or request by the Board shall not violate City or State law.

Tom Monahan accepts the amendment; second by Ed Tidwell.

Motion Passed: 7- 0

Voting For: Joseph Eckels, Jeff Smith, Todd Massey, Ed Tidwell, Rachel Gonzales, Tom Monahan, Robin Burkhart

Voting Against: None

**VI. ADJOURNMENT**

***Adjourned the meeting at 8:12 PM.***

**CITY OF LAGO VISTA**

_____

**ATTEST:**

_____
City Staff

Date approved by Board of Adjustment Commission: _____