



# The City of Lago Vista

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

**NOTICE OF A REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
THURSDAY, January 8, 2015, 7:00 PM  
COUNCIL CHAMBERS  
CITY HALL - 5803 THUNDERBIRD**

**NOTICE IS HEREBY GIVEN** that the Planning and Zoning Commission of the City of Lago Vista, Texas will hold a Regular Meeting in the Council Chambers, City Municipal Building, 5803 Thunderbird, on the above date and time for discussion and possible action to be taken on the following:

**PUBLIC COMMENTS FOR NON-HEARING RELATED ITEMS**

**ELECTION OF VICE-CHAIR FOR 2015**

**CONSENT AGENDA**

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

**1. Consider Approval Of The Following Minutes:**

- A. October 30, 2014 Impact Fee Advisory Committee Minutes
- B. December 11, 2014 Planning & Zoning Commission Minutes

**PUBLIC HEARINGS**

1. **ZON 1032** – Recommendation to the City Council of a Conditional Use at 4705 Navajo Cv. (Lago Vista Country Club Estates Section 1, Lot 227 A) from Chapter 14, Article 14.200, Section 6 to allow an accessory building setback of 12' instead of 25', allow a maximum height of 24' instead of 18', and allow a 100% hardy board siding instead of the minimum 25% masonry façade requirements for an addition to an existing accessory building.
  - A. Staff Presentation
  - B. Applicant Presentation
  - C. Open Public Hearing
  - D. Close Public Hearing
  - E. Discussion
  - F. Consider Recommendation on Item
  
2. **ZON 1034** – Recommendation to the City Council of a PDD Modification at 7909 Turnback Ledge Trail (Tessera at Lake Travis Phase 1A, Block J, Lot 85) to allow for a 4.6' setback instead of a 5' setback along the eastern side setback for an existing building.
  - A. Staff Presentation
  - B. Applicant Presentation

- C. Open Public Hearing
- D. Close Public Hearing
- E. Discussion
- F. Consider Recommendation on Item

## **BUSINESS ITEMS**

### **1. Sub Committee Reports:**

- A. Overlay District Sub-Committee Report.
- B. Guest House, Accessory Building and Sidewalk Sub-Committee Report.

### **2. 2014 Master Plan Annual Report – Recommendation to Council of annual report documenting implementation of the Comprehensive Master Plan for 2014.**

## **FUTURE AGENDA ITEMS**

**IT IS HEREBY CERTIFIED** that the above Notice was posted on the Bulletin Board located in City Hall in said City at \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

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Christina Buckner, 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.**

Minutes  
Thursday, October 30, 2014, 7:00PM  
Impact Fee Advisory Committee  
City of Lago Vista

Chairperson Tara Griffin called the meeting to order at 7:00 P.M. in Council Chambers at the City Municipal Building, 5803 Thunderbird, Lago Vista, Texas. Members present were Vernon Reher, Gary Zaleski, Jim Moss, Richard Brown, Andy White, and City Council Liaison Dale Mitchell with Paul Smith was absent from the meeting. Development Services Director David Harrell, City Manager Melissa Byrne-Vossmer, City Attorney Barbara Boulware-Wells, Acting Development Service Secretary Belinda Kneblick, and Tim Haynie Sr. and Tim Haynie Jr. were also present representing Haynie Consulting Incorporated (Engineers).

**Public Comment for Non-Hearing Related Items.**

There were no public comments.

**Staff Presentation:**

Staff report was presented by David Harrell summarizing the Impact Fee Report Update for Impact Fee Land Use Assumptions and Capital Improvement Projects

Microsoft Office Power-Point presentation was presented by Tim Haynie Jr. with Haynie Consulting Incorporated which reiterated additional items in the Impact Fee Report Update for Impact Fee Land Use Assumptions and Capital Improvement Projects.

There was conversation between Impact Fee Advisory Committee, David Harrell, Dale Mitchell, Tim Haynie Sr. and Tim Haynie Jr. regarding the study. Some of the topics concerned engineering practices, comparison to surrounding cities growth, current impact fees, and estimated growth for the City of Lago Vista.

**Open Public Comment – 7:29 PM**

There were discussions between the Impact Fee Advisory Committee, Melissa Byrne-Vossmer and Barbara Boulware-Wells regarding the study. Melissa commented on current impact fees and the need to increase for future improvement and growth. Barbara clarified the projected planned development percentage number was a calculated estimated number.

**Closed Public Comment – 7:35 PM**

**Committee Discussion – 7:35 PM**

Jim Moss would like for it be noted that the fees have not been increased in the last 14 years.

Jim Moss stated he would like to see new fees have a spread of 2 to 1 on water verses wastewater.

Richard Brown stated the Commission felt by increasing the fees would attempt to reduce the burden of the impact utility expansion cost on current tax payers.

**Written Comments and/or Recommendation on Item**

Vernon Reher motioned and seconded by Gary Zaleski; the Impact Fee Advisory Committee unanimously recommended approval to the City Council of the City of Lago Vista and makes the following findings and recommendations:

1. The land use assumptions and Capital Improvements Plans underlying the \$3,000 water and \$2,115 wastewater calculations are consistent with State law and good engineering practices.
2. The Advisory Committee finds the data and methodology underlying the maximum impact fee calculation are reasonable and useful for City purposes.
3. By a 6-0 vote, the Advisory Committee concurs with the methodology used in the calculation of the \$3,000 water and \$2,115 wastewater calculations.

Therefore, the Advisory Committee recommends the water fee be raised from \$1,250 to \$3,000 and the wastewater fee be raised from \$1,250 to \$2,115 with the stipulation it be revisited in one (1) year.

Motion passed unanimously by the Committee by a vote of 6-0.

**Adjournment**

On a motion by Vernon Reher and seconded by Richard Brown the Impact Fee Advisory Committee meeting adjourned at 8:46 PM.

\_\_\_\_\_  
Chairperson, Tara Griffin

\_\_\_\_\_  
Belinda Kneblick, Acting Development Services Secretary

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

MINUTES  
Thursday, December 11th, 2014 Regular Meeting  
Planning and Zoning Commission  
City of Lago Vista

Chair Tara Griffin called the meeting to order at 7:04 P.M. at the City Municipal Building, 5803 Thunderbird Lago Vista, Texas. Members present were Tara Griffin, Richard Brown, Jim Moss, Andy White and Vernon Reher. Paul Smith and Gary Zaleski were absent. Development Services Director David Harrell, City Council Liaison Ron Smith, and Development Services Secretary Sherry McCurdy were also present.

**PUBLIC COMMENTS FOR NON-HEARING RELATED ITEMS.**

There were no public comments.

**CONSENT AGENDA**

**1. Consider the Approval of the following Minutes:**

**A. October 30, 2014 Impact Fee Advisory Minutes.**

Jim Moss stated that he thought the following information discussed in the October 30<sup>th</sup> meeting should be added to the minutes-that it had been seven years since the fees have been changed and that the Commission wanted to adjust the tow amounts to more closely reflect the two to one ratio for water and sewer costs.

Richard Brown would like for the minutes to reflect the Commission felt that in accessing the level of the fees they were attempting to reduce the burden of the impact utility expansion cost on current tax payers.

David Harrell stated the minutes would be re-drafted and presented at the next regular meeting.

**B. November 13' 2014 Planning and Zoning Commission Minutes.**

On a motion by Richard Brown and seconded by Vernon Reher the Planning and Zoning Commission voted unanimously to approve the minutes. Voting members for this item were Richard Brown, Andy White, Tara Griffin and Vernon Reher. Jim Moss abstained due to being absent for the November 13<sup>th</sup> meeting.

**BUSINESS ITEMS.**

**1. Sub-Committee Reports.**

**A. Overlay District Committee Report.**

Tara Griffin reported the Committee came up with a reasonable plan to accomplish more. The committee is looking at the overlays of Westlake Hills, TX; Buda, TX; Lakeway, TX; & Lebanon, IN. The next meeting will be scheduled in January.

**B. Guest House, Accessory Building and Sidewalk Sub-Committee Report.**

Vernon Reher reported the research he had done on sidewalks. He will continue to research whose responsibility it is to maintain sidewalks, costs involved, types of sidewalks, ADA Compliance and impervious cover topics. He reports that this committee will schedule their next meeting in January.

Members of the Commission and David Harrell briefly discussed City's possible cost and possible maintenance responsibility, types of material, where sidewalks would be placed and inspection responsibility.

Ron Smith stated the complaints that he is hearing has to do with existing homes trying to retro existing lots. He stated that the City of Jonestown has installed sidewalks at approximately twenty dollars a square foot. Jonestown used Cap Metro money for their project. He reported CAMPO might have money and that City of Grand Prairie used PID money for replacement of fence along roadways. He also stated that most people moving into the community with families are not moving into new development and sidewalks are needed in existing areas. He is trying to figure out how to get sidewalks in on existing streets in critical areas.

**2. 2014 Master Plan Annual Report.**

David Harrell explained how the report was put together and details of the report layout.

Member of the Planning and Zoning Commission, David Harrell and Ron Smith discussed the possible need for more time to review the report, changes made in the report, format of the report, explanation needed of “objective ongoing” and security of information being added to plan.

On a motion by Vernon Reher and seconded by Richard Brown the Planning and Zoning Commission voted unanimously to table recommendation of the Comprehensive Master Plan Annual Report until the January 8<sup>th</sup>, 2015 Planning and Zoning meeting.

**FUTURE AGENDA ITEMS.**

No Future Agenda Items were added.

On a motion by Vernon Reher and seconded by Jim Moss, with motion unanimously approved, the Planning and Zoning Commission meeting adjourned at 7:54 P.M.

\_\_\_\_\_  
Tara Griffin, Chairperson

\_\_\_\_\_  
Sherry McCurdy, Development Services Secretary

On a motion by \_\_\_\_\_, seconded by \_\_\_\_\_, the above and foregoing instrument was passed and approved this 8th day of January, 2015.



# Development Services Department

## STAFF REPORT

Application for Conditional Use

File Number: ZON 1032

**Date:** December 30, 2014

**Applicant:** Gerald Bayer

**Representative:** SAME

**Hearing Dates:** Planning & Zoning Commission – January 8, 2015  
City Council – January 15, 2015

**Location:** 4509 Navajo Cv.

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### APPLICATION SUMMARY

Recommendation by PZC and future consideration by Council of a conditional use from Chapter 14, Article 14.200, Section 6 to allow an accessory building setback of 12' instead of 25', allow a maximum height of 24' instead of 18', and allow a 100% hardy board siding instead of the minimum 25% masonry façade requirements for an addition to an existing accessory building.

### TECHNICAL REVIEW

The Development Services Department has reviewed this request and there are no outstanding comments/issues. In the case that the rezoning is approved, all site engineering, drainage and required infrastructure improvements will be reviewed pursuant to the established Development Review Process to ensure that the Development has met all applicable Federal, State and local regulations and permitting requirements. No permits authorizing Development shall be issued prior to compliance with all applicable regulations.

### DEVELOPMENT REVIEW DEPARTMENT COMMENTS

Under Chapter 14, Article 14.200, Section 17 the purpose of a Conditional Use permit for accessory uses and structures is to provide the Commission and the Council with an opportunity for careful review of uses or structures which may or may not be appropriate in a particular location depending on a balancing, in each case, of the private need and benefits against the impact and effect on an area or neighborhood.

This accessory structure was built in 1995 legally conforming to the Code at that time in regards to height and setbacks. Minimum masonry requirements for accessory buildings did not exist at that time and the building was built using hardy board (siding).

A 1,188 square foot addition (27' x 44') has been proposed to the existing 1,128 square foot accessory building (24' x 47'). This information has been included in attachments 2 and 3.

The issue associated with the conditional use concerns the additional height, closer setbacks, and architectural requirements of the proposed addition. This does NOT include the concept of the addition itself which is allowed under the Code. The private need and benefits of the proposal must be weighed against the impact and effect on an area or neighborhood.

In regards to the additional height, reduced setbacks, and architecture staff believes there will NOT be a significant impact to the neighborhood or area because the existing building is already at this height, setback, and architectural standard. It has existed since 1995. Also, the neighboring lot directly to the east along Comanche Cv. and sharing a lot boundary is vacant (see attachment 4) and would have no direct impact on existing buildings. The lot to the south with the existing home on Navajo Cv. looks to be a considerable distance where the height, setbacks, and architecture would not be any significant issue (see attachment 4).

#### **FINDINGS OF FACT**

Based on a review of the items within City files for this address, the project # ZON-1034, and this Commission/Council packet, staff believes there is no significant impact and effect on the area or neighborhood.

#### **ATTACHMENTS**

Additional information is provided through attached exhibits.

1. Application
2. Site Plan
3. Architectural Renderings & Site Pictures
4. Maps

Attachment 1  
Application



## CITY OF LAGO VISTA

### Conditional Use Permit

Name: Gerald Bayer

Address: 4705 Navajo Cove, Lago Vista 78645

Lot # : 227A

Subdivision: Lago Vista Country Club Estates Section 1

Telephone #: 512-293-3738

Date of Application: October 26, 2014

Signature: \_\_\_\_\_

Conditional Use Permit is being sought for:

\*Please See Attached.

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

Conditional Use Permit is being sought For:

- A. Request condition use to Chapter 14, Article 14.200, Section 6, Subsection 6.10(B)(4)(a) in order to allow an accessory building setback of 12 feet instead of 25 feet.
  
- B. Request conditional use to Chapter 14, Article 14.200, Section 6, Subsection 6.10(B)(4)(d) in order to allow an accessory building height of 24 feet instead of 18 feet.
  
- C. Request conditional use to Chapter 14, Article 14.200, Section 6, Subsection 6.10(B)(4)(c)(1) in order to allow an addition of 100% wood accessory building facade instead of the minimum 25% masonry façade requirement.\*

\*Reason for request:

The existing building we will be adding on to, has Hardy Board siding and we would like to match it with same siding.

Attachment 2

Site Plan

NAVAJO COVE

(BEARING BASIS 70.00')  
N20°31'00"E 70.00'

NAVAJO COVE

(C1)  
C1

(C2)  
C2

LOT 227

5' PUE & DE (PLAT & 3475/2233)  
N59°00'46"W 126.63'  
(N60°36'00"W 126.70')

LOT 229

(S68°33'00"E 50.00')  
S73°41'08"E 49.83'

5' PUE & DE (PLAT & 3475/2233)

5' PUE & DE (PLAT & 3475/2233)

(N54°18'00"E 148.87')  
N54°59'27"E 148.77'

5' PUE & DE (PLAT & 3475/2233)

LOT 228

TWO-STORY  
ROCK AND WOOD  
HOUSE

HOT TUB  
COVERED PATIO

COVERED  
PORCH

CONCRETE  
DRIVEWAY

TWO-STORY  
WOOD GARAGE

Purposed  
Addition  
To Existing  
Garage

LOT 223

LOT 224

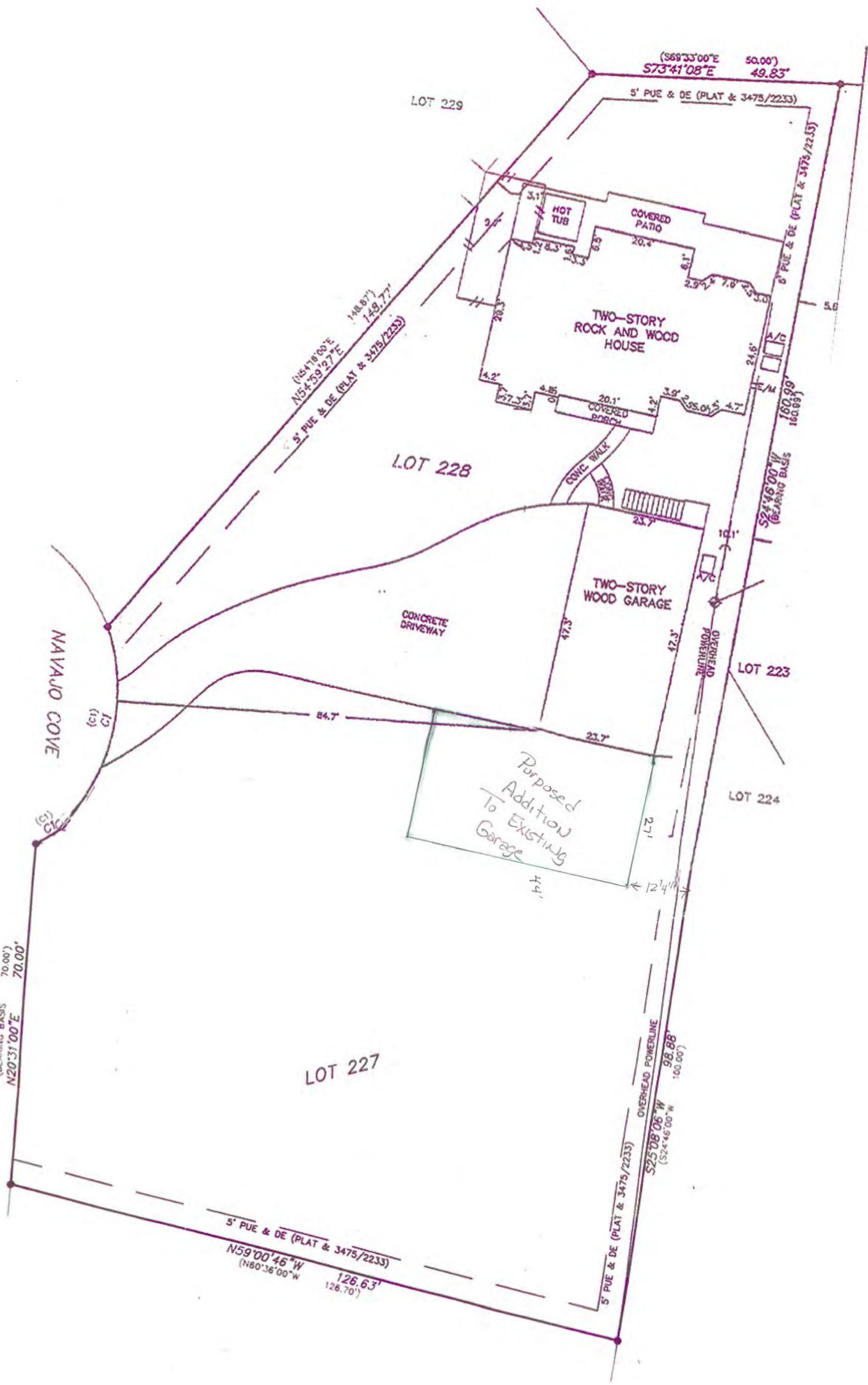
OVERHEAD POWERLINE  
S25°08'06"W 98.88'  
(S24°46'00"W 100.00')

5' PUE & DE (PLAT & 3475/2233)

5' PUE & DE (PLAT & 3475/2233)

52°16'00"W (BEARING BASIS 160.99')  
160.89'

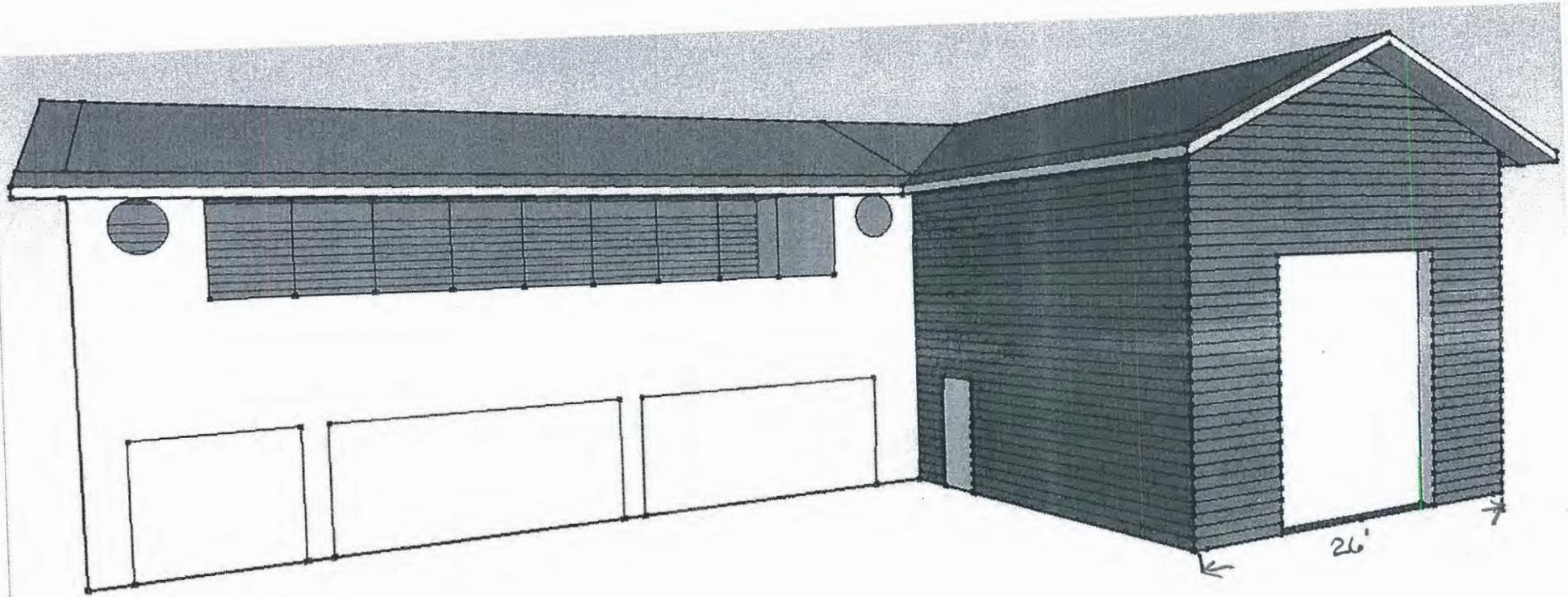
OVERHEAD  
POWERLINE

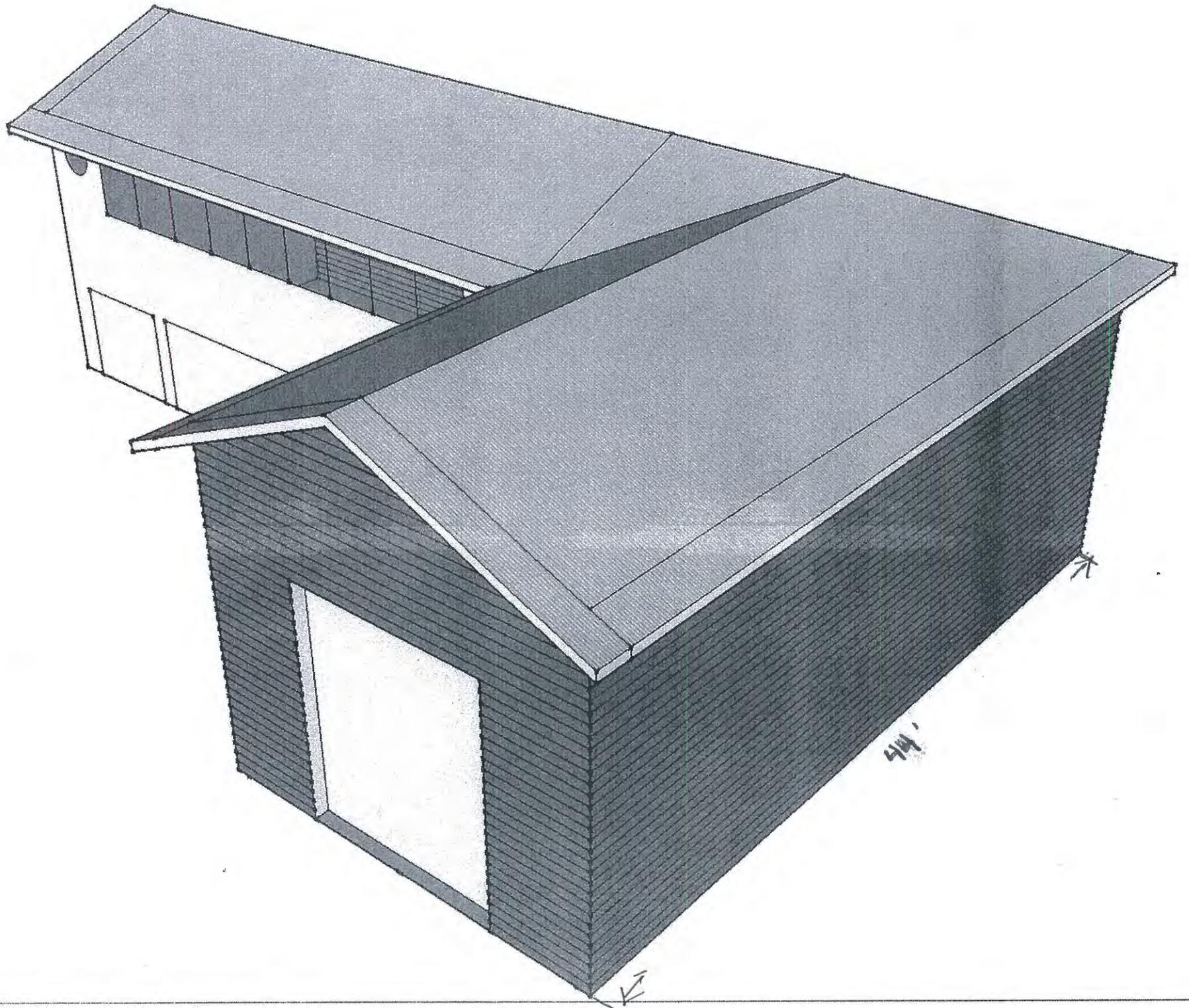


## Attachment 3

### Architectural Renderings & Site Pictures

# Motorhome Garage Addition To Existing Garage



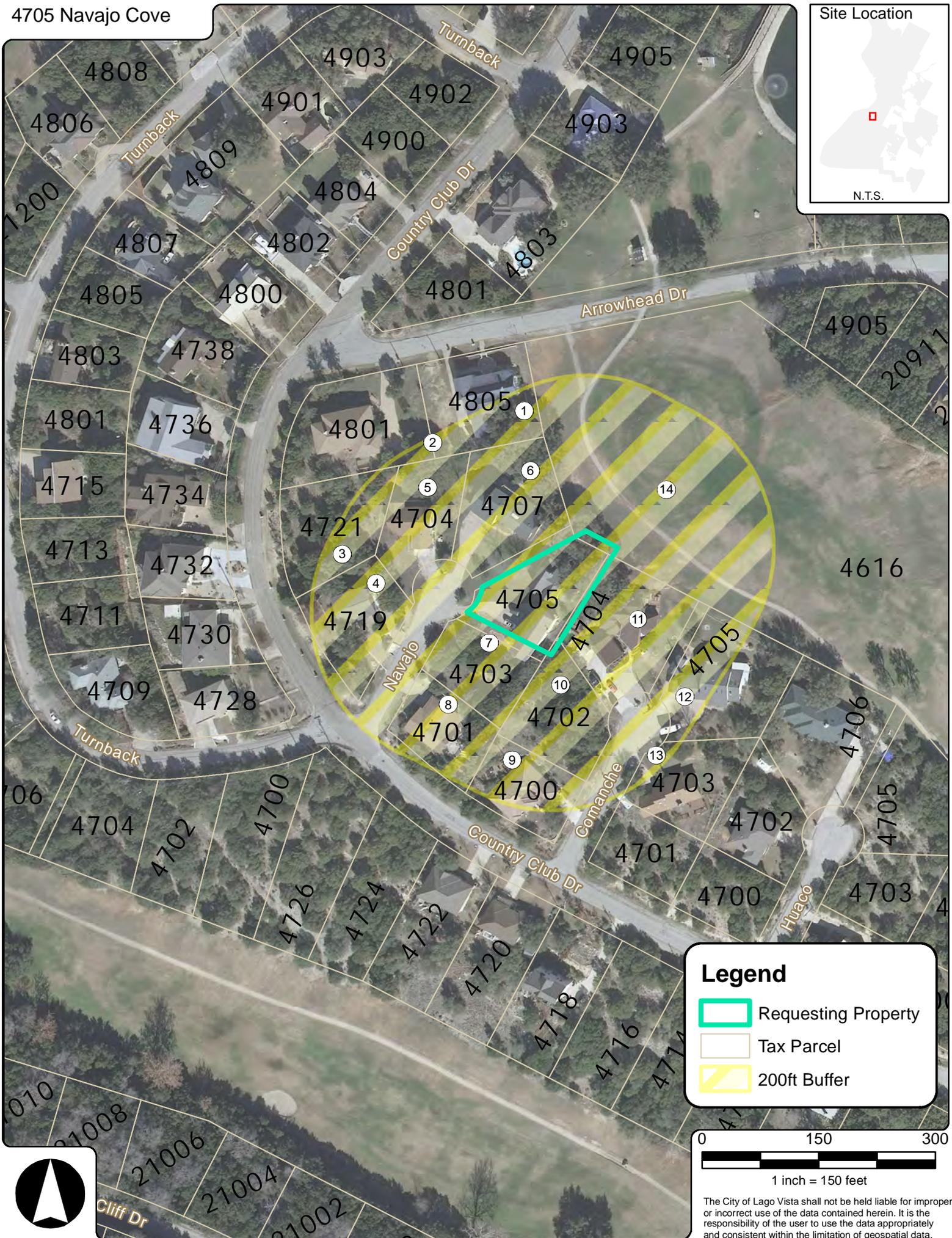






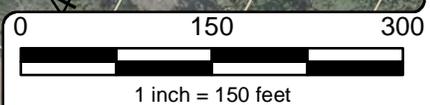
## Attachment 4

### Maps



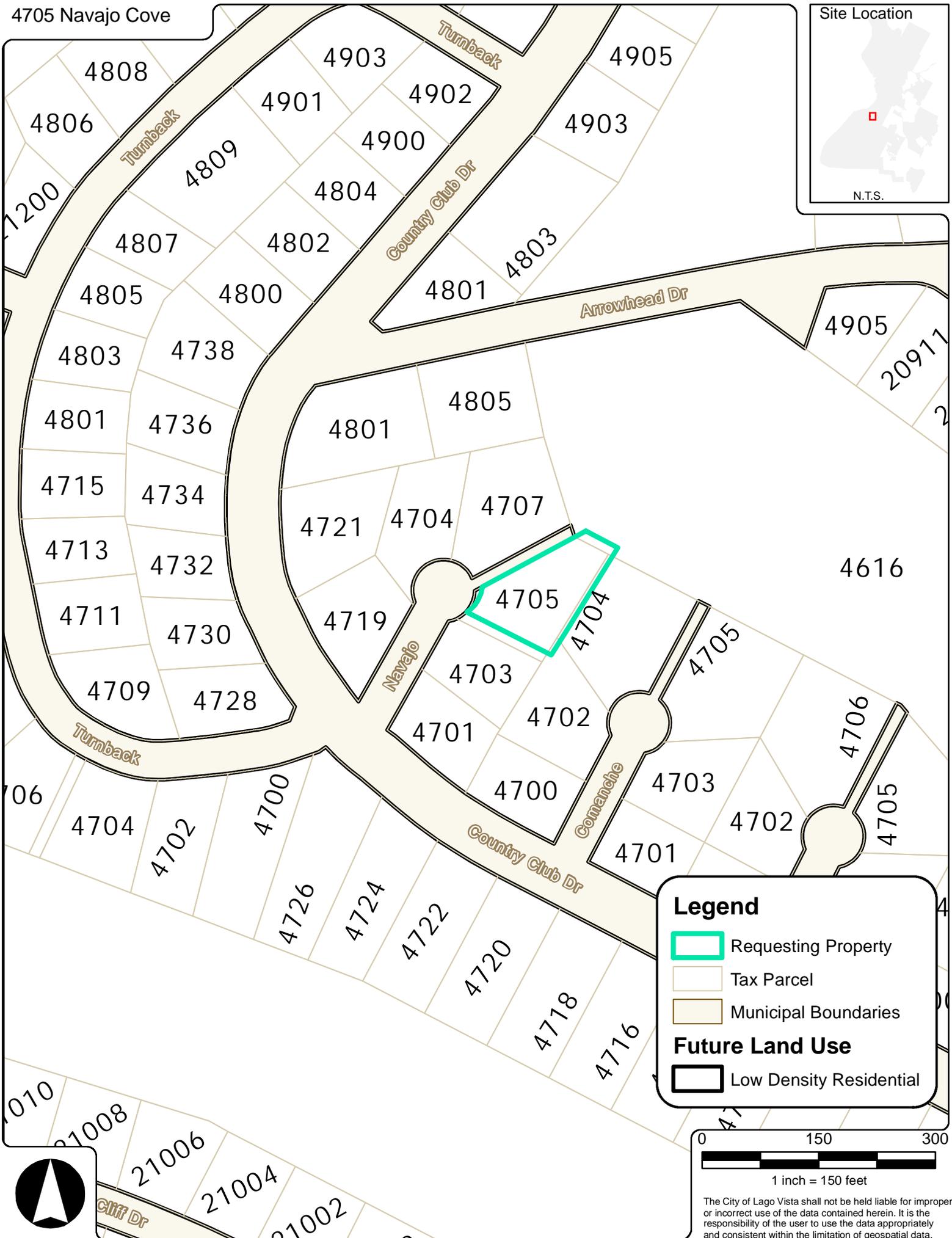
**Legend**

-  Requesting Property
-  Tax Parcel
-  200ft Buffer



The City of Lago Vista shall not be held liable for improper or incorrect use of the data contained herein. It is the responsibility of the user to use the data appropriately and consistent within the limitation of geospatial data.





**Legend**

-  Requesting Property
-  Tax Parcel
-  Municipal Boundaries

**Future Land Use**

-  Low Density Residential



The City of Lago Vista shall not be held liable for improper or incorrect use of the data contained herein. It is the responsibility of the user to use the data appropriately and consistent within the limitation of geospatial data.





# Development Services Department

## STAFF REPORT

### Application for PDD Modification

### File Number: ZON 1034

**Date:** December 30, 2014

**Applicant:** Highland Homes

**Representative:** SAME

**Hearing Dates:** Planning & Zoning Commission – January 8, 2015  
City Council – January 15, 2015

**Location:** 7909 Turnback Ledge Tr.

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#### APPLICATION SUMMARY

Recommendation by PZC and future consideration by Council of an Ordinance to the City Council of the City of Lago Vista Texas for a Planned Development District (PDD) Modification for the Tessera at Lake Travis Master Development Plan (MDP) Text in order to modify the eastern minimum setback for Lot 85, Block J, Tessera on Lake Travis, Phase 1A from 5' to 4'-6" to accommodate a recently built home.

#### TECHNICAL REVIEW

The Development Services Department has reviewed this request and there are no outstanding comments/issues. In the case that the rezoning is approved, all site engineering, drainage and required infrastructure improvements will be reviewed pursuant to the established Development Review Process to ensure that the Development has met all applicable Federal, State and local regulations and permitting requirements. No permits authorizing Development shall be issued prior to compliance with all applicable regulations.

#### DEVELOPMENT REVIEW DEPARTMENT COMMENTS

The proposed changes to the MDP text will modify a lot minimum setback to accommodate a newly built home. The additions are shown in red underline to the original PDD Master Development Plan Text as shown below.

17. Within this PDD, the following standards shall control over any contradictory requirements of the Comprehensive zoning ordinance:
  - A. Minimum building setbacks for residential lots within Area 1, 2, and 3 required to meet residential zoning classification "R-1G" standards are as follows:
    - i. front yard setback is twenty feet (20');
    - ii. rear yard setback is twenty feet (20'), except where the rear lot line is adjacent to common open space, then the rear yard setback is ten feet (10'); and,

- iii. side-yard setback is five feet (5'), except for zero lot line residential development, and Lot 85, Block J, Tessera on Lake Travis, Phase 1A will have a setback of four feet six inches (4'6") on the east side lot line.

The neighboring lots are undeveloped at this time, with the exception of a foundation to the east of this lot. In staff's professional opinion, the granting of this modification will not result in any significant detriment since the biggest intrusion is 6" at the corner of the home with the intrusion slowly going back into the setback within 20' of the corner.

#### **FINDINGS OF FACT**

Based on a review of the proposed changes, surrounding development patterns of mostly vacant land, staff believes there is no significant detriment to the City or future development of the surrounding lots by allowing this change to the PDD MDP text.

#### **ATTACHMENTS**

Additional information is provided through attached exhibits.

1. Applicant Request with Proposed Change
2. Proposed Ordinance with Applicant Changes
3. Maps

Attachment 1

Applicant Request with Proposed Change



November 25, 2014

**VIA: Hand Delivery**

City of Lago Vista Development Services  
P.O. Box 4727  
Lago Vista, TX 78645  
Tel: (512) 267-5259  
Fax: (512) 267-5265

**Re: 7909 Turnback Ledge Trail, Tessera**

Highland Homes is requesting a variance for 7909 Turnback Ledge Trail in Tessera, Lot # 85 Block "J". Attached is the purposed change, copy of survey PDD ordinance with text-maps and proposed change.

Truly,

A handwritten signature in black ink, appearing to read "J. Smith", written over a horizontal line.

J. Smith  
Vice President  
Highland Homes

Enclosures

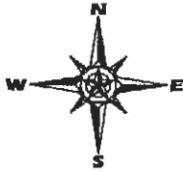
JS/alb

17. Within this PDD, the following standards shall control over any contradictory requirements of the comprehensive zoning ordinance:

A. Minimum building setbacks for residential lot within Area 1, 2, and 3 required to meet residential

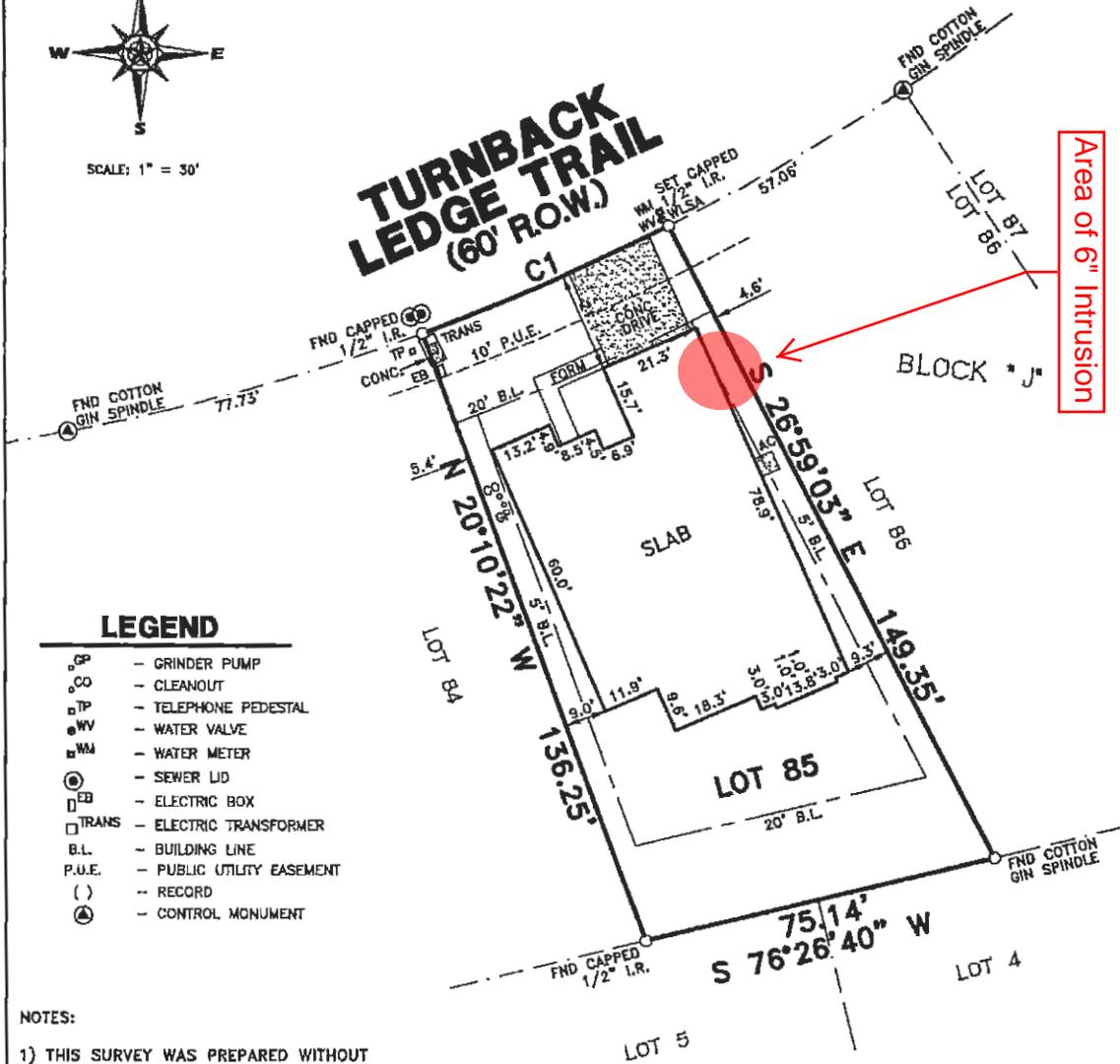
Zoning classification "R-1G" standards are as follows:

- i. Front yard setback is twenty feet (20');
- ii. Rear yard setback is twenty feet (20'), except where rear lot line is adjacent to Common open space, then the rear yard setback is ten feet (10'); and,
- iii. Side-yard line setback is five feet (5'), except for zero lot line residential development, and  
Lot #85, Block "J" ...will have a setback of four feet six inches (4'-6") on the East side lot line.



SCALE: 1" = 30'

# TURNBACK LEDGE TRAIL (60' R.O.W.)



Area of 6" Intrusion

### LEGEND

- GP - GRINDER PUMP
- CO - CLEANOUT
- TP - TELEPHONE PEDESTAL
- WV - WATER VALVE
- WM - WATER METER
- SL - SEWER LID
- EB - ELECTRIC BOX
- TRANS - ELECTRIC TRANSFORMER
- B.L. - BUILDING LINE
- P.U.E. - PUBLIC UTILITY EASEMENT
- ( ) - RECORD
- ⊙ - CONTROL MONUMENT

**NOTES:**

1) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND WOULD BE SUBJECT TO ALL APPLICABLE COVENANTS, CONDITIONS, RESTRICTIONS, OR EASEMENTS THAT A CURRENT TITLE COMMITMENT MAY DISCLOSE.

2) SUBJECT TO ALL APPLICABLE CITY AND/OR COUNTY DEVELOPMENT CODES AND ZONING ORDINANCES.

3) SLAB EXTENDS ACROSS 5' BUILDING LINE (SIDE) AS SHOWN.

**CURVE TABLE**

CURVE	RADIUS	DELTA	ARC
C1	480.00	06°48'40"	57.06

ALL BEARINGS ARE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED. ALL EASEMENTS AND BUILDING LINES ARE BASED ON THE RECORDED PLAT, UNLESS OTHERWISE NOTED. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY HAS BEEN COMPILED IN ACCORDANCE WITH INFORMATION CONTAINED IN THE TITLE COMMITMENT REFERENCED IN GF NO. -

**SURVEY OF**

LOT 85, BLOCK "J", TESSERA ON LAKE TRAVIS, PHASE 1A, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NO. 201400071, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

THIS TRACT IS LOCATED WITHIN FLOOD ZONE "X(UNSHADED)" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48453 C 0205 H, REVISED SEPTEMBER 26, 2008. FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

PURCHASER	-	LENDER CO.	-
ADDRESS	7909 TURNBACK LEDGE TRAIL	TITLE CO.	-

*Windrose Land Services Austin*  
4120 Commercial Center Dr.  
Suite 300  
Austin, Texas 78744  
TEL (512) 326-2100 FAX (512) 326-2770  
COPYRIGHT 2014 WINDROSE LAND SERVICES AUSTIN, ALL RIGHTS RESERVED



I do hereby certify that this survey was this day made on the ground and that this plat correctly represents the property legally described hereon (or on attached sheet). That the facts found at the time of this survey show the improvements and that there are no encroachments apparent on the ground, except as shown. Surveyor for Windrose Land Services Austin.

*Michael Turner* 11/6/14

FIELD WORK	11/04/14	CW	DRAFTED BY	11/05/14	JP	CHECKED BY	11/06/14	MT
REVISION	-	-				MAPSCO PAGE		JOB NO.
REVISION	-	-				399 N		29344 H

Attachment 2

Proposed Ordinance with Applicant Changes

**CITY OF LAGO VISTA, TEXAS**

**ORDINANCE NO. O-\_\_\_\_\_-15**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS, AMENDING THE ZONING ORDINANCES 09-12-17-01 AND O-19-14 AND AMENDING THE TESSERA ON LAKE TRAVIS PLANNED DEVELOPMENT DISTRICT (PDD) ZONING MASTER DEVELOPMENT PLAN TEXT; MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS.**

**WHEREAS**, the owner of the Property, more particularly described on the attached Exhibit “A,” has requested that the PDD master development plan text be amended to allow for a setback of 4’6” on the eastern setback for Lot 85, Block J, Tessera on Lake Travis, Phase 1A; and

**WHEREAS**, after giving ten (10) days written notice to the owners of land within 200-feet of the Property, the Planning and Zoning Commission and City Council held a public hearing on the proposed PDD amendment on the Property; and

**WHEREAS**, after publishing notice to the public at least fifteen (15) days prior to the date of such hearing, the Planning and Zoning Commission and the City Council at a public hearing have reviewed the request and the circumstances of the Property and finds that there is sufficient evidence to warrant a change in the zoning of the Property; and

**WHEREAS**, the City previously approved the PDD by and through Ordinance 12-07-19-01 and thereafter amended such ordinance through Ordinances O-07-14 and O-19-14. In addition to the changes requested by the owner of the Property, the City desires by and through this ordinance to bring the original Master Development Plan (“MDP”) text and maps and additional previous changes into one functioning Ordinance. Nothing within either previous Ordinance has been removed or replaced with the exception of the proposed change stated herein; and

**WHEREAS**, the City desires that development within its corporate limits occur in an orderly manner in order to protect the health, safety, and welfare of its present and future citizens, protect property values and provide for the growth of the City’s tax base; and

**WHEREAS**, the City desires to control the development standards for the Property; and

**WHEREAS**, the City Council believes that such amendment will continue to provide the orderly development while allowing the owner the flexibility to market properly.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS, THAT:**

**Section 1. Findings.** The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact. The Commission, City Manager and City Council find that this Ordinance satisfies the requirements of Section 13 of the City of Lago Vista Zoning Ordinance.

**Section 2. Amendment of Zoning Ordinance.** The Zoning Ordinance and other applicable ordinances, particularly Ordinance No. 09-12-17-01 that originally zoned the property, are hereby modified and amended as set forth in Section 3.

**Section 3. Zoning Requirements for the PDD.** The zoning requirements for the property described in Exhibits “B-I”, attached hereto, shall be according to Exhibits “B-I,” attached and made a part of this

ordinance. The property shall be developed in accordance with the map and standards within on Exhibits “B-I.”

**Section 4. Severability.** Should any section or part of this Ordinance be held unconstitutional, illegal, or invalid, or the application to any person or circumstance for any reasons thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this ordinance are declared to be severable.

**Section 5. Effective Date.** This Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the *Tex. Loc. Gov't. Code*.

**Section 6. Open Meeting.** It is hereby officially found and determined that this meeting was open to the public, and public notice of the time, place and purpose of said meeting was given, all as required by the Open Meetings Act, *Chapter. 551, Tex. Gov't Code*.

**PASSED AND APPROVED this 15<sup>th</sup> day of January, 2015.**

---

Randy Kruger, Mayor

ATTEST:

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\_\_\_\_\_, Interim City Secretary

Exhibit "A"

Legal Description

Lot 85, Block J, Tessera on Lake Travis, Phase 1A

## **EXHIBIT B**

### **PDD DEVELOPMENT PLAN**

The Property shown on the attached Exhibit "C" (the "PDD Map") shall be developed for uses permitted in this PDD Development Plan, pursuant to approved Preliminary Plans, Site Development Plans and Final Plats. A phase or section of Tessera on Lake Travis may have a mix of uses as provided in this PDD Development Plan, provided the areas in which each such use is permitted in a phase or section and the relationship of each separate use or occupancy to a different use or occupancy shall be provided on the recorded final plat, and appropriate setbacks or buffers shall be included between commercial, retail, multifamily, and recreational uses and areas to be developed for single family, attached single family and townhouse occupancies.

1. Land Use. This Development Plan includes the map attached hereto as Exhibit "C" and made a part hereof for all purposes ("PDD Map").
  - A. Area I shown on the PDD Map may be developed for a mixed use and may include retail, commercial office, multifamily, townhome, condominiums, single family attached and single family detached uses and park type uses, as specifically provided below. Areas designated for commercial, retail, or office uses be limited to those uses which shall comply with the zoning requirements and development standards of commercial zoning classification "C-1A" except as hereinafter specifically modified. Townhome uses, attached single family units or multifamily are allowed and shall comply with the zoning requirements and development standards of residential zoning classification "R-4" except as hereinafter specifically modified.
  - B. Area 2 shown on the attached PDD Map shall be limited to residential, condominium and attached townhome uses as described herein, except as provided below.
  - C. The following uses are allowed in Area 3: residential and attached townhome uses as described herein, except as hereinafter specifically modified. Amenity centers with a swimming pool, tennis courts, basketball courts, baseball and soccer play fields, decks, parking, trailhead facilities and other similar support facilities, including restaurant, and retail uses. Buildings comprising amenity center(s), dry stack boat storage facilities, and other support facilities shall comply with parks zoning classification "P-1B" standards. Restaurants and retail in stand-alone buildings shall comply with the zoning requirements and development standards of commercial zoning classification "C-1A" except as hereinafter specifically modified. Swimming pools, tennis courts, basketball courts, baseball and soccer play fields, decks, parking, public parks and trailhead facilities shall comply with parks zoning classification "P-1A" standards. Drainage areas, open space and other environmentally sensitive areas shall comply with parks zoning classification "P-2" standards. Each of these uses shall comply with the stated zoning requirements and development standards except as herein specifically modified. Appropriate buffering will be provided between the dry stack boat storage and residential uses.
  - D. The single family residential lots for detached single family units shall comply with the zoning requirements and development standards for residential zoning classification "R-1G" (single family dwellings) except as hereinafter specifically modified. Attached single family units and attached townhome dwellings shall comply with the "R-4" zoning requirements and development standards, except as hereinafter specifically modified. Detached zero-lot line single family dwellings within shall comply with residential zoning classification "R-0" development standards.
  - E. Within Areas 1 and 2 the following uses are allowed: amenity centers with a swimming pool, tennis courts, basketball courts, baseball and soccer play fields, decks, parking,

trailhead facilities and other similar support facilities. Buildings consisting amenity center(s), and other support facilities shall comply with parks zoning classification "P-IB" standards. Swimming pools, tennis courts, basketball courts, baseball and soccer play fields, decks, parking, public parks, and trailhead facilities shall comply with parks zoning classification "P-1A" standards. Drainage areas, open space and other environmentally sensitive areas shall comply with parks zoning classification "P-2" standards. Each of these uses shall comply with the stated zoning requirements and development standards except as herein specifically modified. Appropriate buffering will be provided between the dry stack boat storage and residential uses.

2. The City of Lago Vista shall have a public safety easement over all private streets and roadways which easement shall be described in subdivision plat or separate easement recorded in the Official Public Records of Travis County, Texas.
3. Each developed Lot within this PDD shall be served by the City of Lago Vista water and wastewater utility services. Wastewater utilities located within the Property, after acceptance of the wastewater system within the phase, are public utilities up to the point of connection to each lot's lot line. Water utilities, after acceptance of the water system within the phase are part of the public system up to the point of connection to a private service meter.
4. Sidewalks shall not be required for areas with residential lots within the PDD with a density of less than 6.5 units per acre. Sidewalks shall be required for all multifamily, non-residential, and single or two-family development having a density greater than 6.5 units per acre unless otherwise varied by the City Council based on a pedestrian pathways plan for walks and bikeways.
5. No street lights shall be required within this PDD except for special lighting at critical locations and public gathering spaces to be designated by Developer. The Developer shall submit to the City Manager for approval a street light plan including light design and luminance specifications.
6. All site development must comply with the Highland Lakes Watershed Ordinance and City water quality regulations in effect on May 7, 2009.
7. Cut and/or fill slopes on the PDD shall not exceed four feet (4') in height without a variance. All cut and fill variances in the PDD may be approved administratively by the concurrence of the City Staff and City Engineer provided the cut and fill slopes greater than four feet (4') are appropriately sloped, terraced, or through installation of retaining walls to control erosion and sedimentation. All cut slopes must be stabilized in accordance with an approved geotechnical analyses provided to the City by a Professional Engineer. Site grading shall comply with accepted engineering practices, the Americans with Disability Act, and any other applicable federal, state, or regional regulations.
8. No oil drilling, extraction or removal of stone, gravel, caliche, minerals, earth or other natural material for commercial purposes shall be permitted.
9. NO boats, recreational vehicles, or empty trailers may be parked outside on any residential lots with in this PDD.
10. No building or other structure, except a boat launch and boat docks necessary for access to Lake Travis, may be constructed within the Critical Water Quality Control zone of Lake Travis. Any access ramp necessary for boating operations into Lake Travis shall be approved, designed and constructed according to the standards of the Lower Colorado River Authority ("LCRA").
11. A maximum of 50% impervious coverage may exist on any detached single-family residential lot. This limit may be met on a lot basis or on a final plat basis. If computed on a final plat basis, the final plat shall contain no more than 50% impervious cover.
12. No single-family detached residence shall be constructed with less than 1,600 square feet of heated and cooled living area. No townhome or condominium unit shall be less than 1,200 square feet of heated and cooled living area. No apartment unit shall be less than 750 sq. ft. Off street parking for each detached single-family dwelling shall be consistent with city code requirements.
13. Maximum building height for any single family residential lot is thirty-five feet (35') above the highest point on the lot. Maximum building height for townhome lots is forty feet (40') above the highest point on the lot.

14. All residential and commercial structures shall have exterior facades constructed of a minimum 50% masonry.
15. Townhome development shall be restricted to a maximum 60% impervious cover limit. This limit may be met on a lot basis or a final plat basis. If computed on a final plat basis; the open space within the plat shall be common open space such that no more than 60% of the area within the townhome area plus the open space plat would be impervious cover.
16. The maximum building height for amenity center buildings within the PDD shall not exceed two stories plus a daylight basement or a maximum of forty feet (40') above the highest point on the lot
17. Within this PDD, the following standards shall control over any contradictory requirements of the Comprehensive zoning ordinance:
  - A. Minimum building setbacks for residential lots within Area 1, 2, and 3 required to meet residential zoning classification "R-1G" standards are as follows:
    - i. front yard setback is twenty feet (20');
    - ii. rear yard setback is twenty feet (20'), except where the rear lot line is adjacent to common open space, then the rear yard setback is ten feet (10'); and,
    - iii. side-yard setback is five feet (5'), except for zero lot line residential development, and Lot 85, Block J, Tessera on Lake Travis, Phase 1A will have a setback of four feet six inches (4'6") on the east side lot line.
  - B. Minimum building setbacks for residential lots within Area 1, 2 and 3 required to meet residential zoning classification "R-0" or "R-4" standards are as follows:
    - i. front yard setback is twenty feet (20'), provided the driveway is long enough for vehicles to park completely on the driveway without projecting into the street or other walking areas in the public right of way;
    - ii. rear yard setback is twenty feet (20'), except where the rear lot line is adjacent to common open space, then the rear yard setback is ten feet (10'); and,
    - iii. plats for or immediately adjacent to zero lot line development shall show a five foot (5') maintenance and drainage easement on the lot adjoining the "zero" side lot line, allowing for no less than ten feet (10') of area between dwellings in which no structure may be built.
18. For Areas I 2 and 3, the lot requirements of the City's development standards shall apply, except for the following:
  - A. The maximum building height for office buildings in Area I shall be fifty feet (50') from the highest point on the lot. Other commercial buildings shall conform to the height restrictions specified in commercial zoning classification "C-1A." height.
  - B. The maximum building height for dry-stack boat storage facilities in Area 3 shall be forty feet (40') from the highest point on the lot. Reasonable efforts shall be made to minimize the visibility and profile of this facility using the natural terrain, natural architectural elements, and tree cover.
  - C. The dry-stack boat storage facility shall be allowed to store boats and boating-related equipment, boat handling equipment and materials, fuel for the operation of boats in approved containment and dispensing facilities, and boat repair and maintenance equipment.
19. The City may require right-of-way (ROW) along FM 1431 be dedicated for expansion of FM 1431. The amount of ROW, if required, shall be determined in consultation with TxDOT prior to approval of any plat with access to or adjoining FM 1431.
20. Driveways and street intersections along arterials and FM 1431 shall be no closer than 250 feet unless a TIA required by existing regulations calls for a greater separation. Adjacent parking lots along an arterial and FM 1431 shall be interconnected.

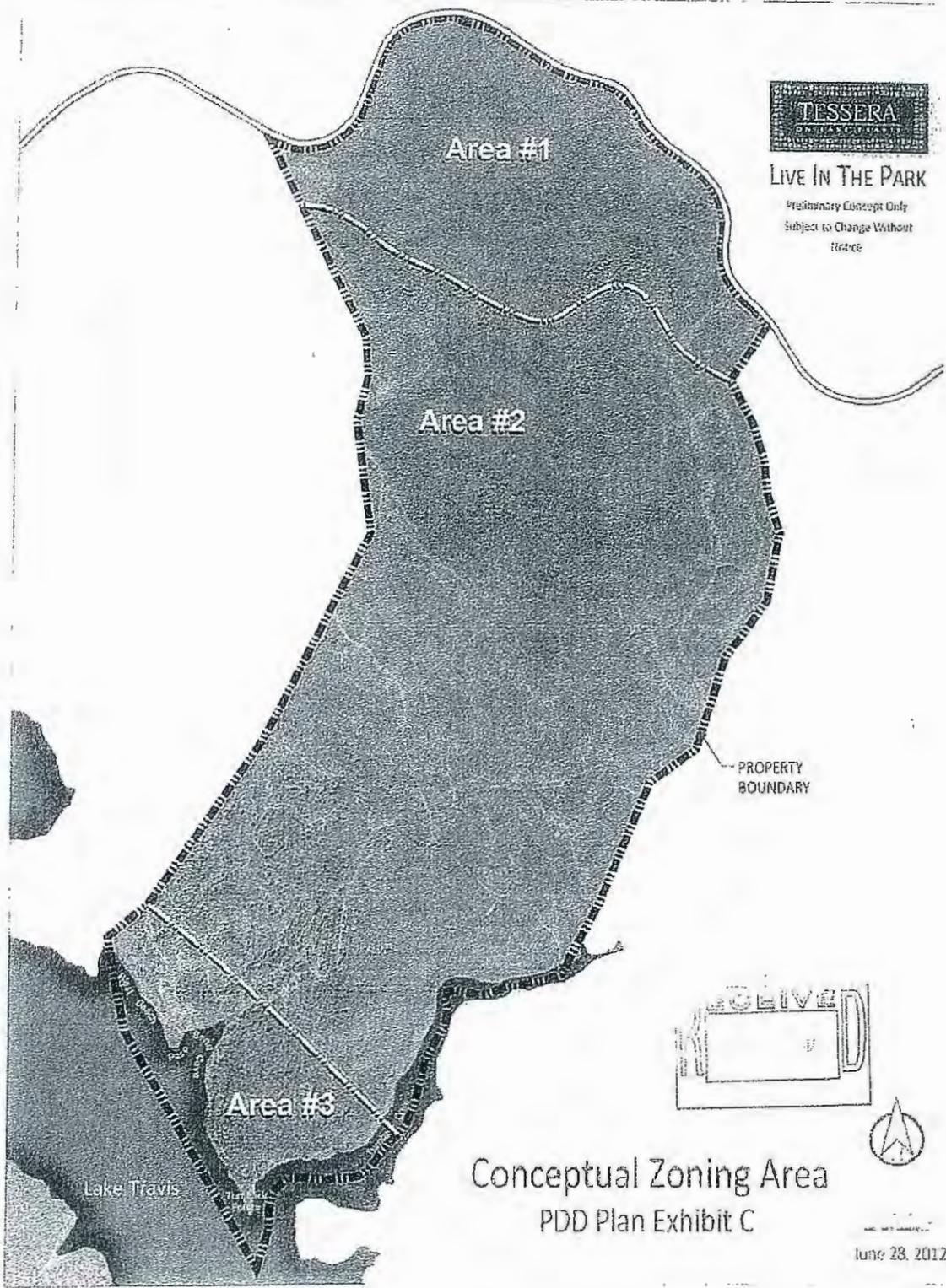
21. The road connecting the first preliminary plat area of the Project to FM 1431 will include a four (4) lane section and a two (2) lane section as depicted in the attached Exhibit "D" which is made a part hereof for all purposes ("Initial Entrance Road"). Phase I Developer may, at its sole option, submit construction plans for the Initial Entrance Road without a subdivision plat dedicating the right of way for the Initial Entrance Road. As a condition of the City's approval of the construction plans for the Initial Entrance Road, Phase I Developer will, at its sole option, dedicate the right of way plans for the Initial Entrance Road by either a separate instrument in a form approved by the City or by recorded plat. The City shall timely accept the Initial Entrance Road for ownership and operation if the Initial Entrance Road has been constructed in substantial compliance with the approved construction plans. So long as equipment used to construct major infrastructure (public roads, wet utility lines, water quality ponds and detention ponds) uses the Initial Entrance Road for entrance to and from the Property, the Initial Entrance Road will be maintained by Developers. Until the City accepts the Initial Entrance Road for maintenance, Phase I Developer will repair damages to the Initial Entrance Road caused by equipment used to construct major infrastructure for the Project; provided, however, that the City will be responsible to repair damages caused by public use of the road. Equipment, machinery and traffic uses associated with home building and site development is deemed to not be equipment used to "construct major infrastructure," as defined above. Once equipment used to construct major infrastructure is no longer driven on the Initial Entrance Road, Phase I Developer may request that the City accept the Initial Entrance Road for maintenance. So long as the Initial Entrance Road is in substantial compliance with the approved construction plans, the City shall timely accept the Initial Entrance Road for maintenance. The Initial Entrance Road will be the only road connection to FM 1431 for all development within Phase I of the Project. Notwithstanding any other provision in the City Code, a second entrance from the Project onto FM 1431 shall only be required once the daily trip reaches 3,480 trips based on actual traffic counts measured south of the traffic circle shown on the attached Exhibit "D". The Initial Entrance Road and the Second Entrance Road shall be the only two required public roads connecting the Project to FM 1431.
22. Traffic Analyses. The Developer has provided the City a Traffic Impact Analysis that addresses the intersection of the Initial Entrance Road and FM 1431. The Developer has provided the City a Daily Traffic Analysis for Phase 1 of the Project. The City has reviewed and approved the Daily Trip Analysis to be used in conjunction with Phase 1 of the Project. The Initial Entrance Road, as depicted in Exhibit "D", has sufficient road capacity for the full build out of Phase I of the Project. The requirement to submit a traffic analyses with a preliminary plat application within Phase 1 of the Project has been satisfied. As a condition of the City's approval of the first final plat out of Phase 1 of the Project, Developer shall deliver to the City funds in an amount specified in the April 22, 2010 letter agreement between the City and the Developer regarding the funding of the improvements described in a letter from Department of Transportation ("TxDOT") to the City dated March 25, 2010. Developer shall fund one hundred percent of the costs of designing, engineering and constructing the improvements described in the AFA.
23. City Approval of Building Permits, Certificates of Occupancy, and Subdivision Plats.
  - A. The City shall process and act upon an application for the approval of a preliminary Subdivision Plan, and Site Development Plans, if such applications substantially comply with the rules applicable to such application.
  - B. The City will issue building permits for buildings to be constructed within a portion of the Property for which a final plat has been approved and recorded if the City has either accepted the completed subdivision infrastructure improvements for such phase, or the Developer has posted adequate fiscal surety for the subdivision infrastructure in a form approved by the City Manager of the City and Developer has begun construction of the subdivision infrastructure. The City will not issue a certificate of occupancy for any building until the City has accepted the subdivision infrastructure that serves the lot where the building is located. Model homes may be *used* for marketing purposes only prior to the issuance of a certificate of occupancy.
24. No building permits shall be issued on land for which a final plat has not been recorded, with the exception of construction and sales trailers or temporary facilities designed to prepare for, oversee, or manage the land planning, construction, or sales processes, which shall be removed upon or before the completion of the phase of development noted on an approved and recorded final plat.
25. Propane and Dry Utilities.

- A. Notwithstanding any other provision of the City Code, the City approves installation of a propane or natural gas distribution system to serve platted Jots within the Property, subject to approval of construction plans and acceptance of the completed propane system, in phases, by the City Engineer, and any necessary state regulatory approvals. The owner and operator of the propane or natural gas distribution system shall be required to obtain a franchise from the City prior to the installation and operation of the propane or natural gas distribution system. The franchise shall provide standard terms and provisions and for the payment to the City of a City franchise fee.
  - B. In areas where it may be inappropriate to cut the dry utility trench through rock, Developer shall provide the City plans for placing the dry utilities in an above-ground conduit covered by sufficient soil and vegetation to avoid exposure of the conduit. The City Manager or his designee may approve dry utilities at minimum depths per utility suppliers' standards, which approvals may include requirements to cap conduits in concrete.
26. The City tree preservation and landscape standards in effect as of May 7, 2009 shall apply to development within this PDD.
27. One Residential Subdivision Sign may be installed near each public road intersection with RM 431. The Residential Subdivision Sign located near the intersection of Tessera Parkway and RM 431 shall conform to the design specifications shown in the attached **Exhibit "E."** Additional Residential Subdivision Signs must comply with the following design standards:
  - A. The area of the sign shall not exceed 45 square feet, as shown in **Exhibit "E."**
  - B. Have a design similar to the Residential Subdivision sign shown in **Exhibit "E."**
  - C. The area of sign does not include support structures or stone as shown in the attached **Exhibit "E"**
  - D. Decorative lights may be attached to the sign.
  - E. The sign may be illuminated by external ground mounted lights. The entry columns and walls shown in **Exhibit "E"** may have decorative lights.
  - F. The height of the entry columns is not to exceed 13'-5".
28. In addition to the sign authorized by #27 and #29, within the area shown in the attached Exhibit "F," no more than two residential subdivision signs regarding development and construction progress of the project may be installed. The area of sign for each sign may not exceed 210 square feet (length 20'-0" and height 10'-0"). The City of Lago Vista staff will have the opportunity to review and approve the signage at the end of the fifth year following the approval date and at the end of each five year period thereafter.
29. In addition to the signs authorized by #27 and #28 above, within the area shown in the attached Exhibit "F," the developer may install one residential subdivision sign for each home builder that has a model home or a model home under construction within this PDD. The area of sign may not exceed 64 square feet (length 8'-0" and height 8'-0"). The City of Lago Vista staff will have the opportunity to review and approve the signage at the end of the fifth year following the approval date and at the end of each five year period thereafter.
30. Community Wayfinding signs may be installed at trail heads and along hike and bike trails, in parks and must comply with the following design standards:
  - A. The sign shall be attached to a stone structure constructed in of the three styles shown Exhibit "G."

- B. Signs may be attached to multiple sides of the stone structure.
  - C. Maximum area of sign may not exceed 12 square feet per side.
31. For purposes of sign regulations only, Tessera Parkway from RM 431 to the south end of the circle will be consider a major arterial street and Tessera Parkway south of the circle will be considered a collector. The design standards for Destination Wayfinding signs are amended as follows:
- A. Signs may include directional information regarding parks, trails, other community improvements, model homes and web addresses.
  - B. The maximum number of panels for signs adjacent to collector streets shall be 8.
  - C. The maximum area for collector streets signs shall be 20 square feet.
  - D. A collector street sign shall not exceed seven feet in height.
  - E. The sign may have two faces and the maximum area for each face shall not exceed the maximum area.
  - F. An example of a Destination Wayfinding sign is attached as **Exhibit "H."**
  - G. Signs on collector streets may be illuminated by external ground mounted lights.
  - H. Signs are exempt from Section 4.807(6) (B) (x), (ix), (xi) and (xiv)(a).
32. The area of sign does not include any supporting structure.
33. The entry tower shown and located in the attached **Exhibit "I"** may not exceed a height of 55 feet above the elevation of RM 431 adjacent to the tower. The entry tower may have decorative lighting, ground mounted lighting and lighting on the structure of the tower.
34. Within a public park or a HOA park located within the Property, signs attached to fencing and free standing signs that contain information regarding the park, use of the park and park regulations do not require a sign permit.
35. Develop shall be responsible for the operation and maintenance of signs and structures located within public rights of way.
36. Development within the project shall conform with the 2014 Texas Department of Licensing and Regulations Code found in Title 16, Chapter 68 of the Texas Administrative Code, including, exceptions found in this Code.
37. Schools, public or private, including all levels up to and including secondary and equivalent curriculum including support facilities are permitted in all Areas shown in Exhibit "C."
38. Model homes are an allowed use in Areas 1, 2 and 3. Model homes must be issued a model home permit pursuant to Section 3.701 of the City Code. Model homes within the POD shall comply with the following conditions and requirements:
- A. Outdoor lighting shall be planned and installed so as not to shine or cast light on neighboring property or upon any public street; and, if more than one porch light, one light over the entrance to the garage and one light at the rear entrance of

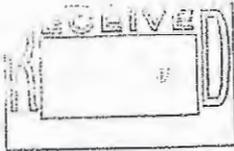
the house is planned, the lighting plan must be approved by the building official.

- B. Model homes shall not be open to the public prior to 8:00 a.m. nor after 9:00 p.m.
- C. Signs shall comply with this POD and not more than one open house sign, or similar sign, shall be allowed on a lot.
- D. A minimum of a six (6) off-street parking spaces must be provided in addition to the required driveway for the structure if it is located along any adjoining right-of-way greater than 60' feet in width or lots that have front access to Tessera Parkway or Burnet Knoll Trail.
- E. No structure or dwelling unit shall be used as a model home for not more than 4 years unless sales activities for new homes in that particular phase are in process. Once all homes within that particular phase have been sold, the use of structures or dwelling units as model for the sale of new homes shall no longer be used for sales marketing purposes. This restriction shall only apply to the existing phases of the community.



**LIVE IN THE PARK**  
 Preliminary Concept Only  
 Subject to Change Without Notice

PROPERTY BOUNDARY



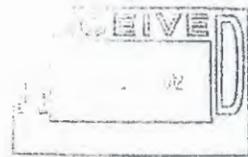
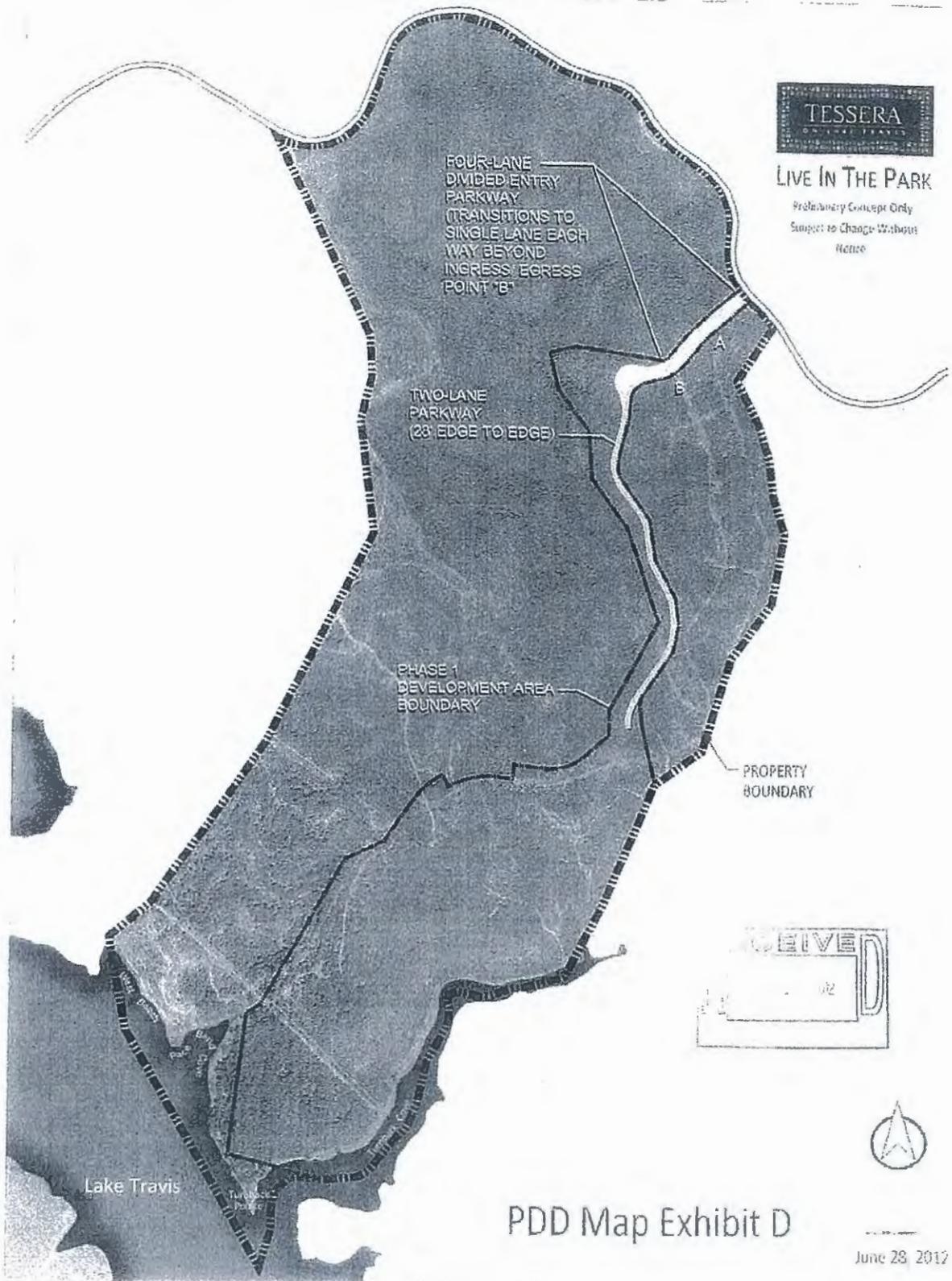
Conceptual Zoning Area  
 PDD Plan Exhibit C

June 28, 2012



# LIVE IN THE PARK

Preliminary Concept Only  
Subject to Change Without  
Notice

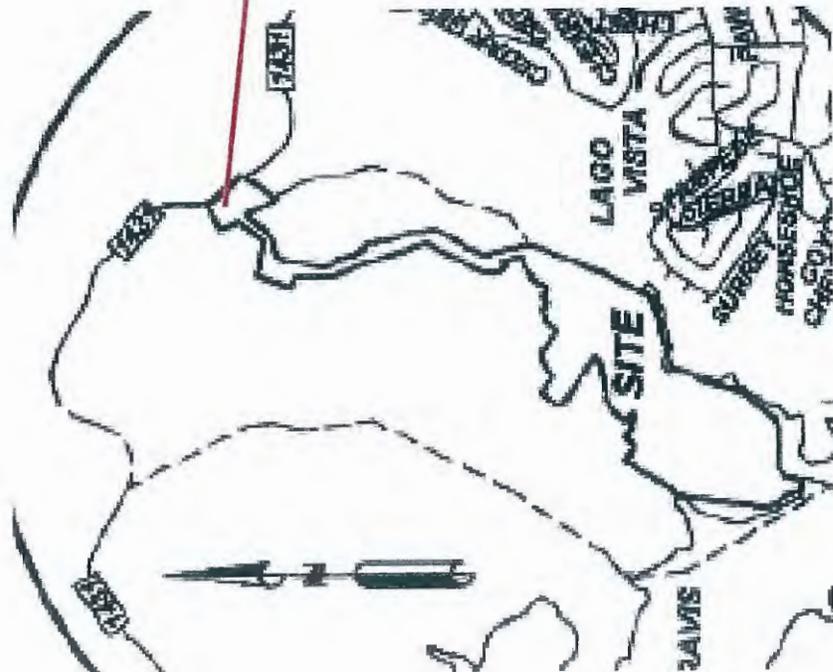
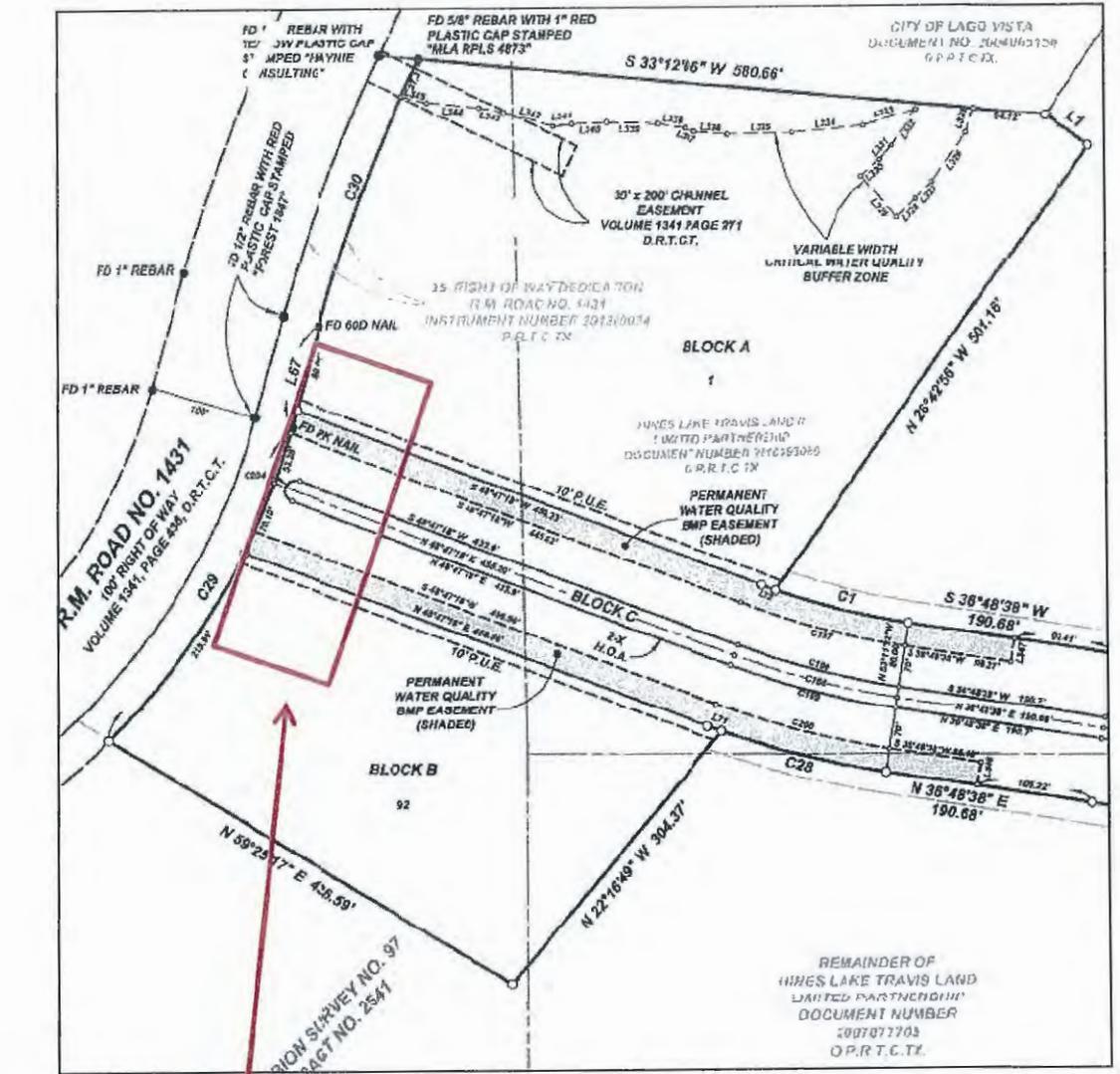


## PDD Map Exhibit D

June 28, 2017

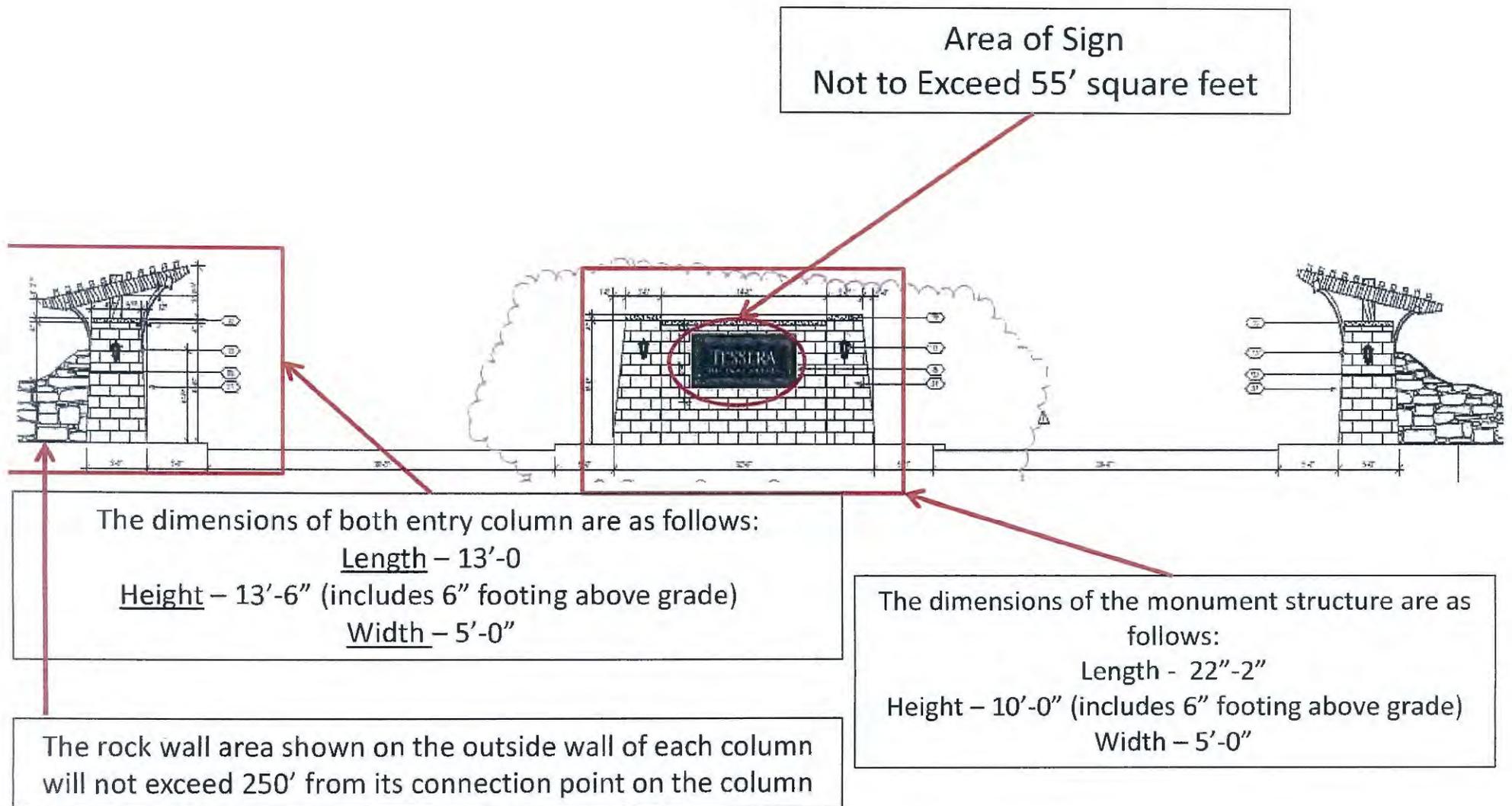
PDD Exhibits

Exhibit "E" Area Location for Residential Subdivision Sign



PDD Exhibits

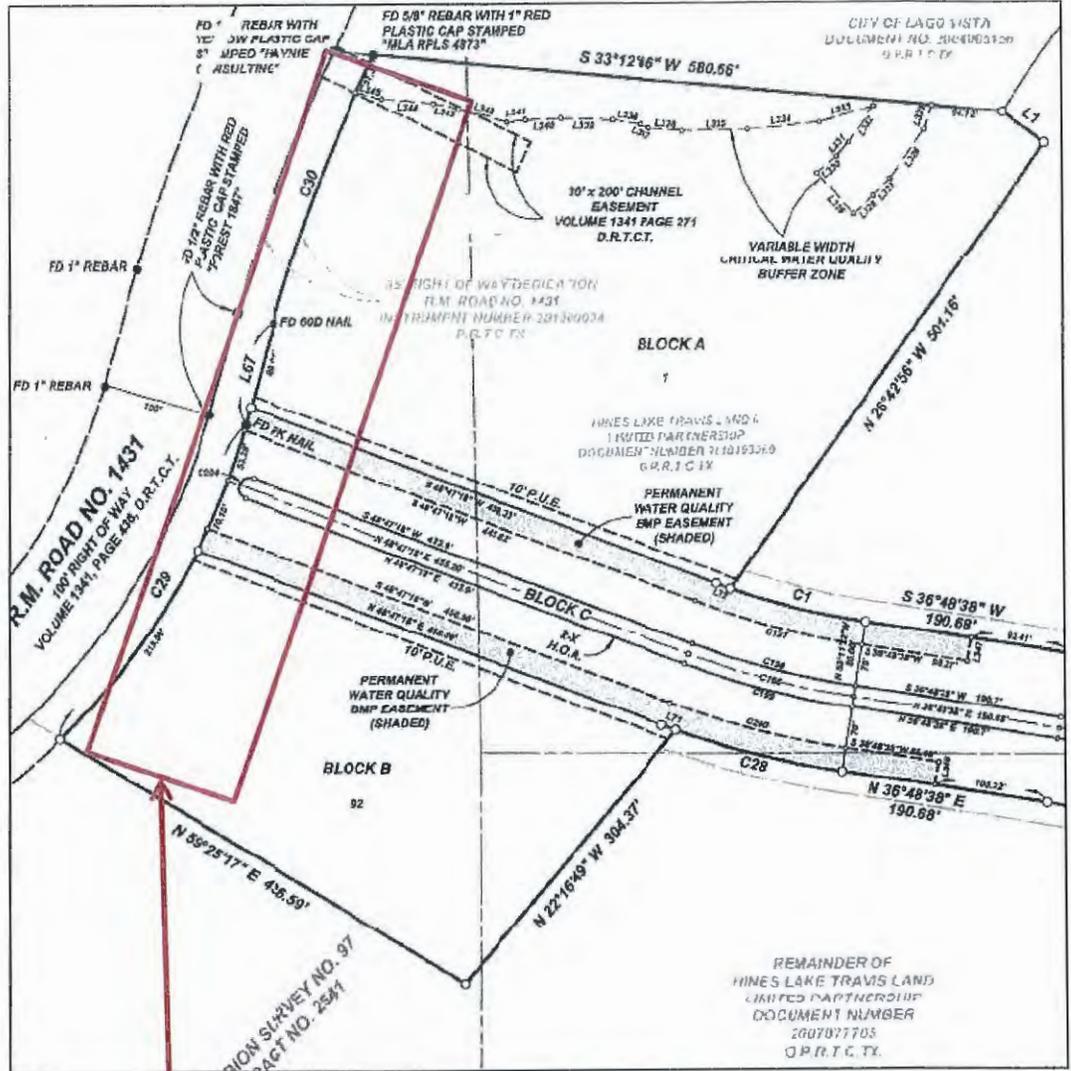
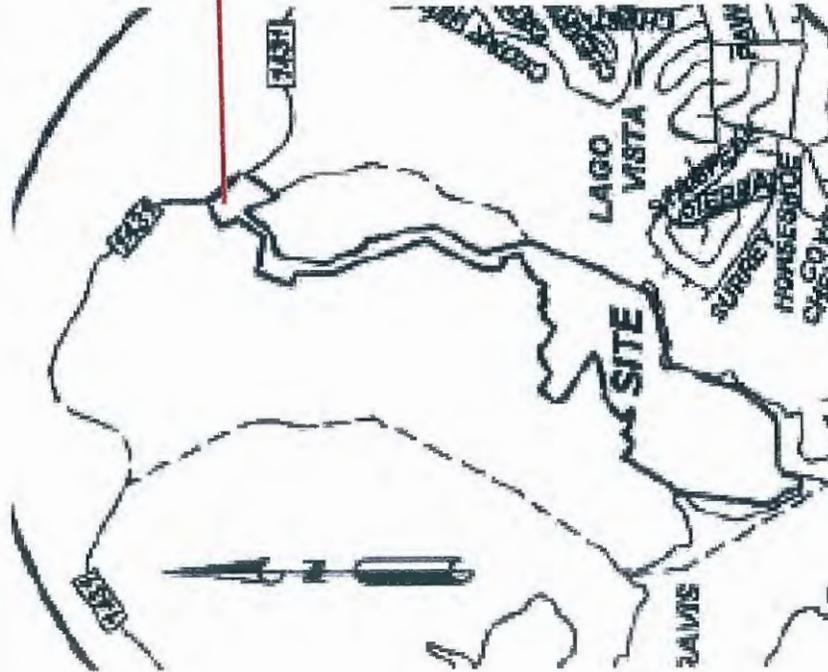
Exhibit "E" Residential Subdivision Sign



# PDD Exhibits

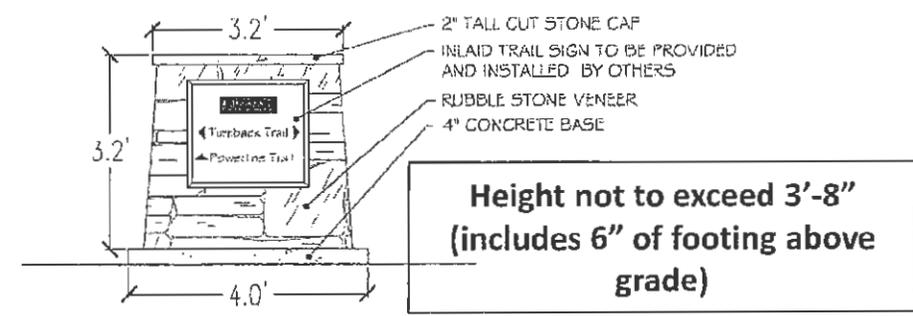
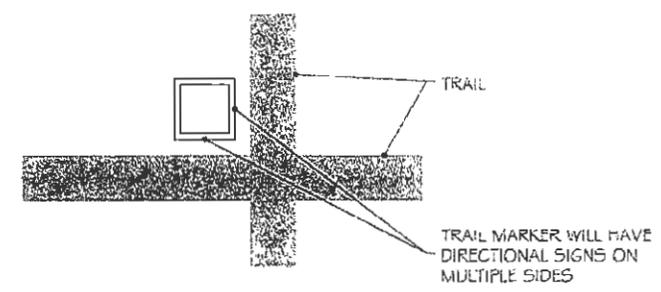
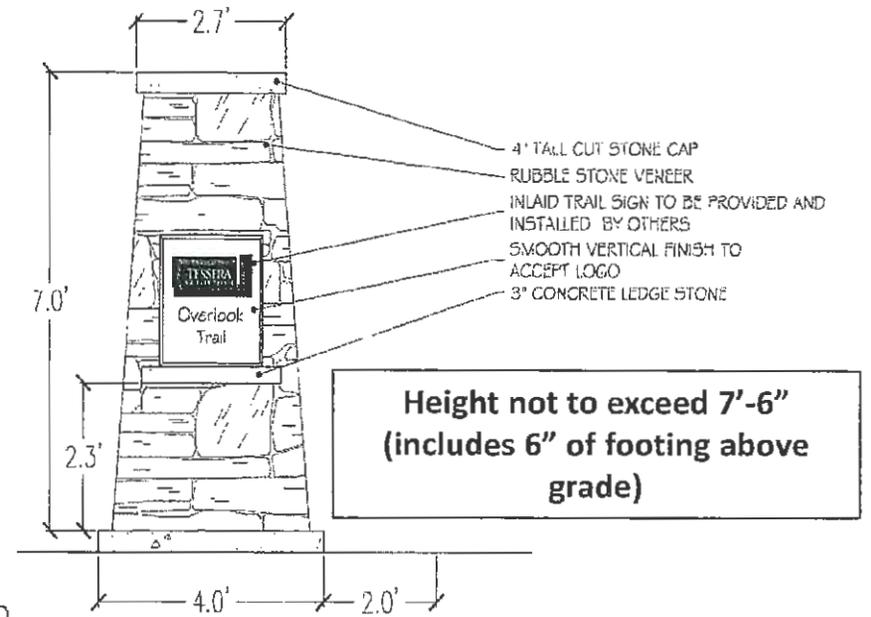
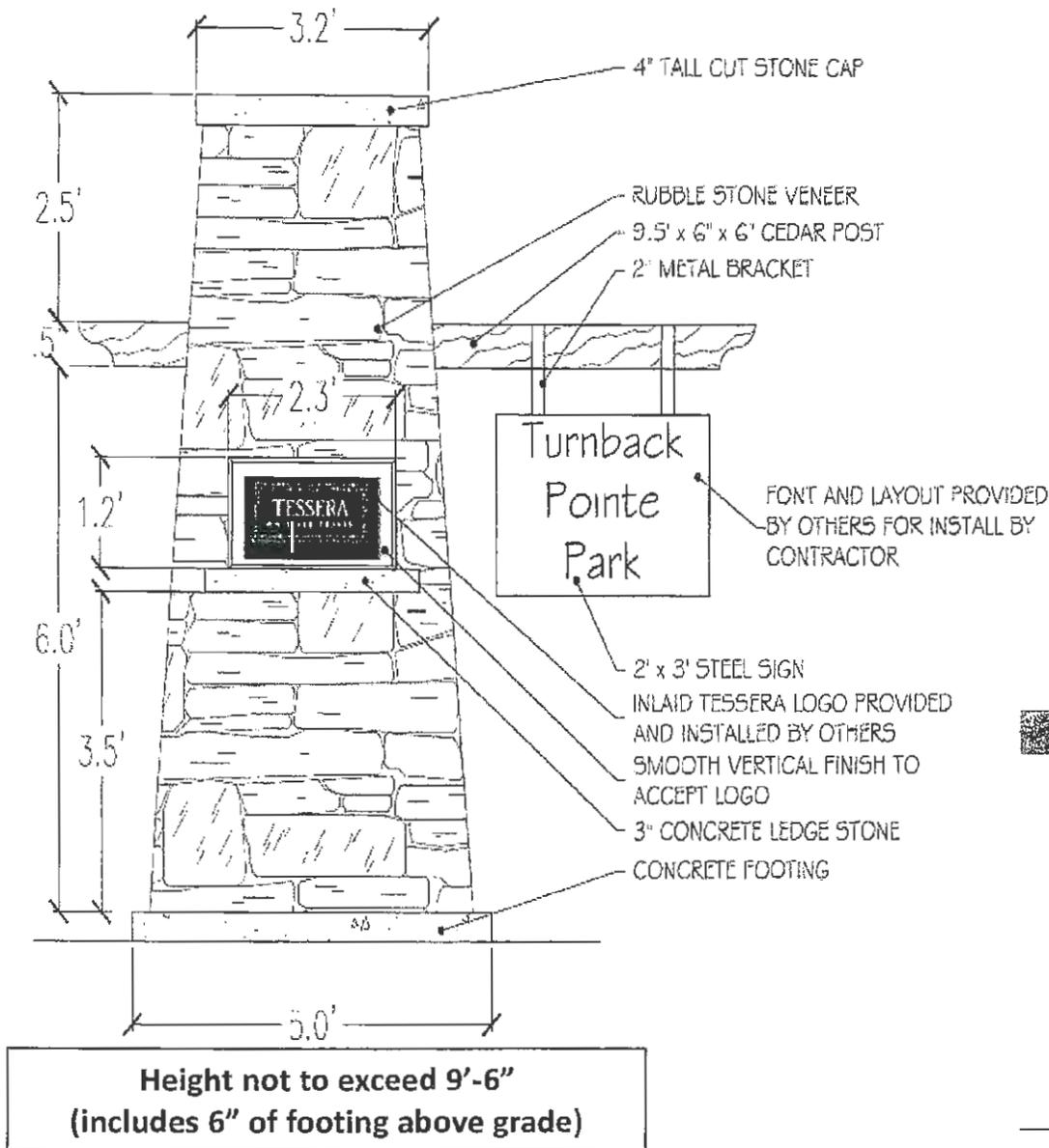
## Exhibit "F" Area Location for Community and Builder Information Signs

One of the proposed two Community Information Signs may be placed within the boundary of the PDD outside of designated area highlighted below.



# PDD Exhibits

## Exhibit "G" Community Way Finding Signs



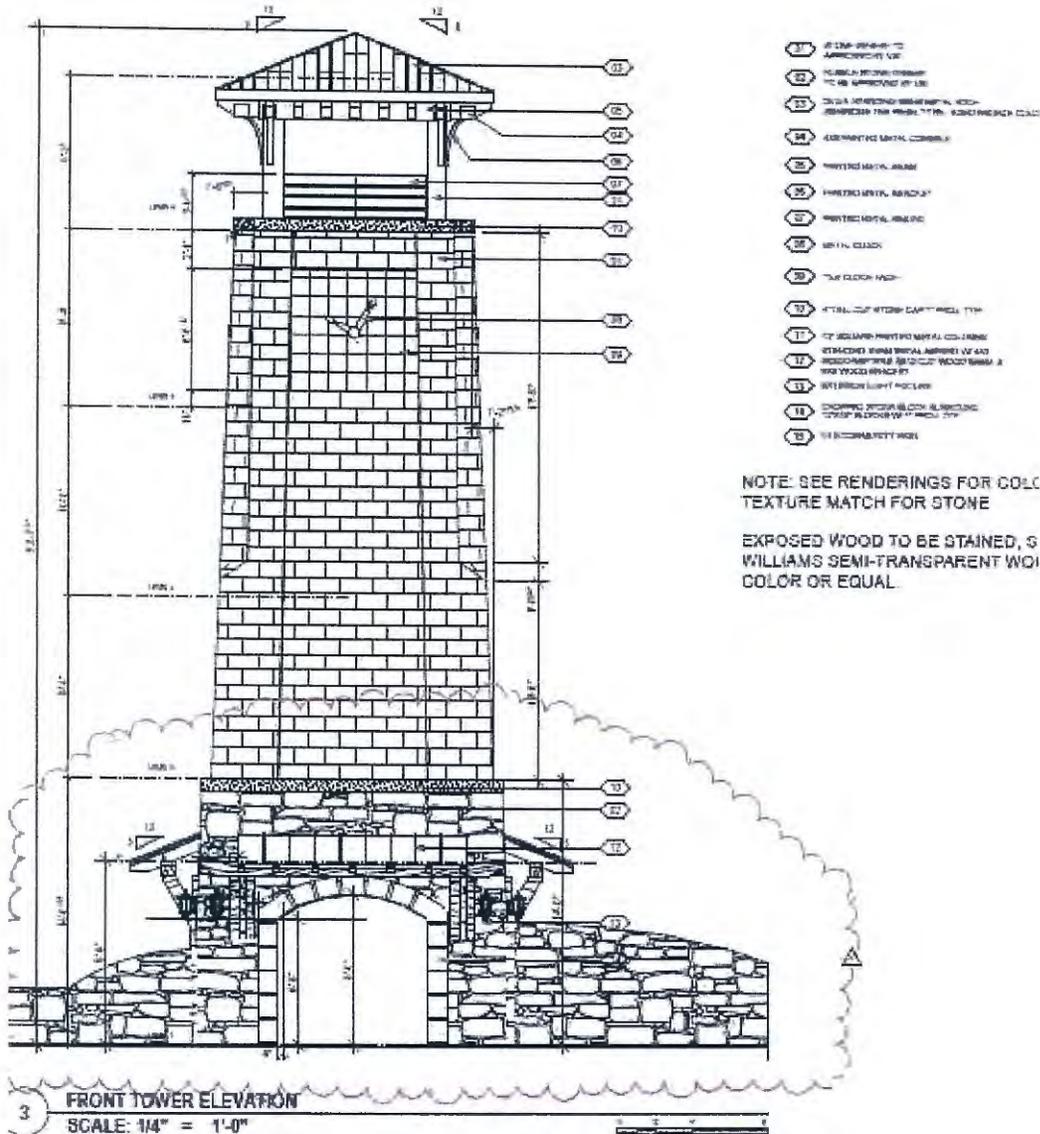
## PDD Exhibits

### Exhibit "H" Destination Way Finding Signs



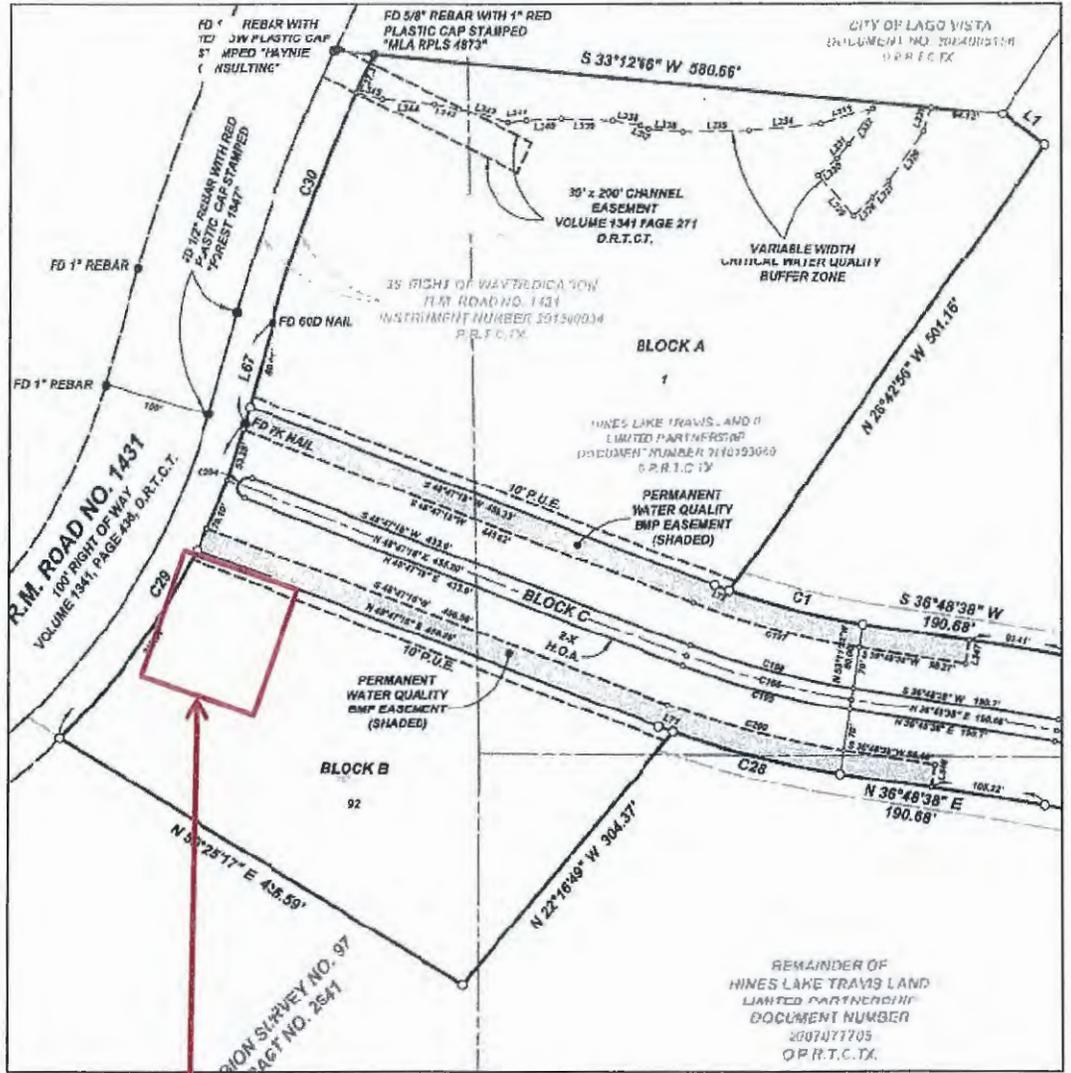
# PDD Exhibits

## Exhibit "I" Entry Tower



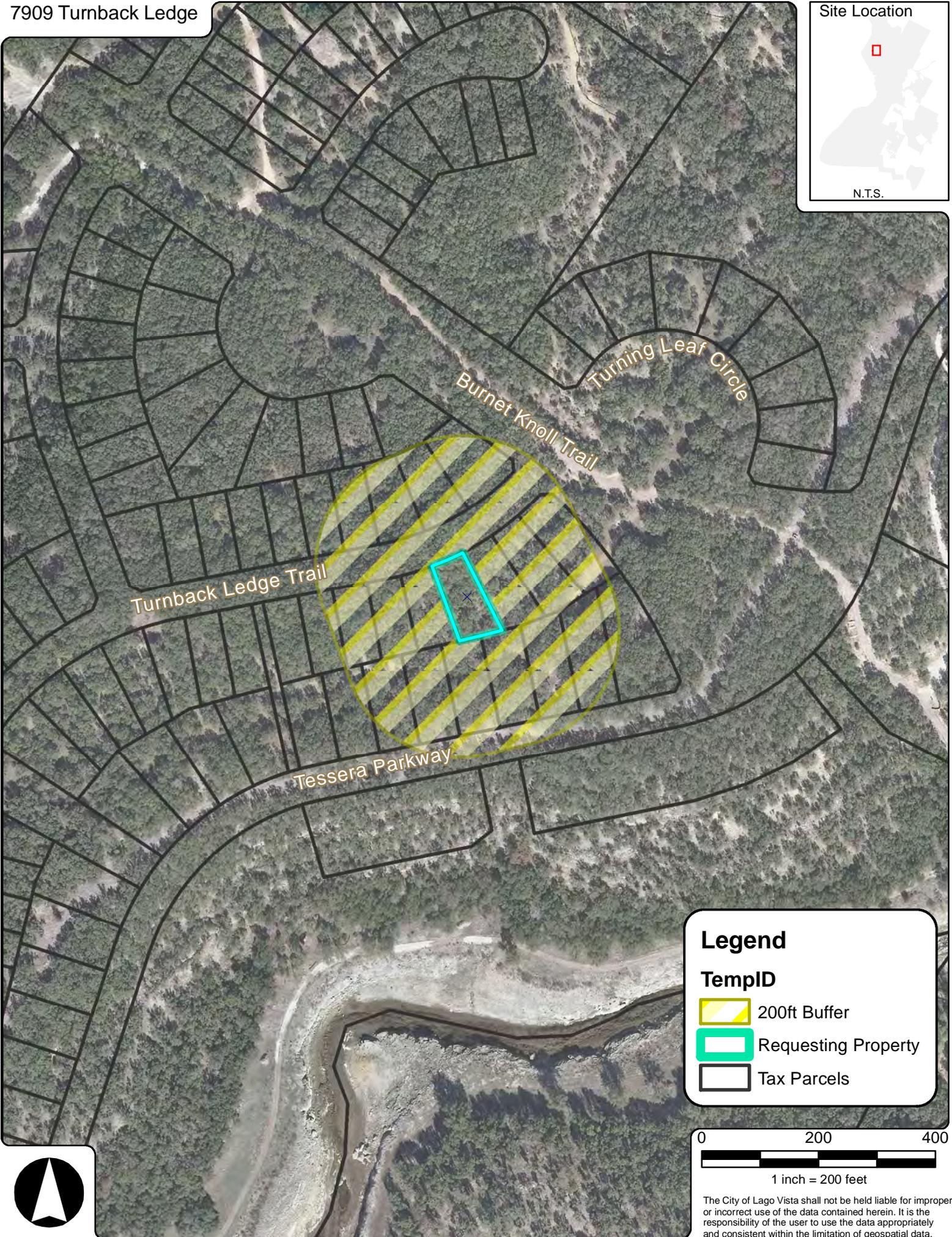
PDD Exhibits

Exhibit "I" Area Location for Entry Tower



## Attachment 3

### Maps

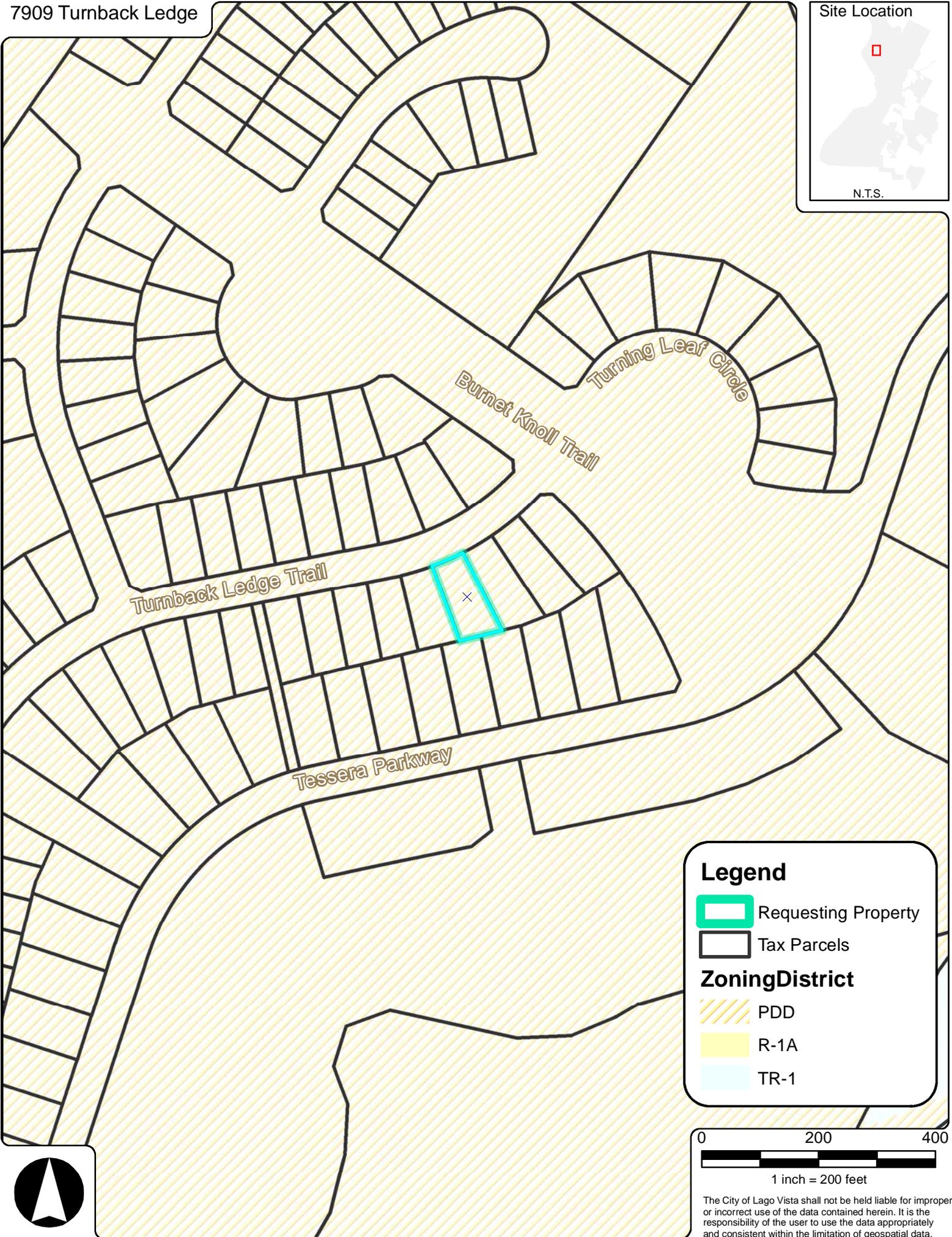


**Legend**

**TempID**

-  200ft Buffer
-  Requesting Property
-  Tax Parcels



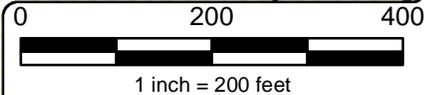


**Legend**

- Requesting Property
- Tax Parcels

**Zoning District**

- PDD
- R-1A
- TR-1



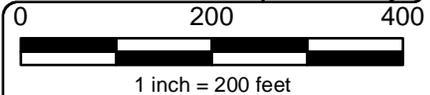


**Legend**

-  Tax Parcels
-  Requesting Property
-  Municipal Boundaries

**Future Land Use**

-  Low Density Residential





**CITY OF LAGO VISTA  
DEVELOPMENT SERVICES**

P.O. BOX 4727  
LAGO VISTA, TX 78645

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*Tel. (512) 267-5259*

*Fax (512) 267-5265*

December 30, 2014

**RE: Business Item #1: Sub Committee Reports**

Planning & Zoning Commission:

This will be discussed by each Chair of their respective sub-committees at the meeting.



# **Development Services Department**

## **STAFF REPORT**

### **2014 Annual Master Plan Report**

**Date:** December 30, 2014

**Review Dates:** Planning & Zoning Commission – January 8, 2015  
City Council – January 15, 2015

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#### **APPLICATION SUMMARY**

There is a requirement within the 2008 Comprehensive Master Plan which states the Council must be provided an annual report as to the progress of the Master Plan. The attachment is the annual report.

#### **DEVELOPMENT REVIEW DEPARTMENT COMMENTS**

Staff has provided the Commission/Council with the 2014 Annual Report. Some changes that the Commission desired to see last year have been included compiling a list of the approved 2013 achievements and placing them next to the 2014 achievements.

At the December 11, 2014 Planning & Zoning Commission meeting, this item was tabled to make additional changes concern some errors and adding information to the report. Those changes have been added for your review.



2014

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Master Plan Annual Report

<b>SECTION 2: GOALS AND OBJECTIVES</b>	<b>2013 City Actions</b>	<b>2014 City Actions</b>	<b>Changes</b>
<i>GOAL 1 - Quality of Life: Enhance the quality of life provided in Lago Vista by protecting and expanding recreational, cultural, educational, economic and aesthetic resources, and preserving environmental resources including our natural landscape.</i>			
Objective 1.1: Preserve, protect, and enhance the property values of commercial and residential neighborhoods.	Objective being met through adherence and enforcement of existing local, state, and federal requirements by the City.  Create an awareness initiative for Lago Vista designed to attract businesses (targeted) to our City. Create a business district and entertainment district to address the needs of our residence and neighbors.	Objective being met through adherence and enforcement of existing local, state, and federal requirements by the City.  City Council has passed an administrative rezoning for areas on Paseo De Vaca which allows for taller homes at 35 feet.	Changes from 2013
Objective 1.2: Protect Lago Vista's environment by acquiring or protecting significant drainage ways, maintaining healthy forests and protecting wildlife and natural resources.	Objective on-going. Look into a central park system as one of the defining elements of our City. Look into ways to connect the largest assets of our town; that is Lake Travis and 1431 with a park.	Objective on-going. City is aware of objective and is looking for opportunities to meet this standard.	No Change
Objective 1.3: Ensure the availability and conservation of water, our most precious resource, within the Lago Vista community.	Objective on-going. Mandatory water conservation measures put in place and being enforced. Currently working on building new water treatment plants for the City. Participate in Regional and State sponsored programs to create long term solutions for the Highland Lakes.	Objective on-going. Mandatory water conservation measures put in place and being enforced. Currently working on building new water treatment plants for the City. Participate in Regional and State sponsored programs to create long term solutions for the Highland Lakes.	No Change
Objective 1.4: Support alternative gardening resources and landscaping methods, such as water harvesting, that conserve water.	Objective on-going. Look at the Hollows landscaping requirements to address what future landscape should look like.	Objective on-going. Proposing changes to the sign code that requires xeriscaping be used when placing landscaping around the signage.	Changes from 2013
Objective 1.5: Control the impact of development on the environment through appropriate regulation of landscaping, plant removal and lot excavation.	Objective on-going.	Objective on-going. City is aware of objective and is looking for opportunities to meet this standard.	No Change
Objective 1.6: Develop and implement new criteria and standards to protect ecological features and habitats.	No new criteria being met to address objective.	No new criteria being met to address objective.	No Change
Objective 1.7: Protect major drainage ways for water quality protection and habitat preservation.	Objective on-going. Create park system to incorporate the drainage ways to the lake with the overall land plan for Lago Vista.	Objective on-going. City is aware of objective and is looking for opportunities to meet this standard.	No Change

	<b>2013 City Actions</b>	<b>2014 City Actions</b>	<b>Changes</b>
Objective 1.8: Develop a comprehensive drainage plan and ensure that it adequately addresses decreasing flood damage and protection of the environment.	Objective on-going. Phases have been adopted into CIP.	Objective on-going. Phases have been adopted into CIP.	No Change
Objective 1.9: Protect environmentally sensitive natural areas.	Objective being met.	Objective being met.	No Change
Objective 1.10: Keep Lago Vista beautiful.			
1.10.1: Promote a continuing program of civic beautification.	Objective on-going. City funding and supporting for KLVB is ongoing.	Objective on-going. City funding and supporting for KLVB is ongoing. KLVB was adopted as a City Board.	Changes from 2013
1.10.2: Promote a continuing program of maintenance of homes and businesses.	Objective on-going.	Objective on-going. City is aware of objective and is looking for opportunities to meet this standard.	No Change
1.10.3: Promote a continuing program of other measures that will contribute to an aesthetically desirable environment.	Objective on-going. Zoning regulations require façade improvements that consist of a minimum percentage of items such as masonry/stone. Recent improvements included replacing railroad ties with white stone landscaping curbing at City Hall.	Objective on-going. P&Z subcommittees have been formed and are working on changes that will address aesthetics along several City corridors.	Changes from 2013
1.10.4: Provide roadside mowing, litter removal, landscaping, mowing, and tree trimming.	Objective on-going with help of Lions Club, Keeping Lago Vista Beautiful (KLVB), and Public Works.	Objective on-going with help of Lions Club, Keeping Lago Vista Beautiful (KLVB), and Public Works.	No Change
1.10.5: Sponsor Christmas lighting.	Objective on-going. Lighting is typically in the first Monday in December.	Objective on-going. Lighting is typically in the first Monday in December.	No Change
1.10.6: Support community-wide clean ups.	Regular brush drop/chipping program being continued from last year.	Joined the Keep Texas Beautiful program and had at least two city cleanups this year.	Changes from 2013
1.10.7: Regulate landscaping and tree removal.	Objective on-going. Zoning code regulates these standards.	Objective on-going. Zoning code regulates these standards.	No Change
1.10.8: Regulate lot excavation.	Objective on-going. Zoning code regulates these standards.	Objective on-going. Zoning code regulates these standards.	No Change
1.10.9: Regulate signage.	Objective on-going. Earlier this year new way-finding signage has been approved along Lohman Ford and Boggy Ford Roads, program modeled after City of Cedar Park. Signage code changes ongoing with Building Committee.	Objective on-going. Signage regulations being redone to address gaps in code, remove sign widths, and provide xeriscape landscaping.	Changes from 2013



	<b>2013 City Actions</b>	<b>2014 City Actions</b>	<b>Changes</b>
Objective 1.11: Preserve the beauty of the lake and hill country setting by enforcing the ordinances and guidelines that protect and enhance aesthetic values.	Objective ongoing. The residential base zoning districts near the lake keep most residential building at one story in height. Areas that allow for more than one story are in areas that are not conducive to protecting or enhancing this value, such as flat land.	Objective ongoing. The residential base zoning districts near the lake keep most residential building at one story in height. Areas that allow for more than one story are in areas that are not conducive to protecting or enhancing this value, such as flat land.	No Change
Objective 1.12: Recognize and support the cultural significance of historic sites and relics as mapped and identified from the North Shore Heritage Society, the Hill Country Trails, and the Texas Historical Commission.	Objective ongoing.	Objective on-going. City is aware of objective and is looking for opportunities to meet this standard.	No Change
Objective 1.13: Promote cultural activities and the arts.	Objective on-going. The library hosts numerous programs dedicated to cultural activities and can be used to expand the arts.	Objective on-going. The library hosts numerous programs dedicated to cultural activities and can be used to expand the arts.	No Change
Objective 1.14 Keep Lago Vista active.			
1.14.1: Support the Primavera bike race.	Objective on-going. Approved resolution to use city streets for regional bike races earlier this year.	Objective on-going. Approved a resolution to use city streets for regional bike races earlier this year.	No Change
1.14.2: Support July 4 <sup>th</sup> Celebration/Parade.	Objective on-going. Police have provided security and support for this item.	Objective on-going. Police have provided security and support for this item.	No Change
1.14.3: Timely publish special events in magazines.	Objective completed. Insert placed into utility bills called "The Sail" which can address community and city events begun in January.	Objective on-going. City has reworked "The Sail" and it is still being published in the utility bills.	Changes from 2013
1.14.4: Develop new recreational opportunities with the Lago Vista Property Owner's Association (LVPOA).	Objective on-going. New boat ramp is under construction at Cody Park by LVPOA with City approvals/permitting.	Objective on-going. City is aware of objective and is looking for opportunities to meet this standard.	No Change
1.14.5: Provide various programs through the Library.	Library expansion approved within the Capital Improvements Program. It made available technology such as free e-book downloads for members.	Objective on-going. Numerous programs such as tax assistance and educational are continuing	Changes from 2013
1.14.6: Provide Wi-Fi Internet access within the Library.	Objective completed last year	Objective Complete	No Change
1.14.7: Provide various tournaments and community programs through the Lago Vista Golf Course.	Objective on-going.	Objective on-going.	No Change
1.14.8: Provide community programs through the city sports complex and swimming pool.	Objective on-going. Public ball fields and facilities approved with agreement with LVISD.	Objective on-going.	No Change



	<b>2013 City Actions</b>	<b>2014 City Actions</b>	<b>Changes</b>
1.14.9: Pursue development of a bicycle and trail network.	Objective on-going and is still in planning phases.	Objective on-going. The Tessera on Lake Travis development has this within their plans.	Changes from 2013
1.14.10: Support organizations that keep Lago Vista active.	Objective on-going. Activities shown on City Community Event sign and city banner site. Provided city meeting room space for 4 <sup>th</sup> of July Council, Friends of the LV Library, Presidents Council, and other events.	Objective on-going. Activities shown on City Community Event sign and city banner site. Provided city meeting room space for 4 <sup>th</sup> of July Council, Friends of the LV Library, Presidents Council, and other events.	No Change
Objective 1.15: Keep Lago Vista involved in civic activities.	Objective on-going.	Objective on-going. City is aware of objective and is looking for opportunities to meet this standard.	No Change
Objective 1.16: Keep Lago Vista clean.			
1.16.1: Maintain a SUPERIOR water quality rating from the Texas Commission on Environmental Quality (TCEQ).	Objective being maintained.	Objective being maintained.	No Change
1.16.2: Educate citizens to recycle solid waste.	Objective being maintained. IESI contract to allow for recycling and placement of blue cans allows citizens an easier opportunity to recycle.	Objective being maintained. Using "The Sail" to encourage reporting activities.	Changes from 2013
1.16.3: Educate citizens about reporting illegal dumping.	Objective on-going.	Objective on-going. Using "The Sail" to encourage reporting activities.	Changes from 2013
1.16.4: Continue to enforce water pollution prevention ordinances.	Objective on-going. Replaced bio-cube at Lakeshore Lift Station.	Objective on-going. Using "The Sail" to encourage reporting activities.	Changes from 2013
Objective 1.17: Keep Lago Vista safe.	Objective being maintained. Crime Prevention Event called National Night Out educated citizens on crime prevention. Also, police maintain a vacation watch on homes for residents registered with the department.	Objective being maintained. Crime Prevention Event called National Night Out educated citizens on crime prevention. Also, police maintain a vacation watch on homes for residents registered with the department.	No Change
<i>GOAL 2 – Economic Development: Through collaboration and partnerships, support economic development efforts that attract, retain and create quality jobs to insure a diverse economic base, a resilient and growing City tax base, and thriving neighborhoods.</i>			
Objective 2.1: Provide economic initiatives that will encourage the improvement and expansion of existing businesses and the establishment of new businesses that would benefit the community.	Create a program that would dove tail into existing advertising from commercial enterprises to brand Lago Vista. Message should be targeted to desirable businesses for our city.	Create a program that would dove tail into existing advertising from commercial enterprises to brand Lago Vista. Message should be targeted to desirable businesses for our city.	No Change



	<b>2013 City Actions</b>	<b>2014 City Actions</b>	<b>Changes</b>
Objective 2.2: Promote Lago Vista as a desirable location for new and existing businesses and development.	Objective on-going. Hotel Occupancy Tax allows support of the Chamber of Commerce which supports the business within the community. Also, new signage requirements allowing way-finding signage will make business more desirable in the jurisdiction. We need to participate in trade shows to bring more awareness to Lago Vista	Objective on-going. Hotel Occupancy Tax allows support of the Chamber of Commerce which supports the business within the community. Kept taxes at the same level and building new website that will promote the City.	Changes from 2013
Objective 2.3: Endeavor to make the local tax rate competitive, nationally, and regionally.	Objective on-going. Tax rate was increased 2 cents per \$100 assessed valuation. Previous years did not see tax increase even though taxes declined due to property value decline.	Objective on-going. Taxes held at \$0.65 per \$100 assessed valuation and similar in value to the City of Austin and City of Leander.	Changes from 2013
Objective 2.5: Consider development of a consistent incentive policy for economic development using performance-based criteria.	Objective on-going.	Objective on-going. City is aware of objective and is looking for opportunities to meet this standard.	No Change
Objective 2.6: Cooperate in the development of appropriate retail and service business and job-creating business and industry within a fifteen-mile trip radius.	Objective on-going.	Objective on-going. City is aware of objective and is looking for opportunities to meet this standard.	No Change
Objective 2.7: Pursue opportunities for recreation and tourism businesses.	Objective on-going. See presentation for City Parks Vision / Riverwalk	Objective on-going. City is aware of objective and is looking for opportunities to meet this standard.	No Change
Objective 2.8: Efforts to diversify the local economy should focus both on existing sectors that are thriving and new industries that have the greatest opportunity for success.	Objective on-going.	Objective on-going. City is aware of objective and is looking for opportunities to meet this standard.	No Change
Objective 2.9: The Economic Development Alliance (EDA), the Chamber of Commerce, and the City should cooperate on economic development issues, such as infrastructure, incentives, and grant preparation.	Objective on-going. This initiative will require a plan to decide what type of business should go where. That is retail, tourism, office and industrial operations. The current zoning map may not be enough to lay out these areas.	Objective on-going. City is aware of objective and is looking for opportunities to meet this standard.	No Change
Objective 2.10: Meet on a regular basis with existing businesses and maintain relationships to ensure first-hand knowledge of potential issues, expansions, etc.	Objective on-going.	Objective on-going. City is aware of objective and is looking for opportunities to meet this standard.	No Change
Objective 2.11: Encourage business park development that includes technology, green and clean energy technology, software, communication, and general business.	Objective on-going.	Objective on-going. City is aware of objective and is looking for opportunities to meet this standard.	No Change
Objective 2.12: Attract hotels, motels and other lodging, medical services and clinics, restaurants, retailers, services, and employers.	Objective being met. A rezoning was approved this year to allow a hotel at the HLG Course.	Objective on-going. One C-2 rezoning was approved that would allow for the uses.	Changes from 2013



	<b>2013 City Actions</b>	<b>2014 City Actions</b>	<b>Changes</b>
Objective 2.13: Build a city-owned multifunctional civic center.	Objective on-going. Expansion of Library has met the need at this time.	Objective on-going. City is aware of objective and is looking for opportunities to meet this standard.	No Change
<b>GOAL 3 - Future Land Use: Ensure that all new development (both residential and nonresidential) is environmentally sensitive, aesthetically pleasing, improves the tax base, and does not adversely affect existing neighborhoods and businesses and is not a fiscal burden.</b>			
Objective 3.01: Forecast growth annually to develop an accurate planning basis.	Objective on-going. Jurisdiction is located within Region K with the Texas Water Development Board (TWDB) and data may be used to extrapolate annual growth.	Objective on-going. Previous data and data associated with the U.S. Census and State has been used to accomplish this goal	Changes from 2013
Objective 3.02: Ensure enough land to accommodate mixed land uses and housing for residents of varying income levels.	Objective on-going. Approved developments such as The Hollows and Montechino have areas that are vacant for future commercial development with a mixture of residential. These development incorporate horizontal mixed uses that will allow for residents to potentially stay within the development and reduce vehicle miles traveled (VMT). Different housing types in both of these developments will allow for residents of general varying income levels. However neither development incorporates inclusionary housing standards.	Objective on-going. Approved developments such as The Hollows and Montechino have areas that are vacant for future commercial development with a mixture of residential. These development incorporate horizontal mixed uses that will allow for residents to potentially stay within the development and reduce vehicle miles traveled (VMT). Different housing types in both of these developments will allow for residents of general varying income levels. However neither development incorporates inclusionary housing standards.	No Change
Objective 3.03: Revise, update and establish and enforce ordinances to provide uniform requirements for all future development.	Objective on-going. Proposed and existing revisions to the zoning code and developer rebate ordinance will help with uniform requirements for all future developments. Future changes to allow for flexibility for larger PDD developments should be considered and established.	Objective on-going. Several zoning and building codes have been revised to update codes to more modern standards such as adopting new ICC and NEC standards and sign standards.	Changes from 2013
Objective 3.04: Establish standards for the development of nonresidential uses, including exterior standards.	Objective on-going. Architectural material standards have been adopted into the zoning ordinance which requires the City to monitor some of the architecture on non-residential development.	Objective on-going. New overlay districts are proposed which will further address architectural standards on certain development along main corridors.	Changes from 2013
Objective 3.05: Consider amending the City's zoning ordinance to specify standards for PDDs, which address, among other things, height, noise, buffering, impervious cover, setbacks, parks, sidewalks, utilities, and existing views, so as to assure the PDD does not adversely affect the quality of life of the community.	Objective on-going. New PDD standards adopted however additional changes could be adopted to assure additional uniform minimum standards and to clarify development pattern.	Objective on-going. Staff has desired to modify the PDD regulations to better address findings of fact, propose additional minimum standards when constructing a PDD, and standards for modifying an existing PDD.	Changes from 2013



	<b>2013 City Actions</b>	<b>2014 City Actions</b>	<b>Changes</b>
Objective 3.06: Ensure that land uses and their respective aesthetic values within the City Center, the area along Dawn Drive at the intersection with Thunderbird and in Travis Plaza, make a positive contribution to the area and to the City as a whole.	Objective on-going. Municipal Complex Design Committee reviewed conceptual layout of expanded city facilities and approved exterior concept consistent with new police station architectural features. New zoning standards for private development architecture materials will help with this standard.	Objective on-going. Proposed new overlay districts will cover these areas and will allow for additional positive contributions to this area.	Changes from 2013
Objective 3.07 Establish a committee to develop and implement the City Center concept and plans.	Objective on-going.	Objective on-going. City is aware of objective and is looking for opportunities to meet this standard.	No Change
Objective 3.08: Promote the development of a nonresidential district characterized by small shops, restaurants, and professional offices along Dawn Drive and on the corner of Thunderbird Road.	Objective on-going. Area is currently zoned commercial which will promote that form of development along the roadway. Future changes could include a reduction in parking standards, no setbacks, increased heights, and required residential element for vertical mixed use. These could all be included in a new zoning category or overlay district.	Objective on-going. City is aware of objective and is looking for opportunities to meet this standard.	No Change
Objective 3.09: Develop an architectural policy for public and nonresidential buildings along Dawn Drive and the corner of Thunderbird Road.	Objective on-going. Architectural material standards have been adopted into the zoning ordinance which requires the City to monitor some of the architecture on non-residential development.	Objective on-going. City is aware of objective and is looking for opportunities to meet this standard.	No Change
Objective 3.10: Maintain and update the Future Land Use Map (FLUM).	Objective on-going.	Objective on-going. Staff has formally reviewed all changes associated with this map to verify correctness.	Changes from 2013
Objective 3.11: Development should be consistent with the Master Plan by using the Future Land Use Map and the following criteria to evaluate proposed development. A. Multifamily development: 1. The property should be adjacent to a collector or arterial street. 2. The number of units per acre should not exceed 18 units per acre unless the site plan, landscaping and building architecture are approved after review by P&Z and City Council. 3. The development will not overburden the utility system. The area is served with adequate public facilities such as water, sewer, electricity, and fire protection. 4. If the tract is adjacent to single-family residential development, then appropriate natural or man-made buffers should be incorporated into the project. 5. The area has sufficient drainage and will not adversely affect downstream property. 6. Non-point source pollution is appropriately attenuated. B. Nonresidential development:	Objective on-going. Use of these statements as zoning change criteria.	Objective on-going. Use of these statements as zoning change criteria.	No Change



<ol style="list-style-type: none"> <li>1. The area is along a designated collector or arterial.</li> <li>2. The area is of sufficient size to allow adequate buffering from adjacent residential land uses, adequate parking, loading areas, and landscaping.</li> <li>3. The area and its respective use will not cause traffic to be routed through residential neighborhoods and will not utilize roadways that are intended for residential housing purposes.</li> <li>4. The area is appropriately located such that the overall transportation system is equipped to handle the traffic generated.</li> <li>5. The area is served with adequate public facilities such as water, sewer, electricity, and fire protection.</li> <li>6. The area has sufficient drainage and will not adversely affect downstream property.</li> <li>7. Non-point source pollution is appropriately attenuated.</li> <li>8. Nonresidential land uses should not be characterized by the following:               <ol style="list-style-type: none"> <li>a. Shallow lots (usually between 100 and 150 feet).</li> <li>b. Numerous driveways for entrance and exit.</li> <li>c. Lack of architectural interest.</li> <li>d. Lack of landscaping in and around parking lots.</li> <li>e. Lack of buffer area adjacent to residential areas.</li> </ol> </li> </ol>	<b>2013 City Actions</b>	<b>2014 City Actions</b>	<b>Changes</b>
Objective 3.12: Encourage mutually supportive mixed use developments and the principles of new urbanism.	Objective on-going. New PDD developments such as Montechino and The Hollows are using this standard. Additional PDD legislative changes could better incorporate these standards such as currently being used in the City of Cedar Park.	Objective on-going. New PDD developments such as Montechino, Tessera, and The Hollows are using this standard. New developers are being encouraged to use these standards in areas that are designated mixed use on the FLUM to receive a favorable recommendation by staff on future projects requiring Council approval.	Changes from 2013
Objective 3.13: Encourage lot consolidation as a method to enable construction of larger homes and create more open space, which helps preserve view corridors.	Objective on-going. City drawn lot consolidations continue enabling significant cost and time savings. Staff continues to make administrative considerations which reduces time, cost, and encourages this function.	Objective on-going. Lot consolidations continue to be greatly utilized by the public to meet this standard.	Changes from 2013
Objective 3.14: Consider annexation for the purpose of encouraging nonresidential development and increasing the tax base.	Objective on-going. In 2012, the City started Alfalfa and Lohman Ford annexation process. However annexation was stopped due to landowner opposition.	Objective on-going. Staff encourages voluntary annexation for any developer proposing development for purposes of utilities. Future Municipal Annexation Plan (MAP), in accordance with State law, is needed to pursue involuntary annexations.	Changes from 2013
Objective 3.15: Consider annexation that will benefit the city.	Objective on-going. In 2012, the City started Alfalfa and Lohman Ford annexation process. However annexation was stopped due to landowner opposition. Areas along Lohman Ford currently in the ETJ should be the focus on annexation due to potential roadway enlargement, large vacant lands, and commercial zoning within Limits which favors	Objective on-going. Staff encourages voluntary annexation for any developer proposing development for purposes of utilities. Future Municipal Annexation Plan (MAP), in accordance with State law, is needed to pursue involuntary	Changes from 2013

	commercial development.	annexations.	
	<b>2013 City Actions</b>	<b>2014 City Actions</b>	<b>Changes</b>
Objective 3.16: Consider rezoning/acquiring land to allow more commercial or light industrial development in close proximity to the Lago Vista airport.	Objective being studied	Objective on-going. The City initially considered an airport overlay to address development around the Airport and the City is working with the State to acquire funding to for purchasing more land.	Changes from 2013
Objective 3.17: Consider rezoning land along the lake to accommodate compatible small businesses such as boat and watercraft rentals, dry-stack boat storage, and floating restaurants.	Objective on-going.	Objective on-hold	Changes from 2013
Objective 3.18: Identify undeveloped land nearby golf courses to be considered for rezoning for nonresidential use development to stimulate potential golf resort opportunities.	Objective on-going.	Objective on-going. City is aware of objective and is looking for opportunities to meet this standard.	No Change
Objective 3.19: With so little property currently zoned for nonresidential use, it is critical that additional land be zoned for nonresidential use.	Objective on-going. Potential municipal annexation plan (MAP), as allowed under state law, to address contiguous and enclave areas may be desired to address this issue.	Objective on-going. Two rezonings were approved this year that increased the amount of non-residential uses	Changes from 2013
Objective 3.20: Consider rezoning or modification of the standards for development of undeveloped R-4 land in the Highland Lakes Estates area.	Objective on-going.	Objective on-hold. Staff doesn't see the merits in completing this standard since all forms of residential are allowed in the R-4 zone. FLUM indicates area as high density residential and rezoning to commercial would not be compatible with the FLUM	Changes from 2013
Objective 3.21: Consider acquiring land for new parks, open space and public use areas.	Objective on-going. LVISD and City agreed on new joint use ball fields and sports facilities at new high school. New public parks, pool and trail system planned in Tessera PDD.	Objective on-going. City is aware of objective and is looking for opportunities to meet this standard.	Changes from 2013
Objective 3.22: Manage development in the floodplain and in areas that the City determines are subject to flooding, with the exception of development that can utilize the floodplains and not substantially alter it (e.g., park and recreation uses).	Objective on-going. Groups such as the city and the LCRA already enforce this standard under applicable ordinances. Councilman Smith is a member of the Texas Colorado River Floodplain Coalition.	Objective on-going. Groups such as the city and the LCRA already enforce this standard under applicable ordinances. Councilman Smith is a member of the Texas Colorado River Floodplain Coalition. Also, City tries to acquire areas in floodplain for properties in County tax sales.	Changes from 2013
Objective 3.23: Alleviate the occurrence of substandard and/or deteriorated development within the City and its extraterritorial jurisdiction through the use of regular, consistent development review and code enforcement practices.	Objective on-going. The City currently reviews all items received for permitting and code enforcement exists to bring substandard development into local, state, and federal requirements.	Objective on-going. The City currently reviews all items received for permitting and code enforcement exists to bring substandard development into local, state, and federal requirements.	No Change.



<i>GOAL 4 - Residential Development: Develop high quality residential neighborhoods that promote public health, safety, and welfare to meet the various housing market needs of the community.</i>			
	<b>2013 City Actions</b>	<b>2014 City Actions</b>	<b>Changes</b>
Objective 4.01: Promote the development of quiet, safe, clearly defined neighborhoods.	Objective on-going. PDD Developments such as Teserra, The Hollows, and Montechino are allowing the City to meet this standard.	Objective on-going. PDD Developments such as Teserra, The Hollows, and Montechino are allowing the City to meet this standard.	No Change
Objective 4.02: Encourage construction of energy efficient residences and use of native plants and low-water-use landscaping.	Objective on-going.	Objective on-going. Adoption of the 2012 ICC, and 2014 NEC Codes will allow the City to better meet these standards.	Changes from 2013
Objective 4.03: Encourage residential development in areas that have adequate public facilities and services including: roads and streets, police and fire protection, sewage disposal, water supply and pressure, telephone and electricity.	Objective on-going. Existing services can service development and WTP improvements will continue to better this standard.	Objective on-going. An administrative rezoning along Paseo De Vaca earlier this year took these factors into consideration.	Changes from 2013
Objective 4.04: Investigate providing City utilities to predetermined underdeveloped areas within Lago Vista as a development stimulus.	Objective on-going. Extension of water line to airport was completed last year	Objective on-going. Lines around the LVHS have been added and expanded and this will benefit any development in these areas and may allow additional areas to annex into the City.	Changes from 2013
Objective 4.05: Protect single-family residential areas from traffic congestion and through traffic, including traffic generated by nonresidential and high-density residential land uses.	Objective on-going. Most commercially zoned land in the City is located along either Collector or Arterial systems as defined by the Thoroughfare Plan. This road system draws traffic into it and away from residential areas.	Objective on-going. Most commercially zoned land in the City is located along either Collector or Arterial systems as defined by the Thoroughfare Plan. This road system draws traffic into it and away from residential areas.	No Change.
Objective 4.06: Develop and implement conservation programs providing incentives to developers for environmentally friendly construction standards and practices.	Objective on-going.	Objective on-going. City is aware of objective and is looking for opportunities to meet this standard.	No Change.
Objective 4.07: Encourage lot consolidation as a method to enable the construction of larger homes that may create more open space that helps preserve view corridors.	Objective complete. The City lot consolidation program has saved time and money to applicants.	Objective complete. The City lot consolidation program has saved time and money to applicants.	No Change.
Objective 4.08: Consider increasing building heights in areas where no view is restricted as a method to permit larger residential structures to be built on existing lots.	Objective on-going. New zoning ordinance has new district allowing 35 foot tall homes and a special exception section for consideration on a lot by lot basis. P&Z analyzing city initiated rezoning for taller homes.	Objective complete. The City has identified two areas of the City where this can be completed with one already rezoned and one area remaining to be rezoned by the City.	Changes from 2013

	<b>2013 City Actions</b>	<b>2014 City Actions</b>	<b>Changes</b>
Objective 4.09: Encourage more clustering of residential construction into a given geographical area.	Objective on-going. New developments such as The Hollows and Montechino encourage this type of development.	Objective on-going. New developments such as The Hollows and Montechino encourage this type of development.	No Change.
Objective 4.10: Maintain a mix of housing units ranging from low cost/affordable to the more expensive.	Objective on-going. New developments such as The Hollows and Montechino encourage this type of development to a point. Lack of inclusionary zoning ordinance or developer incentives for low income housing hampers effort.	Objective on-going. New developments such as The Hollows and Montechino encourage this type of development to a point. Lack of inclusionary zoning ordinance or developer incentives for low income housing hampers effort.	No Change
Objective 4.11: Update building codes and zoning standards with respect to current construction technologies and architectural designs. Those standards should preserve the economic value and amenity of existing neighbor's property.	Objective on-going. Revisions to zoning code should contribute to this standard.	Objective ongoing. City is adopting updated ICC and NEC standards.	Changes from 2013
Objective 4.12: The zoning ordinance is based on deed restrictions that are 35 years old, therefore a detailed review and updating of the document's contents is encouraged.	Objective completed. Zoning ordinance re-write was completed in the last three years.	Objective ongoing. Some zoning code changes have been completed such as modification to the public notice requirements.	Changes from 2013
Objective 4.13: The zoning ordinance should be compared to cities in close proximity as a reference regarding building heights, construction setbacks, lot sizes, and overall zoning ordinance structure and content.	Objective accomplished. Nearby cities such as Cedar Park, Leander, Round Rock, and Austin were reviewed for code purposes.	Objective accomplished. Nearby cities such as Cedar Park, Leander, Round Rock, and Austin were reviewed for code purposes.	No Change
Objective 4.14: Update the zoning and ordinance to more carefully define 'mobile home', 'manufactured housing' and 'industrialized housing' according to current usage and Texas law.	Objective accomplished. Completed in the zoning rewrite.	Objective accomplished. Completed in the zoning rewrite.	No Change
Objective 4.15: Ensure that new development and the related development review processes and standards achieve, maintain and improve the quality of life.	Objective on-going. Revisions to the zoning ordinance in regards to PDD zoning are assuring this standard.	Objective on-ongoing. Staff is looking into revisions and additions into the PDD standards and adding appropriate findings of fact.	Changes from 2013
Objective 4.16: Create open spaces and view corridors.	Objective on-going. Current impact ordinances require \$500 contributed to Park Fee for each lot to create additional open spaces which contributes to preserving and creating view corridors	Objective on-going. Proposed overlay districts will add elements of landscaping, walls, and site design standards that will improve view corridors.	Changes from 2013



<p><i>GOAL 5: Nonresidential Development: Support the diversification of the local economic base by encouraging nonresidential development in appropriate areas of the City and providing the necessary zoning controls to ensure that nonresidential areas work in concert with residential neighborhoods.</i></p>			
	<b>2013 City Actions</b>	<b>2014 City Actions</b>	<b>Changes</b>
<p>Objective 5.01: Maintain a sufficient amount of nonresidential land to meet the future requirements for new businesses and that encourages local employment and increasing Lago Vista property values.</p>	<p>Objective on-going. New developments such as The Hollows and Montechino have commercial elements within their PDD's. Almost all of this land is large in size and vacant.</p>	<p>Objective ongoing. Two developer initiated rezonings increased the amount of non-residential zoned land and potential developers are being advised to adhere to FLUM when potentially annexing into the City and rezoning.</p>	<p>Changes from 2013</p>
<p>Objective 5.02: Provide the necessary studies and review processes to ensure that nonresidential areas work in concert with existing and future residential neighborhoods using the best known zoning and other management methods.</p>	<p>Objective on-going. Most commercial within the jurisdiction is located along arterial corridors with residential surrounding it. Current review processes allow for staff to mandate required changes to development plans.</p>	<p>Objective on-going. Most commercial within the jurisdiction is located along arterial corridors with residential surrounding it. Current review processes allow for staff to mandate required changes to development plans.</p>	<p>No Change</p>
<p>Objective 5.03: Review and update the existing nonresidential building and zoning codes for future commercial development requirements.</p>	<p>Objective completed. Zoning code underwent major changes within the last few years that addressed site development and architectural details.</p>	<p>Objective on-going. Zoning is seeking potential overlay districts to address and Building is seeking to update NEC and ICC codes to new regulations.</p>	<p>Changes from 2013</p>
<p>Objective 5.04: Update zoning controls to allow for development that takes advantage of underutilized golf courses, existing airport, proximity to Lake Travis and natural terrain.</p>	<p>Objective ongoing. Rezoning at Highland Golf Course will allow for hotel development and takes advantage on an underutilized site.</p>	<p>Objective ongoing. Administrative rezoning for taller homes took into consideration the natural terrain and proximity to Lake Travis.</p>	<p>Changes from 2013</p>
<p>Objective 5.05: Ensure that new development and the related development review processes achieve, maintain, and improve the quality of life and develop and enforce effective construction standards to alleviate the impact of growth (e.g., dimensional, landscaping, lighting, and signage).</p>	<p>Objective ongoing.</p>	<p>Objective ongoing. Proposed overlay districts will deal with these issues along high traveled corridors.</p>	<p>Changes from 2013</p>
<p>Objective 5.06: Review flood plain regulation in regard to allowable development in the floodplain and in areas that may be subject to inundation or flash flooding with a view to protecting shoreline and watershed quality.</p>	<p>Objective ongoing.</p>	<p>Objective on hold.</p>	<p>Changes from 2013</p>

	<b>2013 City Actions</b>	<b>2014 City Actions</b>	<b>Changes</b>
Objective 5.07: Utilize physical buffers, such as permanent open space, landscaping, fencing or walls, (as appropriate) between residential areas and nonresidential areas and/or differing residential densities where appropriate.	Objective completed. Code already requires appropriate buffers between these uses.	Objective ongoing. Proposed overlay districts will deal with these issues along high traveled corridors.	Changes from 2013
Objective 5.08: Increasing the setback requirements for nonresidential development that is adjacent to residential areas should be considered.	Objective ongoing.	Objective ongoing. Proposed overlay districts may deal with these issues along high traveled corridors. Older areas of the City may have issues due to small lot sizes.	Changes from 2013
Objective 5.09: Alleviate the occurrence of substandard and/or deteriorated development within the City and its ETJ through the use of regular, consistent development review and code enforcement practices.	Objective completed. Staff review projects to make sure local, state, and federal requirements are carried out. Further proceedings through code enforcement and court are further deterrence and alleviate substandard and/or deteriorated development.	Objective completed. Staff review projects to make sure local, state, and federal requirements are carried out. Further proceedings through code enforcement and court are further deterrence and alleviate substandard and/or deteriorated development.	No Change
Objective 5.10: Manage the development of the floodplain and in areas that the City determines are subject to flooding, with the exception of development that can use the floodplain and not substantially alter it. (e.g., park and recreational uses).	Objective completed. Highland Lakes Watershed Ordinance, FEMA requirements, and floodplain codes are enforced within the jurisdiction.	Objective completed. Highland Lakes Watershed Ordinance, FEMA requirements, and floodplain codes are enforced within the jurisdiction.	No Change
Objective 5.11: Zone additional land and preserve for nonresidential land use.	Objective ongoing. Recent rezoning of Highland Lakes Golf Course for hotel adds land for potential non-residential usage.	Objective ongoing. Rezoning of Highland Lakes Golf Course for hotel adds land for potential non-residential usage.	No Change
Objective 5.12: Underdeveloped land with potential use as architecturally compatible lodging, condominiums, town homes and other such accommodations should be identified and considered for rezoning to enhance nonresidential development to stimulate potential golf resort opportunities.	Objective ongoing. Recent rezoning of Highland Lakes Golf Course for hotel will enhance non-residential developments and stimulate potential golf resort opportunities.	Objective ongoing. Two developer initiated rezonings increased the amount of non-residential zoned land and potential developers are being advised to adhere to FLUM when potentially annexing into the City and rezoning.	Changes from 2013
Objective 5.13: Undeveloped land adjacent to the airport should be evaluated to determine potentially needed zoning changes to support additional nonresidential development.	Objective ongoing.	Objective ongoing. Airport overlay district was drafted to deal with this situation. However item was stalled this year in public hearings.	Changes from 2013
Objective 5.14: Consider acquisition and rezoning some areas around the airport to establish a residential buffer and allowing for more commercial or light industrial development.	Objective ongoing.	Objective ongoing. City has begun process with the State to update the Airport Master Plan to direct airport growth over next 15 years. Airport overlay district was drafted to deal with this situation. However item was stalled this year in public hearings	Changes from 2013



	<b>2013 City Actions</b>	<b>2014 City Actions</b>	<b>Changes</b>
Objective 5.15: Develop a corridor study for Lohman Ford Road.	Objective ongoing.	Objective ongoing. Basic study of zoning and future land use undertaken for purposes of proposed overlay district.	Changes from 2013
Objective 5.16: Encourage mutually supportive mixed-use development.	Objective on-going. New PDD's such as The Hollows and Montechino are being development with a horizontal mixed use pattern of commercial and residential.	Objective on-going. The Hollows and Montechino developments are being developed with a horizontal mixed use pattern of commercial and residential. Also, staff encourages future potential developers to incorporate mixed use in appropriate areas yet to be annexed into the City.	Changes from 2013
<b><i>GOAL 6 - Infrastructure and Utilities: Manage development of infrastructure and utilities to meet the requirements for future development and growth.</i></b>			
Objective 6.01: Develop an equitable system of fees for water and sewer services and facilities that reflect the cost of extending and providing those services.	Objective on-going. New fee schedule was approved late this year that raised drought water fee by \$10 a month.	Objective ongoing. The City has approved an increase in impact fees to facilitate a more equitable system in which new residents pay for the cost of improvements versus current taxpayers and City residents.	Changes from 2013
Objective 6.02: Develop a long term Master Water and Wastewater Plan which encompasses both infrastructure and raw water supply.	Objective ongoing. Approved an interlocal agreement with the Highland Lakes Firm Water Customers Cooperative (HLFWCC) early this year. Councilman Smith was appointed as a representative to this Board.	Objective on-going. City is aware of objective and is looking for opportunities to meet this standard.	Changes from 2013
Objective 6.03: Develop and use a comprehensive utility planning and revenue model.	Objective completed. Elements included into the Capital Improvements Program (CIP).	Objective completed. Elements included into the Capital Improvements Program (CIP).	No Change
Objective 6.04: Implement a Drainage Master Plan and evaluate creation of a municipal drainage utility.	Objective completed. Drainage master plan has been included into the Capital Improvements Program (CIP).	Objective Complete	No Change
Objective 6.05: Include sustainability of natural resources in City utility planning and develop processes for regenerating natural resources such as rainwater collection.	Objective on-ongoing.	Objective on-going. City is aware of objective and is looking for opportunities to meet this standard.	No Change
Objective 6.06: Extend water and wastewater services to undeveloped areas in accordance with the state of the art Master Utility Plan.	Objective ongoing. Wastewater was extended to City of Jonestown. Interlocal agreement between school district and City allowed a new 400,000 gallon elevated storage tank at new high school. Water Treatment Plant #3 continues to be constructed.	Objective on-going. Water and wastewater lines being extended through some residential areas as citizens pay and are reimbursed through the extensions.	Changes from 2013



	<b>2013 City Actions</b>	<b>2014 City Actions</b>	<b>Changes</b>
Objective 6.07: Provide for a system of orderly development through regular bond programs at reasonable interest rates.	Objective on-going.	Objective on-going.	No Change
Objective 6.08: Moderate the incremental increase of local taxes through the use of development impact fees for water and wastewater.	Objective-ongoing.	Objective on-going. The Council increased impact fees this year that reflects what our neighboring cities charge for development.	Changes from 2013
Objective 6.09: Periodically review impact fees associated with new development.	Objective on-going. Impact Fee Advisory Committee making report every six months. P&Z designated Impact Fee Advisory Committee.	Objective-ongoing. Impact Fee Advisory Committee continues to meet to review impact to development concerning impact fees.	No Change
Objective 6.10: Identify areas where water and wastewater lines can be efficiently extended and consider incentives to encourage growth in these areas.	Objective on-going.	Objective on-going. City looking into waiving tap fees for development in older areas of the City.	Changes from 2013
Objective 6.11: Develop infrastructure extension policies that would be adopted by the City Council.			
6.11.1: Require development that is not adjacent to existing utility lines or streets or does not have adequate infrastructure capacity to support the new development to pay for the utility and street extensions under policies set and adopted by the City Council.	Objective completed. An approved Developer rebate ordinance allows for this objective.	Objective completed	No Change
Objective 6.12: New development should pay its fair share of additional infrastructure costs.	Objective completed. An approved Developer rebate ordinance allows for this objective. Also, impact fee ordinance covers this objective.	Objective completed	No Change
Objective 6.13: Support efforts to utilize recycled water in situations that do not infringe upon health, safety and welfare.	Objective on-going. Lago Vista Golf Course is completed at this time. Highland Lakes Golf Course affluent is being externally considered at this time.	Objective on-going. Both courses use affluent at this time along with the Cedar Breaks.	Changes from 2013
Objective 6.14: Establish the City of Lago Vista energy and water conservation plans, seeking federal and state funding opportunities to fund them.	Objective on-going.	Objective on-going. City is aware of objective and is looking for opportunities to meet this standard.	No Change
Objective 6.15: Consider further development of the City's Water Conservation Plan to include specific consumer and government conservation programs with measurable goals, and the possible establishment of a conservation advisory committee.	Objective on-going.	Objective on-going. City is aware of objective and is looking for opportunities to meet this standard.	No Change



	<b>2013 City Actions</b>	<b>2014 City Actions</b>	<b>Changes</b>
Objective 6.16: Analyze and develop policies, programs and awareness efforts designed to conserve water.	Objective on-going.	Objective on-going. Created water contingency plan and drought contingency plan for golf courses.	Changes from 2013
Objective 6.17: Review and implement nationally recognized programs that conserve water while maintaining the natural beauty of the area.	Objective on-going.	Objective on-going. Created water contingency plan and drought contingency plan for golf courses.	Changes from 2013
Objective 6.18: Encouraged PEC to participate in energy reduction programs with the City, builders and citizens of Lago Vista.	Objective on-going.	Objective on-going. City is aware of objective and is looking for opportunities to meet this standard.	No Change
Objective 6.19: Investigate new revenue sources for the use of reclaimed water.	Objective on-going.	Objective on-going. City is aware of objective and is looking for opportunities to meet this standard.	No Change
Objective 6.20: Continually monitor opportunities in franchise agreements to improve service.	Objective on-going.	Objective on-going. City approved a franchise agreement with Alliant Gas for service at Tessera and gives authority to expand in City.	Changes from 2013
Objective 6.21: Maintain a prioritized five year capital improvement program (CIP). Update annually.	Objective completed.	Objective on-going.	No Change
<b><i>GOAL 7 - Transportation: Develop and maintain a transportation system that will safely, economically, and efficiently accommodate future growth.</i></b>			
Objective 7.1: Develop and maintain a system of arterial and collector streets that will safely, economically, and efficiently accommodate current and future traffic in accordance with widely accepted traffic engineering principles.	Objective on-going. This has been addressed in the City's Transportation Plan.	Objective on-going. This has been addressed in the City's Transportation Plan. However this needs to be updated through additional data analysis.	Changes from 2013
Objective 7.2: Improve and upgrade streets to size and quality standards that are appropriate for their anticipated use.	Objective on-going.	Objective on-going. In regards to development this is accomplished through a traffic impact analysis.	Changes from 2013
Objective 7.3: Maintain regular street maintenance programs to minimize deterioration.	Objective on-going.	Objective ongoing. This year's street overlay paved just over four miles of roadway and the City continues to seal cracks on roadways.	Changes from 2013
Objective 7.4: The City should periodically monitor traffic at all high-usage roadway intersections.	Objective on-going.	Objective on-going. City is aware of objective and is looking for opportunities to meet this standard.	No Change



	<b>2013 City Actions</b>	<b>2014 City Actions</b>	<b>Changes</b>
Objective 7.5: The City should establish roadway improvement priorities by taking into consideration roadway traffic patterns, usage, current condition and projected population growth.	Objective on-going.	Objective on-going. The City did focus a good share of the improvements concerning the street overlay on Lohman Ford.	Changes from 2013
Objective 7.6: Use the Thoroughfare Plan to guide the orderly development and incremental expansion of the City's transportation system.	Objective on-going. The right-of-way (ROW) on Lohman Ford was dedicated by LVISD high school plat and RM 1431 for Tessera development.	Objective on-going. Potential developers in areas where the plan indicates a wider roadway are told of this issue.	Changes from 2013
Objective 7.7: Evaluate the appropriate placement and use of traffic control devices to provide for efficient traffic operation, lessen congestion, and improve traffic safety.	Objective on-going. The intersection of Lohman Ford/Boggy Ford signal warrant study warranted no signal needed at this time.	Objective on-going. City is aware of objective and is looking for opportunities to meet this standard.	Changes from 2013
Objective 7.8: Improve existing intersections for growth when warranted and funds are available.			
7.8.1: Add turn lanes at FM 1431/Lohman's Ford Road.	Objective on-going.	Objective on-going. City is aware of objective and is looking for opportunities to meet this standard.	No Change
7.8.2: Add traffic signals and turn lanes at FM 1431/Bar K Ranch Road.	Objective on-going.	Objective on-going. City is aware of objective and is looking for opportunities to meet this standard.	No Change
7.8.3: Add traffic signals and turn lanes at FM 1431/Dodge Trail.	Objective on-going.	Objective on-going. City is aware of objective and is looking for opportunities to meet this standard.	No Change
7.8.4: Add traffic signals and turn lanes at Lohman's Ford Road/Ridgeview Road.	Objective on-going.	Objective on-going. City is aware of objective and is looking for opportunities to meet this standard.	No Change
7.8.5: Add traffic signals and turn lanes at Lohman's Ford Road/Paseo de Vaca Street.	Objective on-going.	Objective on-going. City is aware of objective and is looking for opportunities to meet this standard.	No Change
7.8.6: Add turn lanes at Lohman's Ford Road/Dawn Drive.	Objective on-going.	Objective on-going. City is aware of objective and is looking for opportunities to meet this standard.	No Change
7.8.7: Add traffic signals and turn lanes at Lohman's Ford Road/Boggy Ford Road/Shoreline Ranch Drive.	Lohman Ford/Boggy Ford signal warrant study completed. Finding: Not warranted.	Objective on-going. City is aware of objective and is looking for opportunities to meet this standard.	Changes from 2013
7.8.8: Add turn lanes at Boggy Ford Road/Highland Lake Drive.	Objective on-going.	Objective on-going. City is aware of objective and is looking for opportunities to meet this standard.	No Change



	<b>2013 City Actions</b>	<b>2014 City Changes</b>	<b>Changes</b>
Objective 7.9: Develop the Rusty Allen Airport as a viable transportation center.	Objective on-going.	Objective on-going. The City is working with the State to repave and restripe the runway and taxiways. Airport Action Plan will update the Airport Master Plan to grow the Airport.	Changes from 2013
Objective 7.10: Develop a TxDOT approved Airport Layout Plan for the airport.	Objective on-going.	Objective being completed at this time.	Changes from 2013
Objective 7.11: Consider the acquisition of property and development of City owned hangers, parking spaces, and transient facilities.	Objective on-going. Resolution authorized supporting a grant to purchase airport taxi improvements.	Objective on-going. To be looked at through the Airport Action Plan and working with State to acquire funding to purchase lots.	Changes from 2013
Objective 7.12: Obtain an airborne emergency care and transport capability that is stationed at the airport.	Objective on-going.	Objective on-going. City is aware of objective and is looking for opportunities to meet this standard.	No Change
Objective 7.13: Improve vehicle access to the airport from the east to facilitate aviation-related business use of the airport.	Objective on-going.	Objective on-going. City is aware of objective and is looking for opportunities to meet this standard.	No Change
Objective 7.14: Promote public transportation.	Objective on-going. On-going sales tax funding of Cap Metro to facilitate public transportation to metro area.	Objective on-going. On-going sales tax funding of Cap Metro to facilitate public transportation to metro area.	No Change
Objective 7.15: Promote park and ride and carpooling programs.	Objective on-going. Park and Ride area exists with the city.	Objective on-going. Park and Ride area exists with the city.	No Change
Objective 7.16 The City should investigate expansion of the “park and ride” program by examining the feasibility of additional bus routes within Lago Vista and into Austin and the surrounding areas to assist in minimizing traffic.	Objective on-going.	Objective on-going. City is aware of objective and is looking for opportunities to meet this standard.	No Change
Objective 7.17: Develop alternative transportation modes.	Objective on-going.	Objective on-going. City is aware of objective and is looking for opportunities to meet this standard.	No Change
Objective 7.18: Pursue development of bicycle and golf cart lanes.	Objective on-going.	Objective on-going. City is aware of objective and is looking for opportunities to meet this standard.	No Change
Objective 7.19: Pursue an effective way to prioritize sidewalk improvement areas by type of street and adjacent land use.	Objective on-going.	Objective on-going. City is working to obtain grants from State and Feds in regards to this issue.	Changes from 2013



Objective 7.20: Proactively pursue state and county planning and funding that benefit the city transportation system.	Objective on-going.	Objective on-going. City is aware of objective and is looking for opportunities to meet this standard.	No Change
<b>GOAL 8 - City Services: Provide the highest level of City services possible to meet the current and future needs of its residences and businesses.</b>			
	<b>2013 City Actions</b>	<b>2014 City Actions</b>	<b>Changes</b>
Objective 8.1: Locate and adequately equip libraries, parks, police and fire stations as efficiently and economically as possible.	Objective on-going. The construction of the new police station has been completed in 2012 and is active. The Library expansion into old fire station has been completed and is active. A Tucker Grant for new library furniture and books has been received.	Objective on-going. In consultation with the ESD, they are considering a new fire station in the City limits.	Changes from 2013
Objective 8.2: Maintain a digitized geographical information system including lots, unoccupied lots, utility locations, updated road locations and other pertinent data.	Objective on-going. GIS has been completing and update these thematic layers.	Objective on-going. GIS has been completing and update these thematic layers.	No Change
Objective 8.3: Maintain and update the Lago Vista web page to allow citizen access to city forms, building codes, zoning codes, city calendar, news and other pertinent data.	Objective on-going. GIS has been completing and update the webpage.	Objective on-going. The City has contracted with a web company to redesign a new website.	Changes from 2013
Objective 8.4: Upgrade city existing capabilities to emerging technologies.	Objective on-going. Technology upgrades have been budgeted and will be budgeted in the future. Approved \$17,000 for fiber optic to connect Library, Police Station, and City Hall. Upgraded Council to new OS7 operating systems.	Objective on-going. The City has fully equipped City Hall with Wi-Fi capabilities that are accessible to staff and visitors alike.	Changes from 2013
Objective 8.5: Provide Wi-Fi Internet access within municipal offices.	Objective completed. Wi-Fi currently exists.	Objective updated. Wi-Fi has been upgraded and enhanced at City Hall.	Changes from 2013
Objective 8.6: Seek opportunities to increase, maintain and enhance parks and recreation facilities and programs.	Objective on-going.	Objective on-going. City has started a Parks and Recreation Dept. with \$100,000 budget.	Changes from 2013
Objective 8.7: Identify new opportunities to cooperate with the Lago Vista Property Owners Association (LVPOA), LVISD, and other applicable organizations to provide high quality parks and recreation facilities and programs that meet current and projected park and recreation needs.	Objective on-going. City approved Special Use Permit to allow for a boat ramp at Cody Park for portions zoned as TR-1.	Objective on-going. City is aware of objective and is looking for opportunities to meet this standard.	Changes from 2013



	<b>2013 City Actions</b>	<b>2014 City Actions</b>	<b>Changes</b>
Objective 8.8: Initiate and develop recreational programs needed by the community that private associations or private interests are not able to provide.	Objective on-going.	Objective on-going. City is aware of objective and is looking for opportunities to meet this standard.	No Change
Objective 8.9: Utilize as much of the City's drainage corridors and floodplain areas as possible for open space, parks, wildlife habitat and other uses that are compatible with the flood hazard. Develop a system of walking trails throughout the community and coordinate with surrounding communities to develop a regional hike and bike trail.	Objective on-going.	Objective on-going. City is aware of objective and is looking for opportunities to meet this standard.	No Change
Objective 8.10: Provide new parks and recreation areas and open space as the city grows and develops.	Objective on-going. This type of land use was approved in the Tesserera PDD master development plan. Park Fee will allow contributions to buy additional park space.	Objective on-going. The City has begun maintaining the recreation equipment across from the middle school per agreement.	Changes from 2013
Objective 8.11: Fully develop existing hiking trails and scenic viewing trails throughout the community. Consider possibly linking these trails to the Balcones Canyonlands National Wildlife Refuge.	Objective on-going.	Objective on-going. City is aware of objective and is looking for opportunities to meet this standard.	No Change
Objective 8.12: The city should initiate and develop recreational programs for all citizens of all ages.	Objective on-going. Youth tennis courts provided at LVGC courts.	Objective ongoing. The City has begun maintaining the recreation equipment across from the middle school per agreement.	Changes from 2013
Objective 8.13: Support the Library's Long Range Plan for future growth and development.	Objective on-going. Library expansion phase 1 completed and new sidewalks/parking was completed by the City.	Objective on-going. City is aware of objective and is looking for opportunities to meet this standard.	No Change.
Objective 8.14: New funding sources such as impact fees, bond issues, external grants, public improvement districts, and assessment districts need to be identified for roadway and utility maintenance and upgrades.	Objective on-going. Texas Water Development Board (TWDB) financing to be assessed for construction of water treatment plant #3. Forms submitted to TWDB.	Objective on-going. Impact fees were increased to assist with an increased funding source.	Changes from 2013

