



# The City of Lago Vista

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

**NOTICE OF A SPECIAL MEETING  
PLANNING AND ZONING COMMISSION  
THURSDAY, April 7, 2016, 1:00 PM  
COUNCIL CHAMBERS  
CITY HALL - 5803 THUNDERBIRD ST.**

**NOTICE IS HEREBY GIVEN** that the Planning and Zoning Commission of the City of Lago Vista, Texas will hold a meeting on the above date and time for discussion and possible action to be taken on the following:

**WORKSHOP**

1. Review, discuss, and provide input on the rough draft for the "The City of Lago Vista 2030 Comprehensive Plan".

**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 \_\_\_\_\_, 2016.

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Sandra Barton, City Secretary

**THE CITY OF LAGO VISTA IS COMMITTED TO COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. REASONABLE MODIFICATIONS AND EQUAL ACCESS TO COMMUNICATIONS WILL BE PROVIDED UPON REQUEST.**

**IN ADDITION TO ANY EXECUTIVE SESSION ALREADY LISTED ABOVE, THE PLANNING & ZONING COMMISSION RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME DURING THE COURSE OF THIS MEETING TO DISCUSS ANY OF THE MATTERS LISTED ABOVE, AS AUTHORIZED BY TEXAS GOVERNMENT CODE FOR THE FOLLOWING PURPOSES: §551.071: CONSULTATION WITH ATTORNEY; §551.072: DELIBERATIONS REGARDING REAL PROPERTY; §551.073: DELIBERATIONS REGARDING GIFTS AND DONATIONS; §551.074: PERSONNEL MATTERS; §551.076: DELIBERATIONS REGARDING SECURITY DEVICES; §551.087: DELIBERATIONS REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS**



# **Development Services Department**

## **STAFF REPORT**

### **2030 Comprehensive Plan Workshop**

**Date:** April 1, 2016

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#### **DEVELOPMENT SERVICES DEPARTMENT COMMENTS**

In August 2015, the Council approved a contract with Freese & Nichols to update the current 2008 Comprehensive Plan. Input has been ongoing and has involved on-line comments, surveys, an initial joint meeting between the Planning & Zoning Commission and the Comprehensive Plan Advisory Committee (CPAC), six separate (6) CPAC meetings, and three (3) Town Hall meetings to better engage the public and community interests during the update process. The attached documents are the power-point that is being presented summarizing the process. Also attached is the link that will take you to the rough draft 2030 Comprehensive Plan currently online, please make sure to save it on your computer.

The CPAC recommended approval of the item by a vote of 10-1 with changes that have been incorporated into this document. The City Council will also conduct a workshop session, similar to this one, later in the day on April 7<sup>th</sup>.

The agenda is to solicit input from the Planning & Zoning Commission on April 7<sup>th</sup>, along with the City Council later that day. As a result, a final Plan and Ordinance will be on the May 5<sup>th</sup> agenda for a recommendation by the Planning & Zoning Commission and later consideration by City Council. Once the Ordinance is approved by Council on May 5<sup>th</sup>, this will be the controlling document for City growth.

# Lago Vista Comprehensive Plan

April 7, 2016  
P&Z Workshop

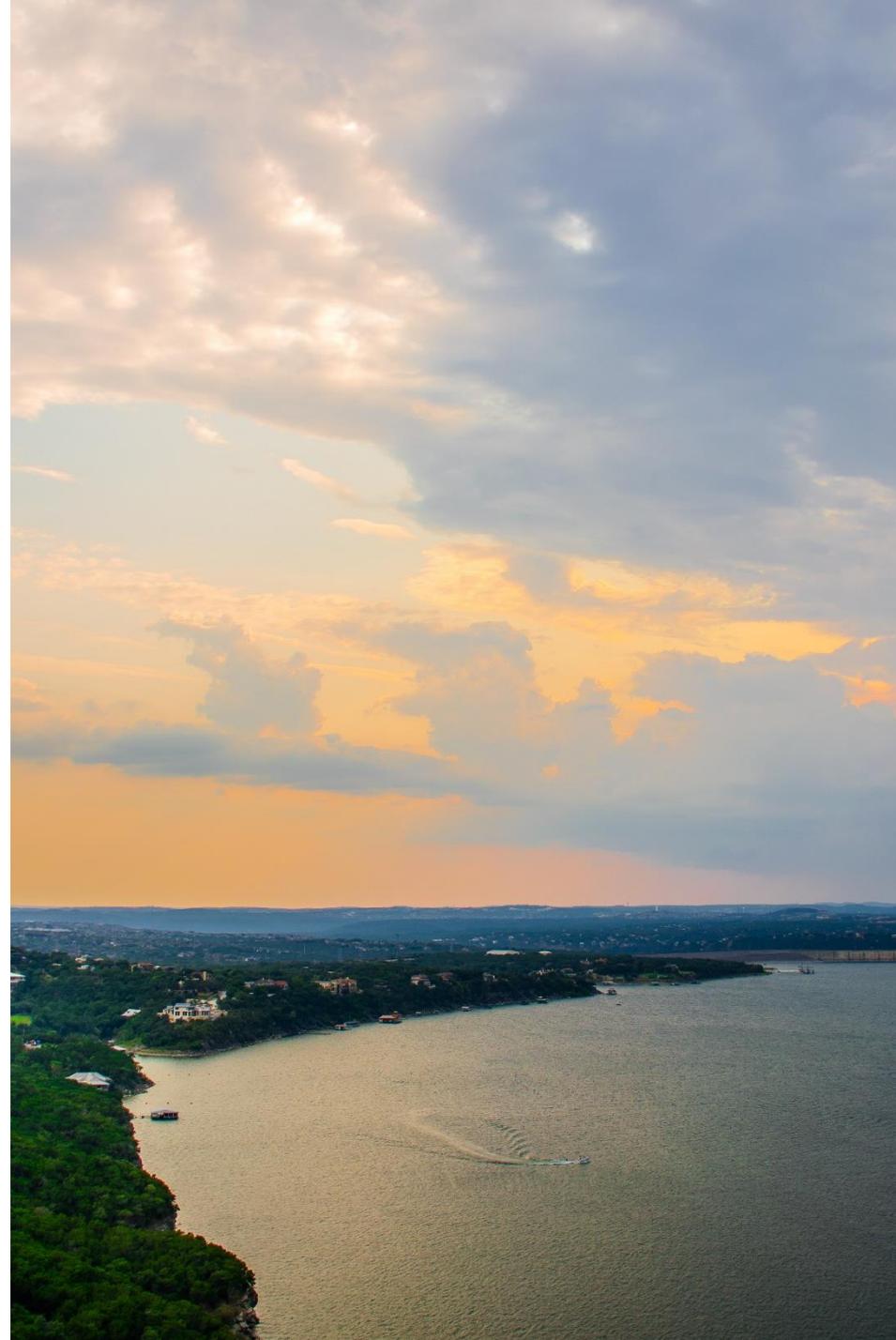
**#lagovista2030**

[clients.freese.com/lagovista](https://clients.freese.com/lagovista)



# *today's* **agenda**

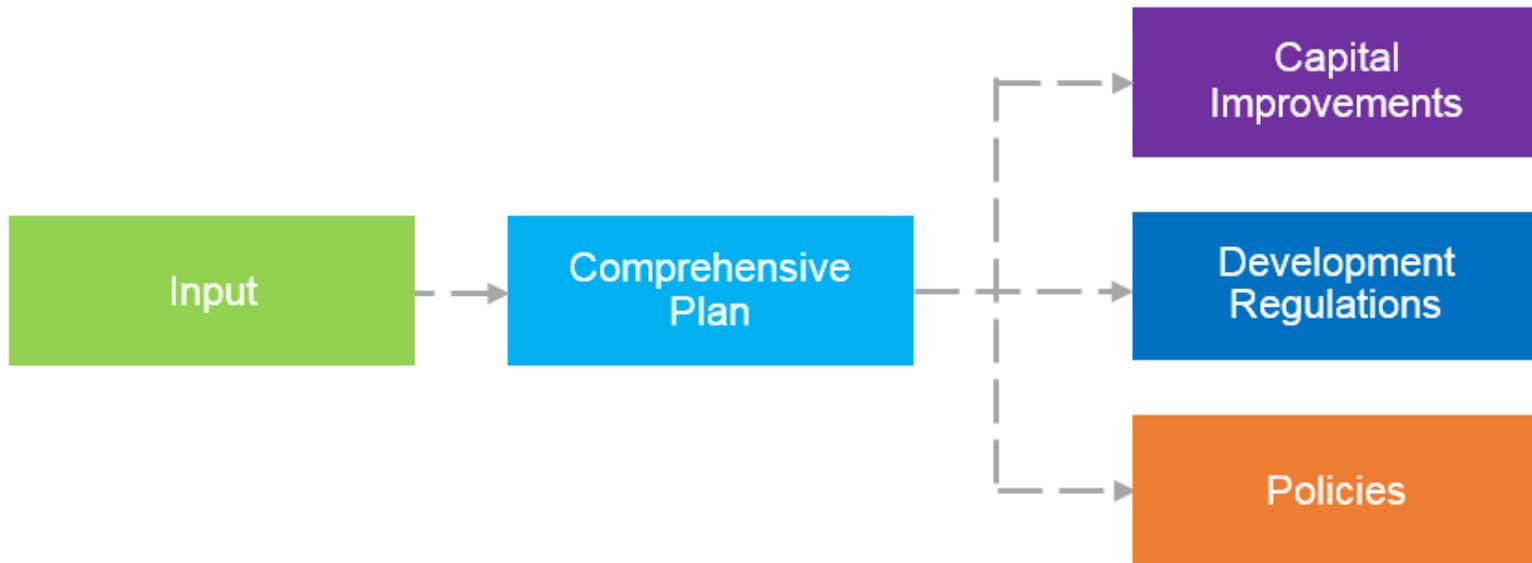
- 1. planning process**
- 2. summary of public input**
- 3. review of recommended actions**
- 4. discussion and feedback**
- 5. next steps**





**planning process**

# planning process



# planning process

## A comprehensive plan is...

- ✓ Vision for the future
- ✓ Decision-making guide
- ✓ Guide for future land use
- ✓ Basis for City policy
- ✓ Basis for zoning

## A comprehensive plan is not...

- X Zoning ordinance
- X Rigid policy
- X Final answer

## *Kick-Off Project*

- Meet with City staff
- Joint meeting with CPAC and P&Z

## *Gather Public Input*

- Input from LVHS students
- 3 Town Hall meetings
- Online surveys

## *Draft Plan*

- FNI drafts chapters for City review
- 5 CPAC meetings to review drafts

## *Public Hearings & Adoption*

- Work session with P&Z
- Work session with CC
- P&Z public hearing for adoption
- CC public hearing for adoption

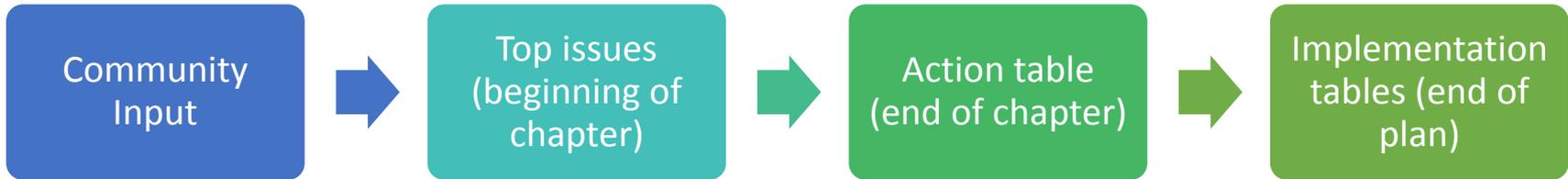
# planning process

# plan content

- Introduction
- City Snapshot
- Land Use
- Housing and Neighborhood Livability
- Transportation
- Parks, Recreation, and Open Space
- City Facilities and Services
- Implementation
- Appendix



# plan development



## Top Issues Related to Transportation:

- Limited vehicular and pedestrian connectivity
- Unsafe pedestrian crossings
- Safety of children walking to school
- Hike and bike trails
- Intersection and road safety
- Limited right-of-way for existing roads
- Traffic calming and visibility
- Poor road conditions
- Unused roadways
- Golf carts on roadways
- Community transportation services
- Limited connectivity to the northeast

Transportation Goal: Overcome physical constraints to meet the community's needs by enhancing corridors, providing safe and walkable routes, and continuing regional coordination.	
Recommendation Topic	Action Item
Future Transportation Network	Coordinate transportation efforts with all regional transportation agencies to ensure better regional connectivity and partnerships, and evaluate the feasibility of a bridge across the lake for better mobility and access to surrounding communities. One or more of the bridge options, shown on the Future Transportation Network Map, should be pursued in the long-term.
	Begin long-range planning to construct a roadway extending from FM 1431 to the northeast to allow for better access into Lago Vista.
	Ensure that roadways provide sufficient access and mobility for all EMS and fire services.
Roadway Safety and Maintenance	Improve roadways along lakefront near Tessera and Matagony to ensure sufficient access to the potential holistic center area.
	Identify intersections in need of safety improvements and upgrade two per year.
	Revise the subdivision ordinance to ensure that traffic calming techniques are permitted and encouraged.
Alternative Transportation	Develop a listmap of specific roads to be vacated and converted into trails, which allows maintenance efforts to be targeted toward the more traveled roadways.
	Add directed lighting and pedestrian enhancements at key intersections, and a signal at Lohman Ford Road and Boggy Ford Road.
	Update codes to allow for golf carts to be operated on certain City roadways. Identify partnerships and funding for a community-wide shuttle system.
	Require sidewalks in future developments when feasible based on topography and other site constraints and allocate budget and incentives for retrofitting sidewalks in target locations. Develop a detailed sidewalk plan that indicates areas that are appropriate for retrofitting efforts.
	Formally adopt a roadway cross-section to allow on-street bike lanes and/or off-street multi-purpose trails.

Action/Initiative	Task Leader	Cost	Impact	Milestone/Benchmark
Update codes (see Code Updates table)	Planning Director/ Consultant	\$5	***	Milestone: Drafting code updates. Benchmark: Adoption of updated zoning ordinance, subdivision ordinance, and design standards.
Apply for and receive the designation of a "Scenic City."	City Manager's office	\$	*	Milestone: Applying for the designation. Benchmark: Receiving the designation.
Establish a task force to work toward an agreement with all POAs to allow non-POA residents to access POA parkland (allow at all times, allow on weekends/holidays, or create park pass)	City Council	\$	***	Milestone: City Council to appoint task force to work toward POA agreement. Benchmark: Reaching an agreement.
Create a parks and recreation board that is made up of members representing the City and members representing all POAs.	Planning Director	\$	*	Benchmark: Creation of board.
Begin acquisition of future park land and trail easements by working with developers to donate park land or trail easements during the initial phases of development to ensure a well-connected parks and trails system.	City Manager's office/Planning Director	\$55	**	Benchmark: Acquiring new parkland and trail easements each year.
Develop a listmap of specific roads to be vacated and converted into trails, which allows maintenance efforts to be targeted toward the more traveled roadways.	Planning/transportation staff	\$	*	Milestone: Identifying roads to be abandoned. Benchmark: Creation of a map in GIS.
Conduct a feasibility study for a multi-purpose sports complex to identify the highest demand sports for Lago Vista.	Consultant	\$5	*	Milestone: Consultant selection. Benchmark: Completion of study.
Meet with private capital partners to share the comprehensive plan efforts and promote nonresidential development.	City Manager's office	\$	**	Milestone: Identify developers to meet with. Benchmark: Coordination meetings between the City and participating developers/between every 6 months.
Subscribe to a "text-blast" messaging program to reach a wider population.	PIO	\$5	**	Milestone: Researching text-blast services and subscribing to a service. Benchmark: Using text blast every month for upcoming events or other information.
Compile a list of volunteer representatives from organizations within the City who are willing to survey information.	PIO	\$	*	Benchmark: Create a list of names, organizations, and contact information.



**public input**



## summary of public input efforts to date

- TOWN HALL #1
- TOWN HALL #2
- TOWN HALL #3
- LVHS STUDENTS

- CPAC MEETINGS
- ONLINE COMMENTS
- SURVEYS

# what are the biggest issues?

golf courses

employment

*vacant buildings*

**lack of water/sewer  
infrastructure**

*road conditions*

activities

more focus on lake

**POA access**

**community  
involvement**

*environmentally sensitive growth*

lack of dining options

# what's missing?

hotels and motels  
training (golf/tennis) and social memberships  
multi-field sports complex for tournaments  
family and kid friendly  
tourism businesses  
avoid cookie-cutter—need local  
keep it local and small, no chain  
street lights for safety  
town square, dawn drive, old town charm, shops, restaurants  
sidewalks/bike lanes/road crossings  
jobs  
culture  
sports store  
retail shops  
grocery stores  
recreation centers  
park uses  
movie theatre  
cfa  
concert venues  
apartments

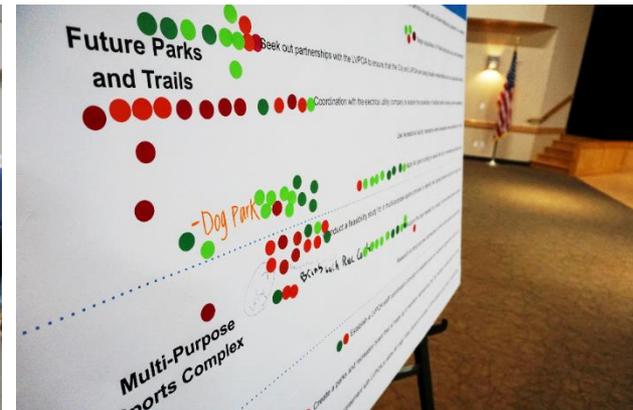
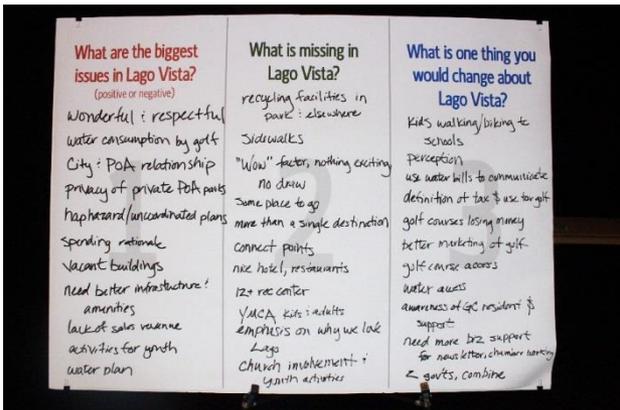
restaurants and retail  
sidewalks  
streetlights  
affordable housing  
recreation center  
farmers market  
recycling facilities in parks and elsewhere  
sidewalks  
“wow” factor, nothing exciting, no draw  
some place to go  
more than a single destination  
connect points  
nice hotel, restaurants  
12+ rec center  
ymca kids and adults  
emphasis on why we love lago  
church involvement and youth activities  
entertainment (movies, bowling, etc.)  
target/wal-mart

boat rentals  
skate park  
putt-putt  
laser tag  
venues for concerts/events  
jungle gyms  
hunting grounds  
activities for youth, maybe sports complex  
sidewalks and connections  
assisted living, care for older adults, senior services  
jobs to keep kids here  
municipal wifi, business friendly  
Italian restaurant/more restaurants (healthy)  
heated pool year round, private membership

# TH #1

# TH #2

# TH #3



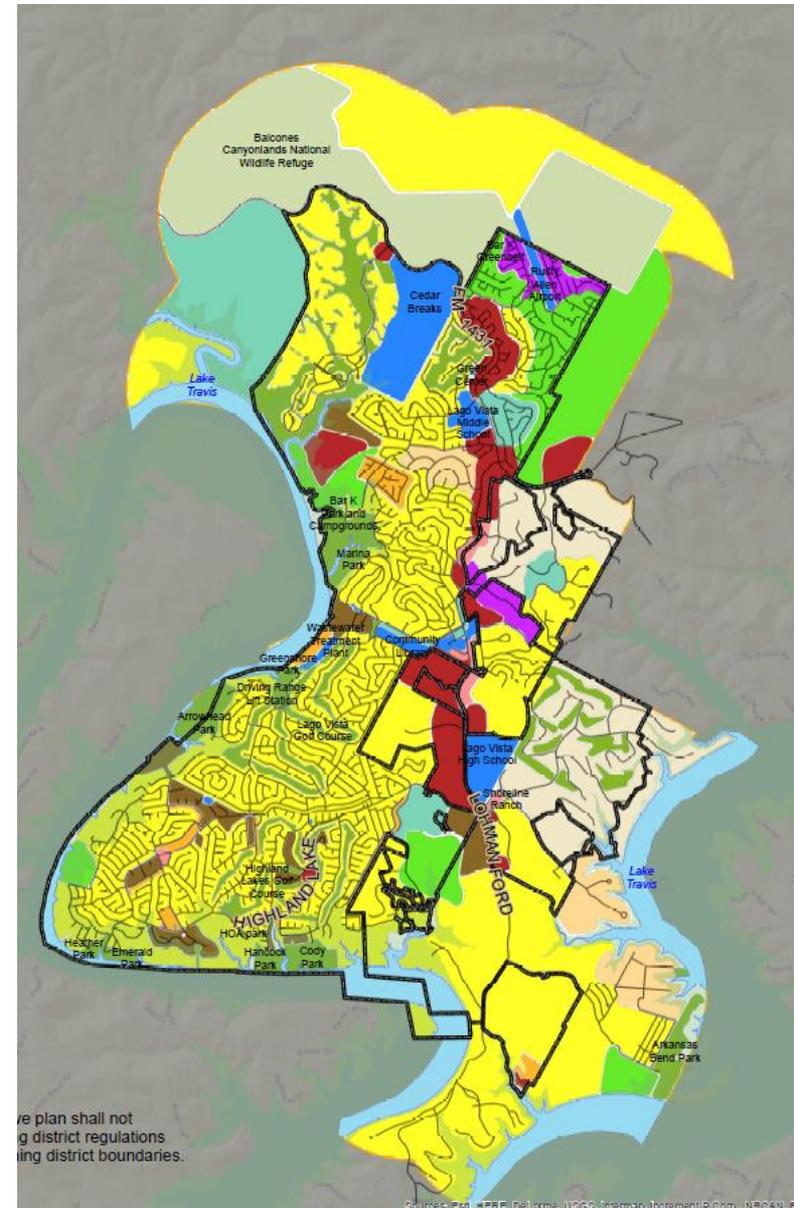


**recommended actions**

# LAND USE

- future land use map
- population planning
- design standards
- corridor character areas
- resource protection
- lakefront tourism
- airport area
- conservation and growth areas
- future expansion areas

**BIG IDEA: add a mixed use land use type**



# HOUSING AND NEIGHBORHOOD LIVABILITY

- neighborhood enhancements
- home and site design enhancements
- life-cycle housing opportunities

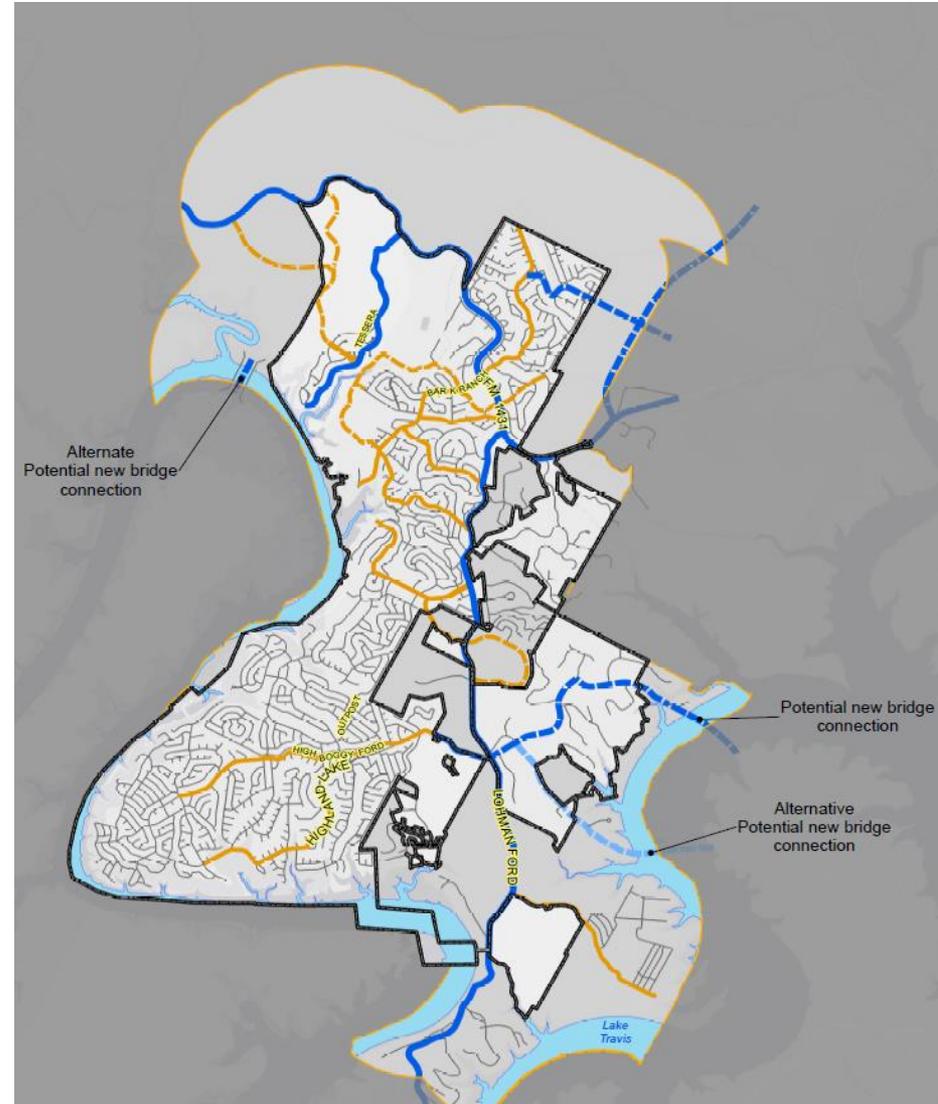


**BIG IDEA: plan for sidewalk retrofits in key areas**

# TRANSPORTATION

- future transportation network
- roadway safety and maintenance
- alternative transportation

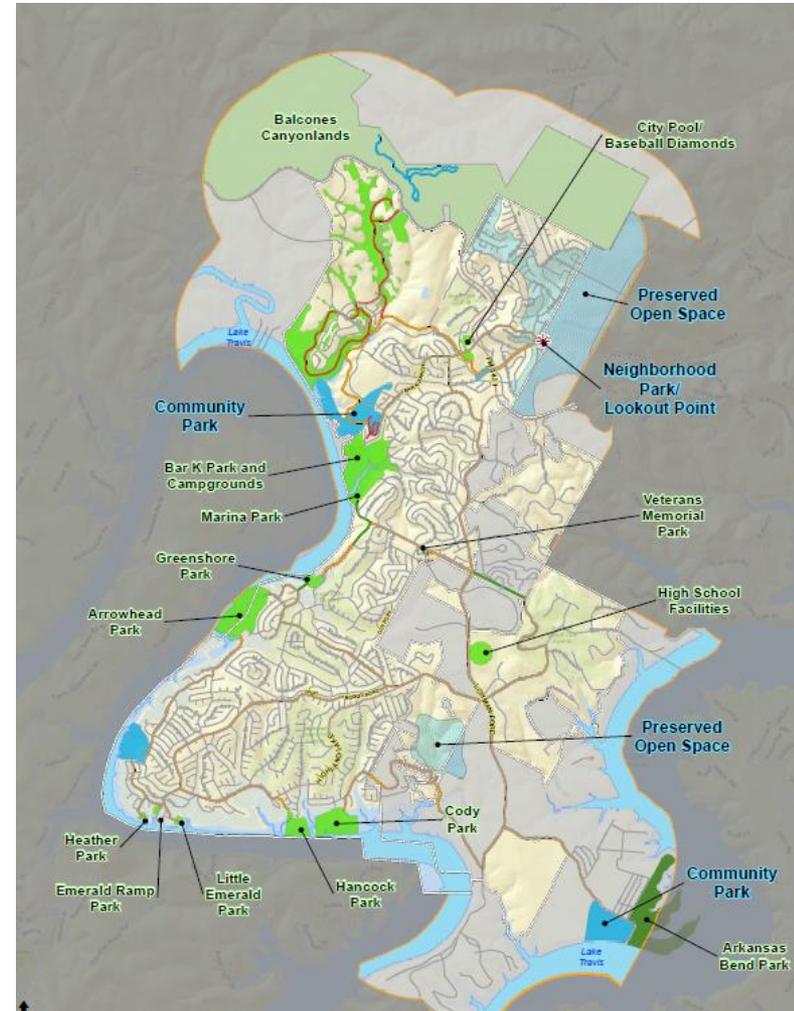
**BIG IDEA: three bridges options across the lake**



# PARKS, RECREATION, AND OPEN SPACE

- future parks and trails
- multi-purpose sports complex
- community access
- recreational facility standards

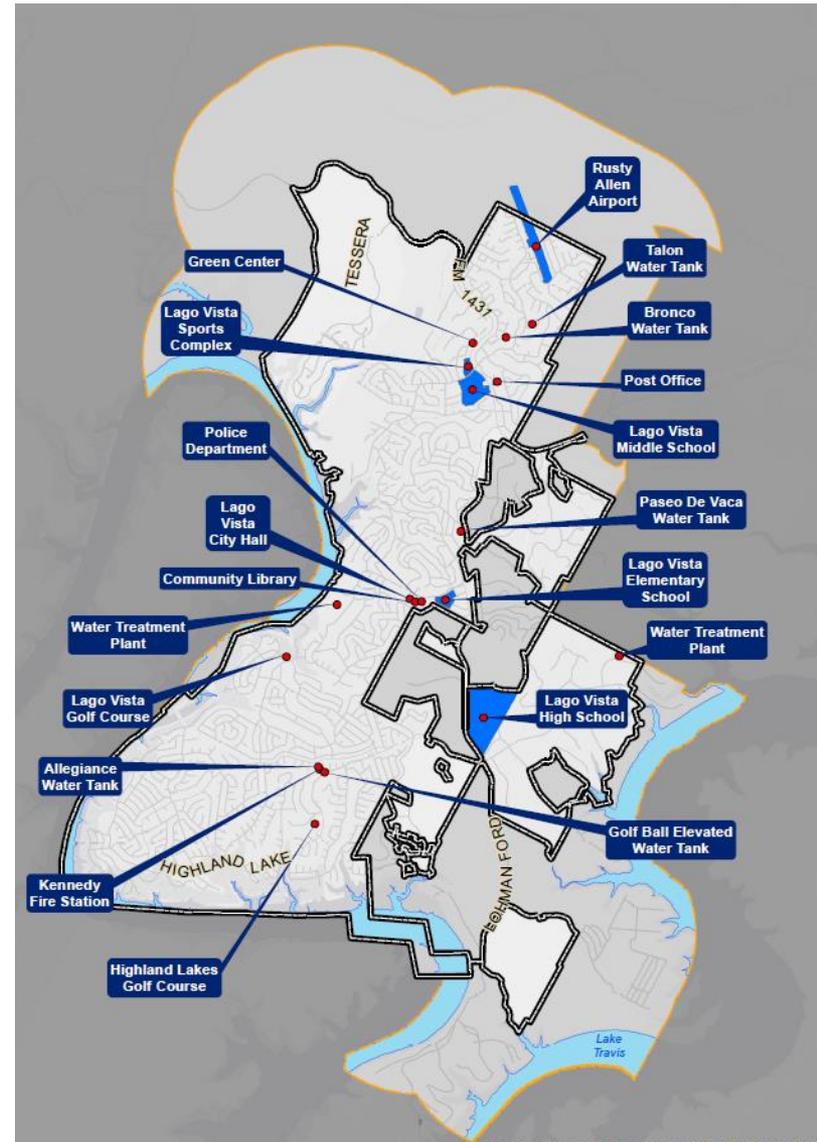
**BIG IDEA:** establish a task force to work toward reaching an agreement with the LVPOA to allow all citizens to access parkland



# CITY FACILITIES AND SERVICES

- communication program
- conference hotel or civic center
- local activities
- golf courses
- municipal complex redevelopment

**BIG IDEA:** promote “family days” at the golf courses to attract families and support youth interest in golf



# IMPLEMENTATION

- guide for daily decision-making
- zoning and subdivision
- flexible and alterable guide
- annual review
- 5-year update

## Implementation element includes:

- Year 1
- Year 2 and beyond
- Policy initiatives
- Code updates

## Legend for Implementation Tables

### Cost

- \$ - low cost
- \$\$ - moderate cost
- \$\$\$ - high cost

### Impact

- - small impact
- - moderate impact
- - large impact

### Milestone

Steps to reach action

### Benchmark

Measurement of completion of action

# Year One

Action/Initiative	Task Leader	Cost	Impact	Milestone/Benchmark
Update codes (see <b>Code Updates</b> table)	Development Services	\$\$	●●●	Milestone: Drafting code updates Benchmark: Adoption of updated zoning ordinance, subdivision ordinance, and design standards
Apply for and receive the designation of a “Scenic City”.	City Manager’s office	\$	●	Milestone: Applying for the designation Benchmark: Receiving the designation
Prioritize area surrounding the Rusty Allen Airport for land acquisition and assembly	City Manager’s office/ Development Services	\$\$\$	●●	Milestone: Identified target properties Benchmark: Acquired properties
Coordinate with the actions from TxDOT Airport Action Plan	Development Services	\$	●●	Benchmark: City Council approval of the Airport Action Plan
Establish a task force to work toward an agreement with all POAs to allow non-POA residents to access POA parkland (allow at all times, allow on weekends/holidays, or create park pass).	City Council	\$	●●●	Milestone: City Council to appoint task force to work toward POA agreement Benchmark: Reaching an agreement
Create a parks and recreation board that is made up of members representing the City and members representing all POAs.	Planning City Manager’s office/ Development Services	\$	●	Benchmark: Creation of board
Begin acquisition of future park land and trail easements by working with developers to donate park land or trail easements during the initial phases of development to ensure a well-connected parks and trails system.	City Manager’s office/ Development Services	\$\$\$	●●	Benchmark: Acquiring new parkland and trail easements each year

# Year One (continued)

Action/Initiative	Task Leader	Cost	Impact	Milestone/Benchmark
Develop a list/map of specific roads to be vacated and converted into trails, which allows maintenance efforts to be targeted toward the more traveled roadways.	Development Services/Public Works	\$	•	Milestone: Identifying roads to be abandoned Benchmark: Creation of a map in GIS
Develop a detailed sidewalk plan that indicates areas that are appropriate for retrofitting efforts. Allocate budget and identify incentives for retrofitting sidewalks in target locations.	Development Services	\$\$	••	Milestone: Preparation of a sidewalk plan and initial budgeting efforts Benchmark: Begin installing sidewalks consistent with the sidewalk plan
Conduct a feasibility study for a multi-purpose sports complex to identify the highest demand sports for Lago Vista.	Consultant	\$\$	•	Milestone: Consultant selection Benchmark: Completion of study
Meet with private capital partners to share the comprehensive plan efforts and promote nonresidential development.	City Manager's office	\$	••	Milestone: Identify developers willing to partner Benchmark: Coordination meetings between the City and participating developers/investors every 6 months
Subscribe to a "text-blast" messaging program and use email listservs to reach a wider population.	Public Involvement Officer	\$\$	••	Milestone: Researching text-blast services and subscribing to a service Benchmark: Using text blast every month for upcoming events or other information
Compile a list of volunteer representatives from organizations within the City who are willing to convey information.	Public Involvement Officer	\$	•	Benchmark: Create a list of names, organizations, and contact information

# Year Two and Beyond

## categories:

- land use
- housing and neighborhood livability
- transportation
- parks, recreation, and open space
- city facilities and services

Land Use	Action/Initiative	Task Leader	Cost	Impact	Milestone/Benchmark
	Develop an approved native plant list to be maintained by the Director.	Development Services	\$	•	Milestone: Director to draft the plant list Benchmark: Council action to amend zoning ordinance to reference plant list maintained by the Director
	Prioritize and purchase lakefront lots.	Development Services	\$\$\$	***	Milestone: Planning Director to coordinate with City Manager and EDA to identify and prioritize lots Benchmark: Council (or EDA) approval of funds and purchase of two lakefront properties within five years
	Develop a concept plan followed by a more detailed site plan for the municipal complex.	Development Services	\$\$	**	Milestone: Collection of public input regarding elements of a municipal complex and survey of similar developments Benchmark: Retain a consultant to develop concept and site plans
	Prioritize infill areas by infrastructure planning and development incentives.	Development Services	\$\$	***	Milestone: Planning Director to develop a list of incentives approved by City Council, and coordinate with Public Works to identify specific areas that can readily be served by the City's infrastructure Benchmark: At least 50 percent of all residential building permits are within identified infill areas
	Conduct a detailed analysis to determine whether a 3-year annexation plan is necessary for the desired expansion.	Development Services	\$\$	**	Benchmark: Identify the number of occupied residential parcels within the desired annexation area(s)
	Offer incentives to developers for using solar and wind energy. [on-going]	Development Services	\$\$	**	Benchmark: Identify the number of occupied residential parcels within the desired annexation area(s)
	Expand branding and placemaking efforts through a marketing/image campaign and/or the development of a tourism plan.	EDA	\$\$	**	Benchmark: Develop the plan or campaign
	Conserve areas with extreme topography by acquiring the property or assisting property owners in coordinating with nonprofit organizations to accept the land.	Development Services	\$	**	Benchmark: Develop and distribute an information package for property owners with organizations who may be interested, tax benefits, and any offers from the City to acquire property
	Explore the possibility of allowing the landowners to keep their POA membership after donating the land.	Development Services	\$	**	Benchmark: Discuss options with the POA board

	Vacate plats and roadways for undevelopable land.	Development Services	\$	***	Milestone: Develop an inventory of the targeted plats and roadways Benchmark: Planning & Zoning Commission and City Council approval to vacate plats and roadways each year
	Coordinate with the actions from TxDOT Airport Action Plan.	Development Services	\$	**	Benchmark: City Council approval of the TxDOT Airport Action Plan
	Develop long-range infrastructure plans for identified expansion areas and use these areas for desirable development types, such as a hotel, grocery store, or sports complex.	Public Works	\$\$	***	Benchmark: Coordinate with the Planning Department to identify infill areas and include these improvements in the CIP as applicable
	Allocate funding in the Capital Improvements Program for demolition and construction of new municipal facilities.	City Council	\$\$\$	**	Milestone: Obtain cost estimate Benchmark: City Council approval to include funds within the CIP
	Action/Initiative	Task Leader	Cost	Impact	Milestone/Benchmark
Housing and Neighborhood Livability	Continue to allow patio homes, townhomes, duplexes, and multi-family housing types in key areas to accommodate young professionals and the retirement community. Provide for mixed use areas that incorporate higher density housing. [on-going]	Development Services	\$	**	Benchmark: Change in the variety of housing types and the demographics of residents
	Develop a watershed master plan that assesses the current drainage demands and provides strategies for stormwater management and retention.	Public Works	\$\$	***	Milestone: Consultant selection for development of a master plan Benchmark: Adopting stormwater management practices to prevent drainage issues
	Identify intersections in need of safety improvements and upgrade two per year. [on-going]	Public Works	\$\$\$	***	Milestone: 1-2 intersection upgrades per year
Transportation	Action/Initiative	Task Leader	Cost	Impact	Milestone/Benchmark
	Identify partnerships and funding for a community-wide shuttle system.	Development Services Director	\$	**	Milestone: Identifying partnerships and funding Benchmark: Securing partnerships and funding
	Begin long-range planning to construct a roadway extending from FM 1431 to the northeast to allow for better access into Lago Vista.	Development Services	\$\$	***	Milestone: Selection of a consultant to begin preliminary plans and designs for roadway Benchmark: City Council approval to include construction funds within the CIP

# Policies

Use the Future Land Use Map to guide future zoning decisions.

Conduct an annual review of the Comprehensive Plan and updated if needed.

Coordinate all City operations with any applicable advisory committees.

Before developing new parkland, seek out partnerships with the POA to ensure that the City and POA are being fiscally-responsible and not duplicating efforts.

Focus development around the airport on aviation and other small industrial uses.

Proactively seek hotel operators for a lakefront hotel resort, event center, or civic center.

Continue efforts to reach out to local developers and local/national retailers.

# Policies (continued)

Focus on annexation of areas located along major roadways or the lake.

Identify the area surrounding the airport as a priority area for land acquisition and assembly.

Coordinate transportation efforts with all regional transportation agencies to ensure better regional connectivity and partnerships, and evaluate the feasibility of a bridge across the lake for better mobility and access to surrounding communities.

Ensure that roadways provide sufficient access and mobility for all EMS and fire services.

Coordinate with the Chamber of Commerce to advertise City notices in the upcoming newsletter.

Use recreational facility standards when developing new parkland or trails.

Assess park level of service annually and acquire additional parkland, as needed.

# Code Updates

Include specific requirements for screening and buffering near industrial uses.

Require higher quality materials for screening and a proximity slope setback between incompatible land uses.

Include overlay character districts for Dawn Drive, FM 1431, and Lohman Ford Road.

Establish minimum lot areas, depths, and widths for each residential district and dwelling type.

Allow more areas for retail, commercial, and multi-family development.

Require all street signs be reflective to accommodate dark skies efforts

Include a mixed-use land use classification.

Rezone area surrounding the airport by extending the C-4 zoning and rezone the steep slope areas to a conservation district.

Require building articulation for larger structures.

Rezone the south side of Dawn Drive to accommodate commercial and retail development.

Include specific requirements for screening waste receptacles and utilities.

Revise the subdivision ordinance to ensure that traffic calming techniques are permitted and encouraged.

Expand the existing lighting regulations to further promote dark skies.

Require garage door enhancements and setbacks for front-loaded neighborhoods.

# Code Updates (continued)

Develop regulations to accommodate and encourage low-impact development.

Require covered porches in a certain percentage of larger developments to create a more diverse look and more pedestrian-oriented environment.

Add more detail regarding building materials and specifying which materials are appropriate within each district.

Include anti-monotony standards, which will help to prevent “cookie cutter” subdivisions.

Ensure that accessory buildings are truly secondary to the main structure.

Require sidewalks in future developments when feasible based on topography and other site constraints.

Formally adopt a roadway cross-section to allow on-street bike lanes and/or off-street multi-purpose trails.

Update codes to allow for golf carts to be operated on certain City roadways.

Develop regulations for solar and wind energy to ensure quality standards for equipment and installation

Revise the business regulations ordinance to allow for larger multi-tenant freestanding signs.

Consider establishing overlay districts to ensure quality development along the main corridors.

Consolidate residential zoning districts.



**discussion and feedback**



## next steps

- public hearings for adoption tentatively scheduled for May 5

# Lago Vista Comprehensive Plan

April 7, 2016  
P&Z Workshop

**#lagovista2030**

[clients.freese.com/lagovista](https://clients.freese.com/lagovista)





**CITY OF LAGO VISTA  
DEVELOPMENT SERVICES**

P.O. BOX 4727  
LAGO VISTA, TX 78645

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**MEMO**

To: Planning & Zoning Commission

From: David Harrell, AICP, Director

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**RE: Item #1: Review and Discuss Final Draft of 2030 Comp Plan.**

In order to shorten the size of your packets, I am providing directions to access it on the City webpage. See below.

- 1) Goto the City's webpage at [www.lagovistatexas.org](http://www.lagovistatexas.org)
- 2) Under "News" click on the "2030 Comprehensive Plan (Draft)", be aware this may require clicking through the feed to find it.
- 3) Goto the bottom right hand corner and click on the PDF, make sure to save it to your computer.

Please let me know if you desire a paper copy on Monday.