



**AGENDA
PLANNING & ZONING COMMISSION REGULAR MEETING
COUNCIL CHAMBERS
5803 THUNDERBIRD STREET
MAY 14, 2026 AT 4:00 PM**

AMENDED AGENDA

JOIN MEETING VIA VIDEO CONFERENCE

Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/361413933>

You can also dial in using your phone.

Access Code: 361-413-933

United States: +1 (872) 240-3311

I. CALL TO ORDER, CALL OF ROLL

Lynda Aird, Chairperson

Dave Stewart

Jeff Hewgley

Gene Harris, Vice Chair

Enrique Lopez

Ann Cleator

Nelson Minyard

Paul Prince - Council Liaison

Jordan Strohmeyer - Staff Liaison

II. CITIZEN COMMENTS

In accordance with the Open Meetings Act, the Commission is prohibited from acting or discussing (other than factual responses to specific questions) any items not on the agenda.

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

[Citizen Participation Registration Form](#)

III. STAFF AND COUNCIL LIAISON REPORTS

1. Routine Reports from City staff.
2. Routine Reports from City Council Liaison.

IV. PUBLIC HEARING AND ACTION (APPLICATIONS)

V. PUBLIC HEARING AND ACTION (ORDINANCE AMENDMENTS)

1. Open A Public Hearing for the discussion consideration and possible recommendation regarding an Ordinance Of The City Of Lago Vista, Texas, Amending Chapter 14 Also Known As "Zoning Ordinance" Of The Code Of Ordinances, specifically Section 20, Tree Preservation and Landscaping Requirements, Subsection (E)(7), by removing the word "Pocket".

VI. ACTION ITEMS

1. Approval of Minutes for March 12, 2026
2. Approval of Minutes for April 15, 2026
3. Discussion, Consideration, and Possible Recommendation on the Comprehensive Plan Executive Summary from the Comprehensive Plan Subcommittee.

VII. CONSENT AGENDA

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

VIII. ADJOURNMENT

IT IS HEREBY CERTIFIED that the above Notice was posted on the Bulletin Board in accordance with Government Code section 551.041 located at all times in City Hall in said City by 5:00 pm on the 4th day of May 2026.

Robin Smith, City Secretary

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

IN ADDITION TO ANY EXECUTIVE SESSION ALREADY LISTED ABOVE, THE PLANNING AND 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.

Item Cover Page

PLANNING & ZONING COMMISSION AGENDA ITEM REPORT

DATE: May 14, 2026

SUBMITTED BY: Jordan Strohmeyer, Development Services

SUBJECT: Open A Public Hearing for the discussion consideration and possible recommendation regarding an Ordinance Of The City Of Lago Vista, Texas, Amending Chapter 14 Also Known As “Zoning Ordinance” Of The Code Of Ordinances, specifically Section 20, Tree Preservation and Landscaping Requirements, Subsection (E)(7), by removing the word “Pocket”.

BACKGROUND: At the February 12, 2026 Planning and Zoning Commission meeting, during discussion of the Parkland Dedication and Fee-in-Lieu ordinance presented by Mr. David Montgomery-Scott, the Parks and Recreation Advisory Committee recommended removing the term “pocket” from Chapter 14, Section 20(E)(7) of the Tree Preservation and Landscaping Requirements. This recommendation was intended to clarify the applicability of tree mitigation funding provisions and ensure they may be used more broadly for parkland improvements where appropriate. Currently, the inclusion of the word “pocket” limits how tree mitigation funds may be applied within park-related improvements. Removing the term provides flexibility to allow these funds to support eligible improvements within the City’s park system consistent with adopted parkland objectives and capital needs, while maintaining the underlying purpose of tree mitigation requirements. The proposed amendment does not modify tree preservation standards, mitigation ratios, or landscaping requirements. Instead, it clarifies the allowable use of mitigation funds to better align implementation of the ordinance with the City’s parks planning framework and ongoing parkland improvement efforts. In accordance with the City’s zoning amendment procedures and Texas Local Government Code Chapter 211, the proposed text amendment has been scheduled for a public hearing before the Planning and Zoning Commission on May 14, 2026, prior to consideration by the City Council.

FINDINGS:

- The proposed amendment modifies Chapter 14, Section

20(E)(7) of the Zoning Ordinance by removing the word “pocket.”

- The existing language unnecessarily limits the City’s ability to utilize tree mitigation funds for broader parkland improvements and community tree preservation efforts.
- Removal of the word “pocket” improves administrative flexibility while maintaining the original intent of the tree mitigation program.
- The amendment does not change tree preservation standards, mitigation requirements, or development entitlements.
- The proposed amendment supports implementation of the City’s environmental stewardship goals and enhances the City’s ability to invest mitigation funds in parkland improvements that benefit the public.
- The amendment is consistent with the City’s authority under Texas Local Government Code Chapter 211 to amend zoning regulations.

RECOMMENDATION:

Hold a public hearing and recommend approval of an ordinance amending Chapter 14, Section 20(E)(7), Tree Preservation and Landscaping Requirements, by removing the word “pocket,” and forward the recommendation to City Council for consideration.

ATTACHMENTS:

[Ord. No. XXXX1\(Tree Mit\)- Copy.pdf](#)

ORDINANCE NO. XXXXXXXX

AN ORDINANCE OF THE CITY OF LAGO VISTA, TEXAS, AMENDING CHAPTER 14, ALSO KNOWN AS THE “ZONING ORDINANCE,” OF THE CODE OF ORDINANCES, SPECIFICALLY SECTION 20, TREE PRESERVATION AND LANDSCAPING REQUIREMENTS, SUBSECTION (E)(7), BY REMOVING THE WORD "POCKET"; PROVIDING FOR PURPOSE AND INTENT; PROVIDING THE AMENDMENT; PROVIDING FOR A FINDING OF FACT; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR PROJECTS IN TRANSITION; PROVIDING FOR CODIFICATION AND PUBLICATION; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, the City of Lago Vista is a home-rule municipality organized and operating under the laws of the State of Texas; and

Whereas, The City Council of the City of Lago Vista, Texas, is authorized under Chapters 211 and 212 of the Texas Local Government Code to adopt and amend regulations governing land development, landscaping, and mitigation requirements; and

Whereas, Chapter 14 of the City’s Code of Ordinances establishes tree preservation and landscaping standards intended to balance environmental protection with reasonable development practices; and

Whereas, Section 20 of Chapter 14, titled Tree Preservation and Landscaping Requirements, includes provisions related to tree mitigation and associated funding mechanisms; and

Whereas, The current language in Section 20(E)(7) includes the word “pocket,” which has the effect of limiting the City’s ability to allocate and utilize collected funds for tree mitigation and parkland improvements beyond a narrowly defined area; and

Whereas, The City Council finds that such limitation is unnecessarily restrictive and may hinder the effective implementation of tree mitigation efforts and parkland improvements that serve the broader community; and

Whereas, The City Council further finds that removing the word “pocket” will provide flexibility in the use of funds while continuing to support the intent of tree preservation and environmental stewardship; and

Whereas, In accordance with state law and the City’s adopted zoning

procedures, the proposed amendment was reviewed by the Planning and Zoning Commission and forwarded to the City Council for final consideration;

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

Section 1. Purpose and Intent. The purpose of this ordinance is to amend the City's Zoning Ordinance by removing the word "pocket" from Section 20(E)(7) in order to eliminate unnecessary restrictions on the use of funds associated with tree mitigation and parkland improvements, thereby improving flexibility, administration, and overall public benefit.

Section 2. Amendment. Chapter 14, Section 20(E)(7) of the Code of Ordinances is hereby amended as follows:

The word "pocket" is hereby deleted wherever it appears within Section 20(E)(7).

The remaining language of Section 20(E)(7) shall remain unchanged except for the removal of the word identified above.

Section 3. Finding of Fact. All the above and foregoing recitals are hereby found to be true and correct legislative findings of the City and are incorporated herein as findings of fact.

Section 4. Severability. If any section, subsection, article, paragraph, sentence, clause, or word in this Ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, and the City Council hereby declares it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

Section 5. Repealing. All ordinances and parts thereof in conflict herewith expressly repealed insofar as they conflict herewith. are hereby.

Section 6. Effective Date. This ordinance shall take effect immediately upon its passage and publication in accordance with the provisions of the Texas Local Government Code.

Section 7. Projects in Transition. Projects in transition shall be reviewed and regulated in accordance with the Code in effect at the time a complete application was filed.

Section 8. Codification and Publication. The City Secretary is hereby directed to record, codify, and publish the above mentioned amendments to the City's Code of Ordinances as authorized by Section 52.013 of the Texas Local Government Code.

Section 9. Open Meetings Clause. It is hereby officially found and determine that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

PASSED AND APPROVED on the XXth day of April 2026.

CITY OF LAGO VISTA, TEXAS

Shane Saum, Mayor

ATTEST:

Robin Smith, City Secretary



Item Cover Page

PLANNING & ZONING COMMISSION AGENDA ITEM REPORT

DATE: May 14, 2026

SUBMITTED BY: Jordan Strohmeyer, Development Services

SUBJECT: Approval of Minutes for March 12, 2026

ATTACHMENTS:
[2026-03-12 planning-zoning-commission_minutes.pdf](#)



**PLANNING &
ZONING COMMISSION REGULAR
MEETING MINUTES
THURSDAY, MARCH 12, 2026
4:00 PM
COUNCIL CHAMBERS
5803 THUNDERBIRD STREET**

Lynda Aird, Chair
Gene Harris, Vice Chair
Ann Cleator, Member
Jeff Hewgley, Member
Enrique Lopez, Member
Nelson Minyard, Member
Dave Stewart, Member

I. CALL TO ORDER, CALL OF ROLL

Meeting was called to order at 4:00 PM

Present: Lynda Aird, Ann Cleator, Gene Harris, Jeff Hewgley, Enrique Lopez, Dave Stewart

Absent: Nelson Minyard

Paul Prince – Council Liaison

Jordan Strohmeyer – Staff Liaison

II. CITIZEN COMMENTS

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[Citizen Participation Registration Form](#)

No citizen comment cards were submitted.

III. STAFF AND COUNCIL LIAISON REPORTS

1. Routine Reports from City staff.
 - *Continued work on the Comprehensive Plan*
 - *Code Reorganization Subcommittee going to Council next week*
 - *Ongoing work on tree ordinance logistics*
2. Routine Reports from City Council Liaison.
 - *A Community public announcement regarding a performance at The Bunker by Smoking Armadillos on March 13*
 - *Background information regarding agenda item 5.1 and recent Council deliberations related to indoor inventory storage zoning category*

IV. CONSENT AGENDA

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

1. Approval of Minutes for February 12th, 2026.

This item was removed from consent agenda

To Approve with amendments.

- *Add Jeff Hewgley as the presenter for the Tree Subcommittee*
- *The minutes stated that a motion had been “tabled” needs to be changed to motion “approved 5–0”*
- *For future minutes the letterhead will list Lynda Aird as Chair and Gene Harris as Vice Chair, followed by the remaining members’ names in alphabetical order.*

2. Approval of Minutes for February 26th, 2026.

This item was removed from consent agenda

Moved by Lynda Aird; seconded by Gene Harris to Approve with amendments.

- *Fix typo “Reference”*
- *Clarify statement on Council’s request regarding zoning use table amendments to C1, C2, C3*

Motion: 6-0

Voting For: Lynda Aird, Jeff Hewgley, Gene Harris, Ann Cleator, Enrique Lopez, Dave Stewart

Voting Against: None

V. PUBLIC HEARING AND ACTION (ORDINANCE AMENDMENTS)

1. Open A Public Hearing For The Discussion, Consideration And Possible Action For An Ordinance Of The City Of Lago Vista, Texas, Amending Chapter 14 Also Known As “Zoning Ordinance” Of The Code Of Ordinances, Specifically Exhibit A, Part Iv, Table B (Use Table), By Adding A New Use Category For Indoor Inventory Storage And Allowing Such Use In All Commercial Zoning Districts; Providing For Purpose And Intent; Providing The Amendment; Providing For Use Description; Providing For A Finding Of Fact Clause; Providing For Severability; Providing For A Repealer; Providing An Effective Date; Providing For A Projects In Transition Clause; Providing For A Codification And Publication Clause And Providing An Open Meetings Clause.

The Commission reviewed an ordinance proposing to add Indoor Inventory Storage as a new use category permitted in C1, C2, and C3 zoning districts.

Staff Report

- *A gap exists between existing “Retail” and “Storage” categories*
- *The new category clarifies indoor only, non-customer facing storage without outdoor components*
- *Some discrepancies were found in the amendment draft related to zoning categories listed*

Council Background – Council Liaison

- *Council determined that the proposed business use is compatible and less disruptive than others allowed in C1*
- *Council preferred NOT rezoning property to C2 to avoid future unintended impacts Council directed staff to create a lighter intensity storage category allowed in C1, C2, and C3*

Commission Discussion

- *Ordinance draft contained inconsistencies (extra zoning categories, reference to Exhibit A, duplicate Section Twos)*
- *Questions regarding whether the existing “Warehouse” category could simply be modified*
- *Clarification that Warehouse implies heavier use than intended*

Moved by Lynda Aird; seconded by Enrique Lopez to be redrafted and brought to our next meeting for consideration.

Consensus that ordinance language required cleanup before approval.

Motion: 6-0

Voting For: Lynda Aird, Jeff Hewgley, Gene Harris, Ann Cleator, Enrique Lopez, Dave Stewart

Voting Against: None

VI. ACTION ITEMS

1. Discussion, Consideration, and Possible Action on the January 8th and 22nd, 2026 Meeting Minutes

Chair Lynda Aird explained that these minutes do not reflect amendments unanimously approved in February regarding:

- *Recording full motions*
- *Listing who voted for/against each motion*
- *Staff clarified formatting intent and prior discussions.*

No action taken

Minutes will be returned after staff updates them to reflect Commission directives

2. Establishment and Appointment of Members to a Comprehensive Plan Subcommittee.

Chair Lynda Aird proposed creating a subcommittee to revise the Draft Comprehensive Plan (excluding the Parks & Recreation chapter, handled by Parks).

Subcommittee responsibilities:

- *Work collaboratively (meetings and/or discussion board)*
- *Prepare a complete recommended draft for presentation at the April 2026 P&Z meeting*

Nominated members:

Ann Cleator

Gene Harris

Linda Aird

Moved by Lynda Aird; seconded by Enrique Lopez to Approve.

Motion: 6-0

Voting For: Lynda Aird, Jeff Hewgley, Gene Harris, Ann Cleator, Enrique Lopez, Dave Stewart

Voting Against: None

VII. ADJOURNMENT

Chair Lynda Aird adjourned the meeting at 4:55 PM.

CITY OF LAGO VISTA

Lynda Aird, Chair

ATTEST:

City Staff

Date approved by Planning and Zoning Commission: _____



Item Cover Page

PLANNING & ZONING COMMISSION AGENDA ITEM REPORT

DATE: May 14, 2026

SUBMITTED BY: Development Services

TO:

SUBJECT: Approval of Minutes for April 15, 2026

ATTACHMENTS:

[2026-04-15 planning-zoning-commission-called-meeting_minutes.pdf](#)



**PLANNING AND ZONING
COMMISSION CALLED MEETING
MINUTES
WEDNESDAY, APRIL 15, 2026
4:00 PM
5803 THUNDERBIRD STREET**

Lynda Aird, Chairperson
Gene Harris, Vice Chair
Ann Cleator, Member
Jeff Hewgley, Member
Enrique Lopez, Member
Nelson Minyard, Member
Dave Stewart, Member

I. CALL TO ORDER, CALL OF ROLL

Meeting was called to order at 4:02 PM

*Present: Lynda Aird, Ann Cleator, Gene Harris, Jeff Hewgley, Dave Stewart,
Nelson Minyard*

Absent: Enrique Lopez

Paul Prince – Council Liaison

Jordan Strohmeyer – Staff Liaison

II. CITIZEN COMMENTS

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[Citizen Participation Registration Form](#)

None.

III. STAFF AND COUNCIL LIAISON REPORTS

1. Routine Reports from City staff.

Reported on progress with the Comprehensive Plan update and indicated code reorganization efforts are upcoming. Roughly started the digital mapping process from the future land use categories.

2. Routine Reports from City Council Liaison.

No comments from Council.

IV. ACTION ITEMS

1. **25-2905-PDD-REZ:** Discussion, Consideration, and Possible Recommendation on the rezoning of 19708 Boggy Ford Road, ABS189 SUR 98 CAMPBELL M F ACR 7.055 (AKA LOT 32 RAN CHOL CIELO) from TR-1 to a Planned Development District Rezoning pursuant to Section 10 Chapter 14 of the City of Lago Vista Code of Ordinances.

Public comments were received from multiple speakers, including residents. Topics included:

- *Traffic impacts and traffic impact analysis*
- *Building height and massing*
- *Tree mitigation and impervious cover*
- *Drainage and environmental concerns*
- *Compatibility with surrounding neighborhoods*
- *Economic benefits, hotel need, and tax base impacts*
- *Process concerns regarding timing of presentations and public comment*

The applicant's representative provided a detailed presentation addressing:

- *Project description: 90 total rooms (78 hotel rooms and 12 casitas), restaurant, spa, and event space*
- *Reduction in building height from original proposal*
- *Traffic study results and roadway impact fees*
- *Fiscal impacts including hotel occupancy tax and property tax revenue*
- *Drainage improvements and stormwater management*
- *Tree preservation and mitigation approach*
- *Buffering from residential areas and visual impacts*
- *Compliance with the Comprehensive Plan and Future Land Use Map*

- *The project would create approximately 45-55 permanent jobs, in addition to temporary construction employment, and expressed an intent to prioritize local hiring for ongoing hotel operations.*

Commissioners discussed:

- *Building height, grading, and assurances that no additional height would be added through fill*
- *Casita height compliance*
- *Employee parking*
- *Tree mitigation requirements and removal cap*
- *Ordinance language clarity and corrections*
- *Utility capacity and regulatory compliance*
- *Sidewalk participation and future roadway improvements*
- *Pool backwash water handling, subject to regulatory approval*
- *Existing drainage patterns on the site and potential impacts to adjacent properties.*
- *Discussion whether the proposed development was consistent with Lago Vista's community character, including its semi-rural setting, natural hillsides, tree canopy, a generally low-density development pattern.*

Moved by Gene Harris to recommend approval with the following amendments and conditions:

1. *Correct the parking table on page 23 to clearly reflect 90 total rooms (hotel rooms and casitas combined).*
2. *Clarify or correct references to "Vista Verde Hotel Plan Development."*
3. *Retain reference to the Unified Development Code.*
4. *Eliminate the tree mitigation fee cap.*
5. *Require the deceleration lane to be located on the developer's property.*

6. *Prohibit any additional building height increases, including through fill or grade changes.*

Ann Cleator second to amend.

Dave Stewart motion to further incorporate the following amendments:

7. *Require pool backwash water to be routed to the water quality/detention pond if compliant with TCEQ regulations.*
8. *Require participation in a future sidewalk project if such improvements are undertaken.*

Gene Harris accepted to amend.

Ann Cleator accepted to amend.

Ann Cleator motion to further incorporate the following amendment:

9. *Page 25, Item 2.K: After the words 'meet any minimum glazing percentage,' strike the following two items: 'Provide additional articulation solely due to street visibility, and Orient loading or internal circulation toward the street.'*

Motion Passed: 5 - 1

Voting For: Lynda Aird, Gene Harris, Nelson Minyard, Ann Cleator,

Dave Stewart

Voting Against: Jeff Hewgley

2. Approval of Minutes for March 12, 2026

Due to minutes not being included in all packets, approval deferred to the next regular meeting.

Moved by Lynda Aird; seconded by Nelson Minyard to Defer.

Motion: 6 - 0

Voting For: Lynda Aird, Gene Harris, Nelson Minyard, Ann Cleator, Jeff Hewgley, Dave Stewart

Voting Against: None

V. ADJOURNMENT

Chair Lynda Aird adjourned the meeting at 6:25 PM.

CITY OF LAGO VISTA

Lynda Aird, Chair

ATTEST:

City Staff

Date approved by Planning and Zoning Commission: _____



Item Cover Page

PLANNING & ZONING COMMISSION AGENDA ITEM REPORT

DATE: May 14, 2026

SUBMITTED BY: Jordan Strohmeyer, Development Services

SUBJECT: Discussion, Consideration, and Possible Recommendation on the Comprehensive Plan Executive Summary from the Comprehensive Plan Subcommittee.

BACKGROUND: Note that the submissions for the P&Z Commission's consideration and recommendation to City Council are not the final work product of the subcommittee and should not be considered to be the thorough, accurate, and quality work product the subcommittee would have produced had the time frame not been abruptly shortened.

ATTACHMENTS:
[CoLV Comp Plan Executive Summary amended.pdf](#)
[Comp plan w-line numbers-Redline.pdf](#)

Lago Vista Comprehensive Plan - Executive Summary

Introduction:

Community growth and change are inevitable; responsibly accommodating growth and change requires a Comprehensive Plan (the “Plan”). The Plan encourages predictable growth and compatible neighborhoods, aligning development projections with infrastructure and services designed for the long-term.

1. What is a Comprehensive Plan?

- a. A guidance document, advisory in nature, to prompt policy makers to focus on the community’s expectations when considering how Lago Vista evolves over the next 10 to 20 years.

2. What the Plan is Not

- a. The Plan does not grant zoning or development rights.
- b. The Plan does not replace adopted ordinances, budgets or capital improvement programs.
- c. The Plan does not predetermine land uses, densities or development outcomes, but makes recommendations based on the Vision (below).

3. Components of the Plan – the long term “Vision”:

- a. Community values.
 - i. Preserve the scenic charm of Lago Vista’s lakeside setting, hill country landscape and sweeping views.
 - ii. Support the strong sense of community by strengthening communication and bolstering civic engagement.
 - iii. Expand municipal facilities to foster community gatherings and serve as hubs for local activities.
- b. Future Land Use Map (the “FLUM”) to include six (6) ‘Place Types’.
 - i. **Destination Retail** – commercial uses intended to support tourism.
 - ii. **Local Commercial** – restaurant, retail, day-to-day services and medical.
 - iii. **Civic Places and Parks** – Including, but not limited to, City Hall, City services (police, fire), library, parks and recreation, community amenities and open space conservation.
 - iv. **Residential Large Lot** – One residence per 2+ gross acres
 - v. **Residential Standard Lot** – One residence per ¼ acre to 1.99 gross acres
 - vi. **Residential High Density** – Up to eight (8) residences per gross acre, carve out to include senior housing/assisted living.
- c. Mobility, safety, utility infrastructure and City services.
 - i. Improve multi-modal connectivity in new developments - pedestrian and bike paths, golf carts(?).
 - ii. Improve traffic safety and explore alternative routes for ingress/egress.
 - iii. Enhance emergency preparedness and hazard mitigation (fire/flood).
 - iv. Strengthen infrastructure resilience (fire flow and backup generators).
 - v. Ensure long-term utility and resource management (water, waste-water, storm drainage).
- d. Funding all the above utilizing sustainable fiscal policy.

- i. Support business attraction and retention through the Economic Development Corporation (EDC).
- ii. Clarify the development process and streamline review and permitting.
- iii. Support redevelopment and reinvestment of existing commercial corridors.
- iv. Explore expansion of tourism centered businesses, airport expansion.
- v. Consider public/private partnerships and/or tax increment financing based on ad valorem or sales tax revenues generated by projects..

4. Supporting Materials:

- a. Future Land Use Map (FLUM)
- b. Airport Action Plan
- c. Parks and Recreation Master Plan
- d. Thoroughfare Plan
- e. Travis County Hazard Mitigation
- f. Wastewater Master Plan

1 ACKNOWLEDGMENTS

2 The 2025 Lago Vista Comprehensive Plan was developed by the City of Lago Vista with
3 technical and design support provided by Halff. The City acknowledges Halff's professional
4 contributions during the early phases of this planning effort, including background
5 analysis, initial framework development, and community engagement support. As the
6 planning process continued, City staff worked in coordination with appointed boards,
7 elected officials, and community members to refine and shape the Plan so that it clearly
8 reflects Lago Vista's character, values, and long-term priorities. This final document
9 represents a collaborative effort that builds upon earlier work while incorporating direction
10 and feedback received throughout the process. The City extends sincere appreciation to
11 the many residents, property owners, staff members, board and commission members,
12 and elected officials who dedicated their time and insight to this effort. Their participation
13 and thoughtful input were essential to creating a Plan that is both visionary and practical,
14 and that will guide Lago Vista's growth and stewardship in the years ahead.

15 MAYOR AND CITY COUNCIL

16 Shane Saum, Mayor

17 Jess Hall, Council Place 1

18 Adam Benefield, Council Place 2

19 Amanda Chavarria, Council Place 3

20 Norma Owen, Council Place 4

21 Karen Van Ness, Council Place 5

22 Paul Prince, Council Place 6

23 CITY OF LAGO VISTA STAFF

24 Charles West, City Manager

25 Jordan Strohmeyer

26 Tam Pieklik

27 Ernesto Rios

28 Victor Manzano

29 David Montgomery-Scott

30 PLANNING AND ZONING

31 COMMISSION

32 Lynda Aird, Chair

33 Gene Harris, Vice-Chair

34 Enrique Lopez, Member

35 Ann Cleator, Member

36 Jeff Hewgley, Member

37 Dave Stewart, Member

38 Nelson Minyard, Member

39 PARKS AND RECREATION ADVISORY

40 COMMITTEE

41 Andrew Gale, Chair

42 Carolyn Dalglish, Vice-Chair

43 Marlene Plua, Secretary

44 Steve Becker, Member

45 Mark Douglas, Member

46 Ike Coronis, Member

47 Dawn Knauss, Member

48 PLAN ADVISORY COMMITTEE

49 Norma Owen

50 John Baker

51 Guy Burkhart

52 Mandi Carter

53 Zach Davis

54 Anna Johndrow

55 Lauryn Luther

56 Louise Madigan

- 57 Dan Sellers
- 58 Eugene Uecker
- 59 PREVIOUS ELECTED/APPOINTED
- 60 **Officials** AND CITY STAFF
- 61 Paul Roberts, Council
- 62 Rob Durbin, Council
- 63 Thomas Monahan, Planning and Zoning
- 64 Don Johndrow, Planning and Zoning
- 65 Kathy Koza, Planning and Zoning
- 66 Dave Snyder, Planning and Zoning
- 67 Rachael Rich, Planning and Zoning
- 68 Frank Robbins, Planning and Zoning
- 69 Taylor Whichard, City Staff
- 70 Tracie Hlavinka, City Staff
- 71 Roy Jambor, City Staff
- 72 Sean Vance, City Staff
- 73
- 74 Chapter 1
- 75 WHAT IS A COMPREHENSIVE PLAN?
- 76 A FRAMEWORK FOR THOUGHTFUL GROWTH AND STEWARDSHIP FOR THE CITY OF LAGO
- 77 VISA. THE PLAN CREATES A VISION AND GOALS TO TIE TOGETHER THE CITY’S PLANS AND
- 78 POLICIES.
- 79 LAGO VISTA 2030 COMPREHENSIVE PLAN (2017)
- 80 WASTEWATER MASTER PLAN (2024)
- 81 THOROUGHFARE PLAN UPDATE (2021)
- 82 AIRPORT ACTION PLAN (2016)
- 83 PARKS AND RECREATION MASTER PLAN (2010)

84 TRAVIS COUNTY HAZARD MITIGATION PLAN (2023)

85

86

87

88 **COMMUNITY CHARACTER**

89 Preserve Lago Vista’s identity as a scenic Hill Country lakeside community with ~~a strong~~
90 ~~sense of place~~, natural beauty, and close knit neighborhoods.

91 **MOBILITY**

92 Provide a safe ~~connected~~, and efficient transportation system. ~~that supports residents,~~
93 ~~visitors, and emergency access.~~

94 **CITY SERVICES**

95 Deliver reliable, ~~high-quality~~ public services and infrastructure in a fiscally responsible
96 manner. ~~that supports quality of life.~~

97 **FUTURE LAND USE**

98 Guide growth and development to appropriate locations ~~using thoughtful land use patterns~~
99 ~~that respect surrounding context and capacity.~~

100 **ECONOMIC DEVELOPMENT**

101 Support a balanced local economy ~~that provides services, employment, and revenue~~
102 ~~needed~~ to sustain the community.

103 **PARKS AND RECREATION**

104 Protect and expand parks, open space, and recreational opportunities ~~in alignment with~~
105 ~~community input. that support health, connection, and enjoyment of the natural~~
106 ~~environment.~~

107

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116 **PART ONE COMMUNITY VISION AND VALUES**

117 **WHAT IS THIS PLAN AND HOW WILL IT BE USED?**

118 This Comprehensive Plan is a long-range policy document adopted under the authority of
119 the Texas Local Government Code.

120 The ~~Lago Vista Comprehensive~~ Plan is the community's shared vision for the future. It
121 reflects the voices, values, and priorities of residents, property owners, business interests,
122 ~~appointed boards, and elected officials~~, and ~~it~~ serves as the City's primary policy guide
123 ~~serves as the guiding document~~ for shaping how Lago Vista grows and evolves over the next
124 10 to 20 years.

125 ~~This Plan is rooted in Lago Vista's planning history and clear understanding of what~~
126 ~~makes the community distinct. Lago Vista is defined by its lakeside setting, Hill Country~~
127 ~~landscape, scenic views, and strong sense of community. Preserving these qualities while~~
128 ~~responsibly accommodating change is central to the purpose of this Plan.~~

129 ~~The vision, supported by a set of core goals, provides the foundation for all policies and~~
130 ~~recommendations contained in this document. Together, the vision and goals establish a~~
131 ~~common framework that connects land use, transportation, infrastructure, parks,~~
132 ~~environmental stewardship, and fiscal planning.~~ This Plan ~~shared framework~~ allows City
133 departments and decision-makers to work toward consistent outcomes rather than
134 isolated actions, and measures progress toward achieving the community's long-term
135 vision. More detailed plans and studies advance the vision of this Plan through focused
136 strategies, technical analysis, and specific and ~~measurable~~ actions. It is grounded in public
137 input, local conditions, and an understanding of the City's environment, infrastructure
138 capacity, and fiscal realities, acknowledges continued growth, and is not a static
139 statement.

140 This Plan does not grant zoning or development rights and does not replace adopted
141 ordinances, budgets, or capital improvement programs.

142 ~~HOW THIS PLAN WILL BE USED?~~

143 City leaders, staff, boards and commissions, residents, and the development community
144 should look to the Lago Vista Comprehensive Plan as the primary guide for important
145 policy and development decisions. The City will use this Plan to:

146 Provide a consistent framework and shared direction for City planning efforts

147 Guide policy and regulatory decisions, including future zoning updates

148 Inform infrastructure planning and capital investment priorities

149 Support coordinated budgeting and fiscal decision-making

150 Evaluate development proposals for consistency with community goals

151 Measure progress toward achieving the community's long-term vision

152 This Plan does not grant zoning or development rights and does not replace adopted
153 ordinances, budgets, or capital improvement programs. Instead, it establishes clear policy
154 direction to guide those tools and ensure that decisions are made transparently,
155 consistently, and in alignment with community values.

156 **HOW THIS PLAN CONNECTS OTHERS**

157 The Lago Vista Comprehensive Plan serves as the City's primary policy guide and umbrella
158 document. More detailed plans and studies advance the vision of this Plan through
159 focused strategies, technical analysis, and specific and measureable actions.

160

161 Citywide and topic-specific plans such as transportation, utilities, parks, hazard mitigation,
162 and facility plans are referenced throughout this document where relevant. These plans
163 provide important detail and direction but do not change the fundamental vision or goals of
164 the Comprehensive Plan. Instead, they help keep the Plan current, actionable, and
165 responsive to changing conditions.

166

167 Smaller-area or issue-specific plans may also be adopted in the future to provide
168 additional guidance for particular locations or needs. These plans should align with the
169 vision and place framework established in this document and support its long-term
170 direction.

171 **THE COMMUNITY VISION FOR LAGO VISTA**

172 The Community Vision reflects what residents, community leaders, and stakeholders value
173 most about Lago Vista and what they want to protect as the City plans for the future. It is

grounded in public input, local conditions, and an understanding of the City's environment; infrastructure capacity, and fiscal realities. The Vision establishes a shared direction for future decision-making and serves as the foundation for all goals, policies, and recommendations in this Comprehensive Plan. It acknowledges continued growth and sets clear expectations for how change should occur in a way that preserves community character, protects natural resources, and supports the City's ability to provide services over time.

WHY THIS MATTERS

The Community Vision is not aspirational language alone. It balances community values with real world constraints so future decisions can be made consistently, transparently, and responsibly. By grounding the Vision in both values and capacity, the Plan helps avoid reactive decision-making and provides clarity for residents and developers alike.

PLANNING GUIDANCE ONLY

This Comprehensive Plan is a long-range policy document adopted under the authority of the Texas Local Government Code. It is intended to provide guidance for future decision-making related to land use, infrastructure, public investment, and City services. The policies, maps, and recommendations in this Plan are advisory in nature and are intended to inform future actions of the City Council, Planning and Zoning Commission, City staff, and other decision makers as the City considers growth, redevelopment, and public investment over time.

HOW IT TURNS INTO POLICY

The Community Vision is not a static statement. It is the framework the City uses to guide decisions, investments, and policies over time. The Vision translates shared values and local realities into clear priorities that shape how Lago Vista grows and how public resources are used. Through this Comprehensive Plan, the Vision is carried forward into goals, policies, and maps that provide consistent direction for land use, infrastructure planning, and service delivery. These tools help ensure that day-to-day decisions align with long-term community priorities rather than responding to growth on a project-by-project basis.

INTENTIONAL AND ALIGNED GROWTH

This Plan establishes a framework for intentional, compatible growth that respects community character and natural features while directing development to appropriate locations. By aligning land use decisions with infrastructure capacity, fiscal sustainability,

207 ~~and service delivery, the Plan supports a high quality of life for residents and the City's~~
208 ~~ability to provide reliable services now and in the future.~~

209

210 **Community Character**

211 **Objective CC.O1** Strengthen neighborhood livability and housing choice

212 CC.O1.A1 Develop and maintain a housing assistance and information resource library for
213 residents. <What kind of housing assistance?>

214 CC.O1.A2 Encourage senior housing and age-friendly development in appropriate
215 locations.

216 ~~CC.O1.A3 Support a range of compatible housing types while protecting neighborhood~~
217 ~~character.~~

218 ~~CC.O1.A4 Guide higher-density residential development using the Future Land Use~~
219 ~~framework and compatibility standards. <Is this higher density wanted by residents?>~~

220 **Objective CC.O2** Enhance civic spaces and community gathering places

221 CC.O2.A1 Construct an indoor community center within the municipal complex. <Is this
222 wanted, and where?>

223 CC.O2.A2 Rebuild City Hall as a civic anchor and explore co-located public services.

224 CC.O2.A3 Expand and modernize the Lago Vista Library, including staffing and
225 programming. <How much is library used with all the online access?>

226 CC.O2.A4 Support year-round community events that reinforce local identity and civic
227 pride.

228 **Objective CC.O3** Protect scenic character and natural features

229 CC.O3.A1 Strengthen education and enforcement related to tree preservation and land
230 stewardship.

231 CC.O3.A2 Incorporate scenic protection and natural feature preservation into development
232 review.

233 CC.O4.A2 Increase opportunities for early engagement in planning and development
234 discussions.

235 CC.O3.A3 Explore funding mechanisms to support public realm improvements in key areas
236 such as Dawn Drive. <Is Dawn Dr the correct place for this?>

237 **Objective CC.O4** Improve community engagement and communication

238 CC.O4.A1 Expand public communication tools using clear, plain-language materials.

239 CC.O4.A3 Pursue grant funding and partnerships to support community-focused

240 initiatives. <Beware of outside money gaining undue influence>

241

242 **Mobility** Not crazy about any of the following objectives the way they are worded, they

243 might be tweaked somehow to make them workable. All of them would increase cost a lot,

244 pricing buyers out or developers.

245 **Objective M.O1** Improve multimodal connectivity

246 ~~M.O1.A1 Require pedestrian, bicycle, and path connections in new developments.~~

247 ~~M.O1.A2 Enhance pedestrian-oriented standards in planned developments and activity~~

248 ~~centers.~~

249 ~~M.O1.A3 Identify future golf cart, bicycle, and multi-use routes through a master planning~~

250 ~~effort.~~

251 **Objective M.O2** Increase safety and emergency access

252 M.O2.A1 Improve roadway safety through design standards and access management.

253 M.O2.A2 Coordinate with TXDOT on RM 1431 safety and access improvements.

254 M.O2.A3 Collect and analyze traffic and safety data to guide investments and enforcement.

255 **Objective M.O3** Coordinate regional transportation efforts questions and concerns in red.

256 M.O3.A1 Participate in CapMetro and regional transit planning initiatives. <Is Cap Metro

257 doing us any good?>

258 M.O3.A2 Identify transportation projects eligible for regional and state funding programs.

259 <Beware of outside money gaining undue influence>

260 ~~M.O3.A3 Educate the public on golf cart regulations and designated routes. <This is~~

261 ~~redundant, see M.01.A3>~~

262

263 **City Services**

264 **Objective CS.O1** Improve emergency preparedness and hazard mitigation

265 CS.O1.A1 Develop and publish a Community Evacuation Plan.

266 ~~CS.O1.A2 Provide public education on wildfire and hazard mitigation. Redundant?~~

267 CS.O1.A3 Create and maintain a mass debris removal plan for emergency events.

268 ~~CS.O1.A4 Pursue development of a Community Wildfire Protection Plan.~~

269 **Objective CS.O2** Strengthen infrastructure resilience

270 CS.O2.A1 Evaluate and upgrade fire hydrants and fire flow capacity.

271 CS.O2.A2 Install backup generators at critical facilities.

272 CS.O2.A3 Incorporate resilience functions into municipal facilities planning.

273 **Objective CS.O3** Ensure long-term utility and resource management

274 CS.O3.A1 Implement Water and Wastewater Master Plan recommendations.

275 CS.O3.A2 Develop a regional stormwater management strategy.

276 CS.O3.A3 Update drought contingency and water conservation plans regularly.

277 CS.O3.A4 Promote low-impact development and green infrastructure practices. ~~Once~~

278 ~~again, at what cost to buyers and developers, potentially pricing both out.~~

279

280 **Future Land Use**

281 **Objective FLU.O1** Align growth with infrastructure and fiscal capacity

282 FLU.O1.A1 Require annexation prior to extension of urban infrastructure into the ETJ.

283 FLU.O1.A2 Coordinate land use decisions with infrastructure planning and service

284 capacity.

285 **Objective FLU.O2** Preserve open space and scenic resources

286 FLU.O2.A1 Encourage conservation subdivision design where appropriate. ~~Once again, at~~

287 ~~what cost to buyers and developers, potentially pricing both out.~~

288 FLU.O2.A2 Educate landowners on open space preservation tools and incentives. ~~Once~~

289 ~~again, at what cost to buyers and developers, potentially pricing both out.~~

290 FLU.O2.A3 Explore funding mechanisms to support open space acquisition and

291 preservation. ~~Keep setting aside land and removing it from the tax base?~~

292 **Objective FLU.O3** Improve predictability and consistency in development decisions

293 FLU.O3.A1 Apply the Future Land Use Map consistently in policy and development review.

294 FLU.O3.A2 Provide ongoing training for staff, boards, and elected officials. **<Is this correct**
295 **place for this, put under City Services? Covers many areas.>**

296 FLU.O3.A3 Conduct implementation workshops following plan adoption.

297

298 **Economic Development/Funding**

299 **Objective EV.O1** Support business attraction and retention

300 EV.O1.A1 Streamline development review and permitting processes.

301 EV.O1.A2 Improve coordination between departments involved in development review.

302 **Objective EV.O2** Ensure infrastructure readiness for economic activity

303 EV.O2.A1 Align infrastructure investment with targeted commercial and employment areas.

304 EV.O2.A2 Support redevelopment and reinvestment in existing commercial corridors.

305

306 **Parks and Recreation**

307 **Objective PR.O1** Expand and enhance parks and open space

308 PR.O1.A1 Improve access to existing parks and recreational facilities. **Most parks are POA**
309 **owned and there doesn't seem to be much support to improving access as users are happy**
310 **with the limited use based on membership in POA.**

311 PR.O1.A2 Expand trail connections and nature-based recreation opportunities.

312 PR.O1.A3 Protect environmentally sensitive lands and scenic areas.

313 ~~**Objective PR.O2** Integrate parks into community life~~ **This objective seems redundant**
314 **following the above.**

315 ~~PR.O2.A1 Coordinate park planning with land use and transportation decisions.~~

316 ~~PR.O2.A2 Support programming that encourages outdoor activity and community~~
317 ~~interaction.~~

318

319

320 **How Values Shape Decisions and Drive Action**

321 The Community Values and Planning Principles provide the foundation for how this
322 Comprehensive Plan is implemented. ~~Together, they translate the Community Vision into~~
323 ~~clear expectations for decision-making, policy development, and day-to-day actions by the~~
324 ~~City. Community Values reflect what residents, stakeholders, and local leaders~~
325 ~~consistently identify as most important to protect as Lago Vista grows. Planning Principles~~
326 ~~describe how those values are applied when evaluating development proposals,~~
327 ~~infrastructure investments, and City initiatives.~~ The Goals, Objectives, and Actions in this
328 Plan operationalize those principles into measurable and accountable outcomes. This
329 framework ensures that planning decisions are not made in isolation or on a project-by-
330 project basis, but instead follow a consistent, transparent, and predictable approach that
331 balances community priorities with technical and fiscal realities.

332

333 **What the Community expects to Protect**

334 The following values emerged consistently through public engagement, staff analysis, and
335 review of existing conditions. These values serve as the lens through which all planning
336 decisions should be evaluated.

337 **Scenic Hill Country and Lake Character**

338 Protect views~~heds~~, topography, tree canopy, and the visual identity that defines Lago Vista.

339 **Neighborhood Identity and Stability**

340 Maintain the scale, form, and character of existing neighborhoods while allowing
341 thoughtful reinvestment.

342 **Parks, Open Space, and Nature Access**

343 Preserve and expand access to parks, trails, and natural areas that support recreation and
344 quality of life.

345 **Safety and Emergency Readiness**

346 Ensure development supports safe evacuation, emergency response, and resilient
347 infrastructure.

348 **Fiscal Responsibility**

349 Align growth with the City's ability to fund, maintain, and operate public services over time.

350 **Transparency and Predictability**

351 Provide clear expectations for residents, property owners, and the development
352 community.

353

354 **How Values Are Applied in Practice**

355 Planning Principles guide how the City evaluates proposals, prioritizes investments, and
356 implements this Plan. They are not regulations, but consistent decision filters used across
357 departments and governing bodies.

358 **~~Preservation First~~**

359 ~~Natural features, scenic resources, and sensitive areas are treated as defining assets, not~~
360 ~~leftover land.~~

361 **~~Compatibility Through Form and Context~~**

362 Development should respond to surrounding land uses, scale, and character rather than
363 rely solely on use classifications ~~and be~~

364 **~~Context-Sensitive Growth~~**

365 ~~Growth should be~~ directed to appropriate locations and scaled to available infrastructure
366 and services.

367 **~~Clarity Without Entitlement~~**

368 ~~The Plan provides guidance and expectations without conferring zoning or development~~
369 ~~rights.~~

370 **~~Infrastructure and Fiscal Alignment~~**

371 Growth should not outpace infrastructure capacity, emergency access, or long-term
372 maintenance funding.

373 **~~Community-Informed Policy~~**

374 ~~Public input, adopted policies, and local conditions guide implementation decisions.~~

375

376 **From Values to Action- How the Plan Is Executed**

377 Community Values inform Planning Principles ~~and Planning Principles~~ shape Goals and
378 Objectives, ~~which Goals~~ are implemented through specific Actions assigned to
379 departments, timelines, and reporting mechanisms. This structure ensures that:

380 Values are reflected in measurable outcomes

381 Decisions remain consistent across projects and years

382 Growth supports long-term service delivery and fiscal sustainability

383 Progress can be tracked and adjusted over time

384 Decision-Making Framework

385 When implementing the Goals and Actions of this Plan, the City evaluates decisions using
386 the following considerations:

- 387 • Infrastructure capacity and service delivery
- 388 • Fiscal sustainability and long-term costs
- 389 • Emergency access and public safety
- 390 • Environmental constraints and natural systems
- 391 • Regional growth patterns and market demand
- 392 • Neighborhood compatibility and community character
- 393 • Parks, open space, and scenic resources
- 394 • Community input and adopted policy direction
- 395 • Relationship to Goals, Objectives, and Actions

396 Each Goal in this Plan is supported by clearly defined objectives and actions that align with
397 the Community Values and Planning Principles. Actions are structured to:

- 398 • Be implementable within existing authority
- 399 • Align with infrastructure and budget planning
- 400 • Support predictable development review
- 401 • Allow annual reporting and periodic adjustment

402 This approach ensures that the Comprehensive Plan functions as both a visionary
403 document and a practical tool for guiding Lago Vista's growth today and into the future.

404

405

406 **PART 2: THE FUTURE LAND USE MAP** (how much of this can be deleted because it is
407 covered in the subsequent headings?)

408 ~~The Future Land Use Plan establishes a long-range, place-based framework to guide how~~
409 ~~land within the City of Lago Vista and its Extraterritorial Jurisdiction (ETJ) should look, feel,~~
410 ~~and function over time. The Plan reflects the community's deeply held desire to preserve~~
411 ~~Lago Vista's identity as a semi-rural Hill Country lakeside community, while also ensuring~~
412 ~~the City remains fiscally sustainable and capable of maintaining the public services~~
413 ~~residents expect. The Future Land Use Plan is not a zoning map and does not grant~~
414 ~~development rights or entitlements. It does not predetermine specific land uses,~~
415 ~~densities, or development outcomes. Rather, it establishes policy guidance to inform~~
416 ~~zoning decisions, infrastructure planning, capital investments, and development review. All~~
417 ~~development proposals remain subject to the City's adopted zoning regulations and formal~~
418 ~~amendment processes, including public hearings before the Planning and Zoning~~
419 ~~Commission and City Council. This Plan emphasizes place types rather than land use~~
420 ~~silos, recognizing that the character of development is shaped as much by building form,~~
421 ~~scale, and context as by use alone. By focusing on how areas should relate to their~~
422 ~~surroundings, this Plan provides clarity while maintaining flexibility to respond to changing~~
423 ~~conditions over time. As Lago Vista evolves, the City may update its development~~
424 ~~regulations, including the potential adoption of a form-based or hybrid zoning code, to~~
425 ~~better implement the vision and policies of this Plan. Future regulatory tools will~~
426 ~~emphasize building form, site design, and compatibility, ensuring that growth reinforces~~
427 ~~community character rather than eroding it.~~

428 **Preservation as a Foundation**

429 Protection of open space, natural landscapes, scenic views, wildlife habitat, and
430 environmental systems is central to Lago Vista's identity and long-term quality of life.

431 **Fiscal Responsibility**

432 Land use patterns must support the City's ability to maintain infrastructure, parks, public
433 safety, and emergency services without placing undue burden on residents.

434 **Clarity Without Entitlement**

435 The Plan provides direction without pre-approving development outcomes or bypassing
436 established public processes.

437 **Compatibility Through Form**

438 New development should respect surrounding scale, massing, and character, regardless of
439 use.

440 **Context-Sensitive Growth**

441 Growth should occur in appropriate locations, aligned with infrastructure capacity and
442 community expectations.

443 **Flexibility and Long-Term Adaptability**

444 The Future Land Use Plan must remain resilient and adaptable as conditions change over
445 time.

446

447 **Future Land Use and Zoning: How They Work Together**

448 The Future Land Use and zoning are distinct tools, ~~but they are~~ intentionally linked through
449 the City's broader planning framework. ~~The Community Vision establishes what Lago Vista~~
450 ~~values and seeks to protect over time. The Plan's goals translate that vision into~~
451 ~~measurable priorities.~~ The Future Land Use Map ~~framework then~~ provides the spatial
452 guidance that connects those goals to specific places across the city and ETJ, ~~guides~~
453 ~~decisions before they become projects, while zoning ensures that individual developments~~
454 ~~align with community goals, infrastructure capacity, and service delivery expectations. .~~
455 ~~Future Land Use expresses intent, not entitlement. It identifies where different place types~~
456 ~~belong, how they should relate to one another, and the level of intensity that is appropriate~~
457 ~~over time. Zoning is the regulatory mechanism that implements this intent by establishing~~
458 ~~enforceable standards related to use, building form, site design, and development review.~~

459

460 ~~Together, these tools allow the City to move from vision to action in a deliberate and~~
461 ~~coordinated way. Future Land Use guides decisions before they become projects, while~~
462 ~~zoning ensures that individual developments align with community goals, infrastructure~~
463 ~~capacity, and service delivery expectations.~~ This alignment supports predictable outcomes
464 for residents, decision-makers, and the development community while maintaining
465 flexibility to adapt to changing conditions.

466 **FUTURE LAND USE PLACE TYPES**

467 The Future Land Use Place Types describe the distinct kinds of places that collectively
468 shape Lago Vista's character, appearance, and function over time. Rather than separating
469 land strictly by use or prescribing predetermined development outcomes, these place
470 types focus on built form, scale, context, and relationship to surrounding areas. This
471 approach recognizes that the look and feel ~~of~~ ~~ed~~ development matters more to community
472 character than the specific mix of uses it contains.

473

474 ~~Each place type is intentionally broad and flexible. The descriptions that follow are~~
475 ~~illustrative rather than prescriptive, providing guidance on the desired character and~~
476 ~~development pattern without conferring zoning, density, or development rights.~~ The intent
477 is to communicate clear expectations about compatibility and design while allowing the
478 City to respond thoughtfully to site conditions, environmental constraints, infrastructure
479 capacity, and future community needs.

480

481 The place types are organized to reflect a gradual progression of intensity, from areas
482 where the natural landscape remains the dominant feature, to compact centers that
483 support daily activity and employment. Transitions between place types are deliberate and
484 essential, ensuring that change occurs gracefully and that established neighborhoods and
485 rural areas are protected from abrupt shifts in scale or character.

486 **FLUM place types**

487 1. Destination retail-commercial retail intended to support tourism-oriented

488 2. Local commercial and services-commercial retail and services for residents

489 Civic places and parks conservation-combined categories

490 Residential lot-2+ acres

491 Residential standard lot-0.24 to 1.99 acres, accomodating 1-4 units

492 Residential high density-accomodating up to 8 units

493

494 ~~Together, these place types establish a shared framework for decision-making. They guide~~
495 ~~future zoning updates, infrastructure investments, and development review, and they lay~~
496 ~~the foundation for potential form-based or hybrid regulatory approaches that emphasize~~
497 ~~building form and compatibility over rigid use separation.~~ By defining the kind of places
498 Lago Vista seeks to create and preserve, this framework supports growth that is intentional,
499 context-sensitive, and aligned with the community's values.

500 **Rural Residential**

501 ~~Rural Preservation Neighborhoods represent Lago Vista's most natural and~~
502 ~~environmentally sensitive areas. These places are defined by open landscapes, native~~
503 ~~vegetation, scenic views, and limited infrastructure. The intent of this place type is to~~

504 preserve the Hill Country character by ensuring that development remains secondary to
505 the land itself. Residential development is appropriate only at a rural scale and character,
506 such as large-lot single-family homes, ranchettes, or conservation-oriented layouts that
507 permanently protect significant open space. Buildings should be widely spaced and
508 carefully sited to respect topography, tree cover, drainage patterns, and viewsheds,
509 avoiding suburban or urban development patterns. Non-residential uses may be
510 appropriate when they are clearly limited in scale and supportive of the rural setting. These
511 may include limited agricultural activities, home-based businesses, and small-scale,
512 tourism-oriented uses such as bed-and-breakfast establishments, provided they are low-
513 impact and compatible with surrounding properties. Industrial uses are not appropriate in
514 this place type. Civic and institutional uses, such as public gathering spaces or essential
515 utility and service facilities, may be appropriate where they are designed to minimize
516 visual, environmental, and traffic impacts. Parks, trails, conservation lands, greenbelts,
517 and water quality features are integral to this place type and should be prioritized as
518 permanent elements of the landscape.

519 **RURAL RESIDENTIAL TIER SYSTEM**

520 **To ensure clarity, consistency, and long-term defensibility, Rural Preservation**
521 **Neighborhoods are further described through a three-tier Rural Residential**
522 **framework. This tier system is intended to reflect existing development patterns,**
523 **environmental conditions, and infrastructure capacity, while reinforcing the City's**
524 **policy commitment to preservation, predictability, and compatibility. These tiers do**
525 **not establish zoning districts, minimum lot standards, or development entitlements;**
526 **rather, they provide planning-level guidance for evaluating future land use decisions,**
527 **rezonings, and amendments. The appropriate Rural Residential tier for a given area is**
528 **determined by a combination of environmental sensitivity, infrastructure availability,**
529 **established plat patterns, scenic significance, and adjacency to other place types.**
530 **Where uncertainty exists, the more restrictive tier should be applied to preserve**
531 **community character and environmental integrity.**

532 **Residential Density (du/ac, gross): ≤ 0.33**

533 **Minimum Lot Size: 3 acres minimum**

534 **Key Determination Factors: Applied where**

535 **one or more of the following conditions are present at a scale that materially limits**
536 **development intensity: (a) steep slopes, floodplains, critical environmental features,**
537 **recharge zones, or sensitive watersheds; (b) limited or absent roadway, water,**
538 **wastewater, or emergency-service infrastructure; (c) existing development pattern**

539 ~~characterized by ranchettes or large tracts with minimal subdivision; (d) location~~
540 ~~within identified scenic viewsheds, ridgelines, wildlife corridors, or environmentally~~
541 ~~sensitive landscapes; or (e) policy intent to preserve the most rural character and~~
542 ~~lowest residential intensity regardless of theoretical yield.~~

543 ~~Residential Density (du/ac, gross): 0.3 – 1.0~~

544 ~~Minimum Lot Size: 2 acres minimum~~

545 ~~Key Determination Factors: Applied where environmental and infrastructure~~
546 ~~constraints~~

547 ~~do not require Tier 1 intensity, but conditions still warrant estate-scale development,~~
548 ~~including: (a) partial infrastructure availability insufficient for conventional suburban~~
549 ~~densities; (b) moderate environmental constraints that support reduced intensity but~~
550 ~~allow limited subdivision; (c) established or platted development patterns consisting~~
551 ~~primarily of 2–3 acre lots; (d) functional transition areas between Tier 1 Rural~~
552 ~~Residential lands and neighborhood-scale residential areas; or (e) locations where~~
553 ~~maintaining estate character is necessary to preserve compatibility and scenic~~
554 ~~continuity.~~

555 ~~Residential Density (du/ac, gross): ~ 1.0~~

556 ~~Minimum Lot Size: 1 acre minimum~~

557 ~~Key Determination Factors: Applied where conditions support the lowest intensity~~
558 ~~form of neighborhood development, including:~~

559 ~~(a) established subdivision plats reflecting consistent 1–2 acre lot patterns; (b)~~
560 ~~roadway and utility infrastructure adequate to serve limited neighborhood-~~
561 ~~scale development; (c) proximity or adjacency to Neighborhood Residential~~
562 ~~place types where a gradual transition in intensity is appropriate; and (d)~~
563 ~~community expectations, market conditions, and adopted plans support~~
564 ~~preservation of large-lot neighborhood character rather than further~~
565 ~~subdivision.~~

566 ~~NEIGHBORHOOD RESIDENTIAL~~

567 ~~Neighborhood Residential areas encompass the City's established and~~
568 ~~evolving neighborhoods where daily life occurs. These places are intended to~~
569 ~~provide stable, livable residential environments that are comfortable in scale,~~
570 ~~familiar in form, and adaptable over time while maintaining neighborhood~~
571 ~~identity. Residential uses are the primary focus of this place type and may~~
572 ~~include a range of housing forms that are compatible in scale and character.~~

Buildings should relate to the street, maintain human-scaled proportions, and contribute to cohesive neighborhood patterns through consistent setbacks, landscaping, and architectural rhythm. Limited non-residential uses may be appropriate when they serve the surrounding neighborhood and are designed to remain secondary to the residential character. These may include small-scale civic uses, neighborhood-serving services, or home-based businesses where impacts are minimal. Industrial uses are not appropriate in Neighborhood Residential areas. Parks, trails, open spaces, and neighborhood civic spaces are strongly encouraged and should be integrated into neighborhood design to support walkability, connectivity, and community interaction.

NEIGHBORHOOD TRANSITION

Neighborhood Transition areas provide a deliberate and thoughtful bridge between lower-intensity residential neighborhoods and more active areas of the City. These places are intended to manage change in a way that feels intentional, predictable, and compatible, allowing Lago Vista to accommodate a broader range of housing options without abrupt shifts in scale or character. Residential uses remain the primary focus of this place type, but with greater flexibility in building form and arrangement. Development should maintain a residential character while allowing for slightly more compact patterns where appropriate. Buildings should be similar in height and visual presence to nearby neighborhoods, with careful attention to massing, articulation, setbacks, and landscaping to ensure compatibility. Limited non-residential uses may be appropriate when they are small-scale, neighborhood-serving, and clearly secondary to the residential environment. These uses should be designed to minimize traffic, noise, and visual impacts. Industrial uses are not appropriate within Neighborhood Transition areas. Parks, shared open spaces, trails, and landscaped buffers are encouraged as key tools for softening transitions and reinforcing neighborhood cohesion. These areas should function as connectors and buffers rather than destinations.

NEIGHBORHOOD ACTIVITY

Neighborhood Activity Centers are compact, walkable hubs that bring together housing, services, employment, and gathering spaces in close proximity. These areas are intended to serve nearby neighborhoods by supporting daily needs, local businesses, and social interaction while remaining distinctly local in scale and character. A mix of residential and non-residential uses is appropriate within Neighborhood Activity Centers, provided development is organized around high-quality building form and pedestrian-oriented design. Buildings should frame streets and public spaces, emphasize active ground

~~floors, and create a comfortable public realm. Residential uses may be located above or adjacent to commercial or civic uses. Commercial and civic uses should be neighborhood-serving rather than regional in nature. Industrial uses are not appropriate in this place type. Public spaces such as plazas, courtyards, and trail connections should be integral components that support walkability and community life.~~

~~REGIONAL COMMERCIAL~~

~~Regional Commercial Districts accommodate larger-scale commercial activity that serves Lago Vista and the surrounding region. These areas play an important role in supporting the City's fiscal sustainability by generating sales tax revenue and employment opportunities needed to maintain public services and infrastructure. Commercial and service uses are the primary focus of this place type. Development should be designed to function efficiently while remaining sensitive to Lago Vista's character through coordinated site design, shared access, strong landscaping, and buffering from surrounding uses. Buildings should be arranged to minimize visual and traffic impacts and to create cohesive, well-organized destinations. Residential uses may be appropriate only when integrated into a mixed-use environment and designed to buffer adjacent development. Industrial uses may be appropriate only where they function similarly to commercial uses and are compatible in appearance and impact~~

~~EMPLOYMENT & SERVICE DISTRICT~~

~~Employment & Service Districts provide locations for businesses, services, and employment opportunities that support Lago Vista's long-term economic health and service capacity. These areas help diversify the City's tax base and reduce reliance on residential development alone to fund public services. Employment-focused uses are the primary component of this place type. Development should emphasize quality, functionality, and compatibility, with well-designed buildings, landscaped setbacks, and coordinated access. Development patterns may be corridor-oriented or campus-style where they integrate well with surrounding uses. Residential uses are generally not appropriate in Employment & Service Districts except where integrated into a designated mixed-use environment. Industrial uses may be appropriate when they are low-impact in nature and compatible with surrounding development.~~

~~PARKS & CONSERVATION~~

~~Parks & Conservation Areas form the environmental and open-space framework that shapes Lago Vista's growth and preserves its Hill Country identity. These areas protect sensitive environmental systems, water quality,~~

wildlife habitat, and scenic landscapes while providing opportunities for recreation and public enjoyment. They function as both community amenities and essential infrastructure supporting long-term resilience and quality of life. Development within Parks & Conservation Areas should be subordinate to the landscape and limited to facilities that directly support recreation, conservation, or resource management. Design should emphasize minimal disturbance, natural materials, and integration with existing landforms and vegetation. Buildings, structures, and improvements should be low-profile, dispersed, and carefully sited to preserve open character and ecological function. These areas also serve an important structural role within the broader land use pattern by providing buffers between differing intensities, preserving visual continuity, and anchoring trail networks and green corridors. Commercial and residential development is generally not appropriate, except where expressly allowed through a formal public process and designed to remain incidental to the conservation purpose

CIVIC/INSTITUTIONAL

Civic & Institutional Places accommodate public, institutional, and community-serving facilities that provide essential services, cultural functions, and gathering spaces for residents and visitors. These areas serve as civic anchors within the community and play a key role in supporting public safety, education, governance, and social infrastructure. Development in Civic & Institutional Places should emphasize context-sensitive form, accessibility, and long-term public value. Buildings should be designed to integrate with surrounding development through appropriate scale, massing, setbacks, and landscaping, with attention to pedestrian access and public realm quality. Civic buildings may function as focal points but should not introduce incompatible intensity into adjacent residential or conservation areas. While residential and commercial uses are generally not primary components of this place type, complementary uses may be appropriate where they directly support civic functions and are designed as part of a coordinated, mixed-use civic environment. Overall intensity, building form, and site design should be driven by service function and adjacency, ensuring civic uses enhance, rather than disrupt, surrounding neighborhoods and place types.

SCENIC VIEW & CORRIDOR PRESERVATION

Scenic View & Corridor Preservation Areas protect Lago Vista's most significant viewsheds, ridgelines, gateways, and visually prominent corridors, reinforcing the City's identity as a lakeside Hill Country community. These areas represent a visual asset to the community and how development is seen is as important

~~as how it functions. This place type operates as an overlay, applying additional policy guidance to underlying place types rather than establishing independent development rights. Development within Scenic View & Corridor Preservation Areas should be shaped by heightened attention to building height, massing, orientation, grading, lighting, and landscaping to ensure structures do not dominate or fragment important views. Design within these areas should prioritize preservation of natural landforms, tree canopy, and horizon lines, with buildings stepping down with topography and visually receding into the landscape. Infrastructure, signage, and site improvements should be designed to minimize visual intrusion and reinforce scenic continuity along roadways, shorelines, and gateways. Intensity and use are governed by the underlying place type, with scenic protection serving as an additional compatibility layer.~~

ROADWAYS TO THE FUTURE

Lago Vista’s mobility system must function safely, efficiently, and predictably under projected build-out conditions. Transportation planning is directly tied to future land use intensity, projected trip generation, roadway classification, and capital investment timing. As development patterns evolve, traffic demand increases and must be accommodated through a clearly defined roadway hierarchy. Regional arterials move traffic across the City and support broader connectivity; collectors distribute traffic between neighborhoods and activity areas; and local streets provide direct parcel access and neighborhood circulation. This functional hierarchy ensures that roadway design, access management, and infrastructure investments align with planned growth patterns, supporting long-term mobility, safety, emergency access, and service delivery.

~~The mobility network must function safely and reliably under projected build-out conditions. Transportation planning is directly tied to land use intensity, emergency access, and infrastructure investment timing.~~

Lago Vista’s geography; peninsulas, limited bridge crossings, and dependence on RM 1431 and Lohman Ford Road, creates inherent evacuation and emergency access constraints. As growth continues, ensuring reliable multi-directional access is critical to public safety, response times, and long-term resilience. Emergency access planning must align with land use intensity, roadway classification, and future connectivity improvements.

UTILITY EXPANSION

Infrastructure capacity directly determines where and how growth can occur. Water, wastewater, stormwater, and service delivery systems must support projected build-out conditions without creating long-term operational or fiscal strain. Utility planning is coordinated with the Future Land Use Map, ensuring that development intensity aligns with system capacity, timing of improvements, and capital investment strategy. Utility planning is not reactive. It establishes where growth can be supported efficiently and where phased investment is required. Aligning infrastructure planning with land use ensures reliable service delivery, protects public health, and supports long-term fiscal sustainability

This seems out of place.

INTRODUCTION

~~The success of this Plan comes through effective implementation of the plan recommendations. Only through implementation will the vision of the Plan become reality. This chapter identifies a series of objectives and associated actions to achieve the goals set out in Community Conversations: Engagement and Vision.~~

~~These goals were crafted and approved by the community of Lago Vista and are presented in the order ranked on the online survey. The embodied guidance provided in the recommendations identify key information and next steps toward implementation.~~

HOW TO USE THIS CHAPTER

The recommendations are grouped under the six goal categories, Community Character, Mobility, City Services, Future Land Use, Economic Development, and Parks and Recreation. Each of these goals are further refined by objectives. Each objective includes a corresponding set of actions which comprise the Plan recommendations.

Effective implementation of the Plan's recommendations will require interpretation, adaptability, and flexibility. The recommendations should be thoughtfully approached and evaluated based on compliance and

implementation with the goals, commitments, and initiatives set forth within this Plan.

COMMUNITY CHARACTER

Lago Vista will preserve its unique identity as a scenic, hill country city with a close-knit community, beautiful lake views, and peaceful nature.

Throughout this Planning process, the importance of preserving Lago Vista's scenic nature, lake vistas, and strong sense of community has been a consistent priority.

The Community Character Goal received overwhelming support, with 89% of survey respondents agreeing that protecting these qualities is essential for the city's future. Additionally, 75% of respondents cited the lake and natural scenery as the primary reasons they chose to move to Lago Vista. Preserving these defining characteristics and enhancing the ability for the community to gather will be critical in maintaining the charm and appeal that residents cherish. Thoughtful planning and design will help integrate new housing, green spaces, and public amenities in a way that complements the city's natural beauty and fosters lasting connections among residents.

To support this vision, Lago Vista will invest in expanding and improving municipal facilities to create more opportunities for community gathering and engagement. Parks, event spaces, and multi-use community centers can serve as hubs for local activities, bringing people together and reinforcing civic pride. Strengthening communication and outreach efforts will also be essential in bolstering civic engagement, ensuring that residents feel informed, heard, and involved in shaping the city's future.

Taking steps to preserve its scenic charm, enhancing neighborhood livability and quality for all residents, and fostering a strong sense of belonging, will ensure that Lago Vista continues to be a place where people take pride in their community and feel connected to both their neighbors and the surrounding natural environment.

OBJECTIVE 1: STRIVE TO STRENGTHEN NEIGHBORHOODS AS PLACES OF QUALITY, COMMUNITY, AND LIVABILITY.

Action 1: Develop an information library of housing assistance resources for residents either online or at City offices and keep it up to date. Some examples could include links or references to homebuyer assistance programs, emergency rental assistance programs, aging in place programs, weatherization grants, fair housing information, etc.

Action 2: Incentivize the development of senior housing through expedited permitting, fee reduction or waivers, or public-private partnerships. There are currently no housing options for senior citizens to remain living in Lago Vista unless they live alone. The City should support the creation of retirement communities, assisted living, and other options for senior citizens who wish to remain in Lago Vista.

Action 3: Encourage the development of strategically located higher density residential developments using the future land use plan and location criteria developed by the Advisory Committee.

Many residents and potential homebuyers are seeking alternatives beyond traditional single-family homes or large apartment complexes. (Is this actually known or an idea taken from development models being pushed to create “15 minute cities”? If known what is the documentation proof?) One approach to addressing this need is through the introduction of missing middle housing, which refers to housing types that offer more units than a single-family home but fewer than mid- or high-rise developments. Expanding missing middle housing options in Lago Vista would help meet the needs of young professionals, retirees, and families looking for attainable housing while preserving the community’s character.

Action 4: Strengthen the tree preservation ordinance through education ~~or some~~ ~~orsome~~ other means.

Clearcutting was mentioned frequently by the public during this planning process, review the tree preservation ordinance and consider if enhancements would benefit the city. Chapter 14 Zoning, part 4, section 20 establishes regulations for tree preservation in development in Lago Vista.

OBJECTIVE 2: EXPAND OR BUILD MUNICIPAL FACILITIES TO CREATE PLACES TO GATHER AS A COMMUNITY.

Action 1: Construct an indoor community center in the municipal complex on Dawn Drive that serves as a central hub for residents, offering versatile spaces for fitness, sports, recreation, gatherings, senior and youth programming, and community gathering.

This is one of the top priorities from the Advisory Committee and the residents of Lago Vista. Consider conducting a feasibility study, pursuing TPWD (avoid acronyms unless initially spelled out, is this Texas Parks and Wildlife Dept?)

Indoor Recreation Grants, or contacting other cities with new community centers to learn about next steps or important considerations.

Action 2: Build a new City Hall in the municipal complex on Dawn Drive and anchor it as the civic hub of the community.

The City is currently exploring options to rebuild City Hall. In addition, the City should continue to evaluate the possibility of incorporating other civic uses, such as a new library or community center.

Action 3: Expand the library and upgrade its amenities. (What is the documented use of the library; how many visits daily, weekly, monthly, annual basis? Is expansion really a good investment?)

The Library, which was built in 1977, is in great need of a larger facility with modern updates that is better able to serve the growing population. With the reconstruction of City Hall, and the potential for a new community center, this could be a good opportunity for a new library as well. Consider a larger children's area, small study rooms with windows, a small meeting room to accommodate three to 14 people, space for additional shelving and a self-checkout machine. Ensure any expansions or new buildings have enough outlets and electronic facilities.

Action 4: Continue to adequately staff the library and hire a Children's Librarian. If the Library expands in size, additional staff will be needed to oversee a larger facility and to assist the anticipated increase in the number of people using the Library. A professional "Children's Librarian" will be needed to oversee and provide the kind of programs and services that are expected in a larger library.

Action 5: Offer senior computer safety courses and other programming for seniors at the library or future indoor community center.

Offering senior computer safety courses will help older residents navigate the digital world with confidence, protecting them from online scams, fraud, and identity theft. Providing these and other senior-focused programs at the library or a future community center will promote lifelong learning and social engagement.

Action 6: Support opportunities for year-round programming, special event activities that reinforce community perceptions of sense of community and small-town character.

Small-town character is built on a foundation of engaging local events. Year-round programming and special events play a vital role in fostering a sense of

belonging, strengthening community ties, and celebrating the small-town character that residents value.

Action 7: Explore a financing district or mechanism for public improvements to spur investment on Dawn Drive.

Establishing a financing district or other funding mechanism for public improvements on Dawn Drive could stimulate economic growth, attract new businesses, and enhance the area’s overall appeal. Strategic investments in infrastructure, streetscape enhancements, and pedestrian-friendly amenities can help transform Dawn Drive into a vibrant, walkable corridor that benefits both residents and visitors.

OBJECTIVE 3: BOLSTER CIVIC ENGAGEMENT TO FOSTER COMMUNITY TRUST AND PRIDE.

Action 1: Hire or contract services for a grant writer to assist the City in finding and applying for grants to fund plan implementation.

Identifying, applying for, and managing grants is a time-intensive process. The City should assess the necessary resources for grant administration and ensure that either a dedicated staff member has the capacity to manage these responsibilities or explore the option of outsourcing grant services to a qualified professional.

Action 2: Explore the possibility for cross municipal partnerships between Cedar Park, Jonestown, or other communities for regional trails, transportation, open space preservation, or other such partnerships.

Seek **to maintain good relationships with neighboring municipalities** and where possible explore innovative solutions or opportunities for community improvement.

Action 3: Enhance the City’s community outreach and engagement strategies to foster dialogue, build community trust, and encourage informed and civil civic participation. Explore methods to further enhance the City’s engagement strategies to foster civic participation. Strategies could include ensuring use of plain English instead of technical jargon, new digital methods of engagement, coffee with the mayor, etc.

MOBILITY

Lago Vista will have a well-planned street network that prioritizes safety and efficiency.

How much of the following could/should be deleted since it is covered in the subsequent listed objectives?

Lago Vista's street network will be designed with safety as the highest priority, reflecting the concerns of local residents. Implementing on- and off-street design improvements will help reduce accidents and create a safer environment for all road users. Additionally, road maintenance and improved emergency response will ensure that the city's infrastructure supports both everyday travel and critical situations. Efficiency is equally important in Lago Vista's transportation network, with a focus on well-planned connections between neighborhoods that improve mobility. A thoughtfully designed network will provide multiple routes for travel, reducing bottlenecks and enhancing access to key destinations. Through integrating safety and efficiency into street planning, Lago Vista will create a transportation system that not only protects residents but also enhances overall quality of life, making travel smoother and more reliable for everyone. Numerous Lago Vista residents voiced significant concerns regarding traffic conditions along RM 1431, including speeding, congestion, and a high frequency of near-miss incidents. Many pointed out that the intersection at Bar K Ranch Road and RM 1431 has become particularly problematic, highlighting a need for a traffic light or additional safety measures to manage the flow of vehicles. In addition, residents expressed a desire for more effective signage, road markings, and traffic calming strategies—such as improved lighting and enforcement—to slow down traffic and reduce the likelihood of crashes.

Objective M.O1

Improve multimodal connectivity

- **M.O1.A1** Require pedestrian, bicycle, and path connections in new developments.
- **M.O1.A2** Enhance pedestrian-oriented standards in planned developments and activity centers.
- **M.O1.A3** Identify future golf cart, bicycle, and multi-use routes through a master planning effort.

Objective M.O2

Increase safety and emergency access

- **M.O2.A1 Improve roadway safety through design standards and access management**

M.O2.A2 Coordinate with TXDOT on RM 1431 safety and access improvements

- **M.O2.A3 Collect and analyze traffic and safety data to guide investments and enforcement.**

Objective M.O3

Coordinate regional transportation efforts

- **M.O3.A1 Participate in CapMetro and regional transit planning initiatives.**

- **M.O3.A2 Identify transportation projects eligible for regional and state funding programs.**

- **M.O3.A3 Educate the public on golf cart regulations and designated routes.**

OBJECTIVE 1: SUPPORT IMPROVEMENTS TO MULTI-MODAL TRANSPORTATION THROUGHOUT LAGO VISTA.

Action 1: Amend the zoning and subdivision ordinances to require new residential developments to connect new networks of sidewalks, paths and/or bike routes within neighborhoods to nearby collectors and arterial streets or adjacent developments. Ensuring these connections will enhance mobility, improve pedestrian and cyclist safety, and promote alternative transportation options. Additionally, well-connected neighborhoods foster a sense of community by making it easier for residents to walk or bike to nearby destinations rather than relying solely on automobiles.

Action 2: Consider implementing enhanced development standards that apply to PDDs to encourage higher quality, pedestrian oriented development.

Establishing specific guidelines for walkability, streetscaping, and mixed-use integration within PDDs can create more vibrant, accessible spaces. These standards can include requirements for wider sidewalks, street trees, pedestrian-scale lighting, and building placement that prioritizes accessibility and connectivity.

Action 3: During the next update to the Transportation Master Plan or as part of a Trails Master Plan, identify bicycle or golf cart routes to create a multi-modal network.

Mapping out key corridors and potential connections will help establish a more accessible and efficient transportation system for all users. This planning effort

should consider factors such as safety, traffic patterns, accessibility, and opportunities to connect residential areas with commercial hubs, schools, and recreational facilities.

Action 4: Provide education to the public on where golf carts are allowed to be operated within the city as well as the rules for operation.

A public outreach campaign, including online resources, printed materials, and community workshops, can help ensure that residents understand designated golf cart routes, safety regulations, and legal requirements. Clear and consistent messaging will improve compliance and enhance the safe integration of golf carts into the city's transportation network.

The ideas in action 5 seem to be phasing themselves out as car manufacturers are backing away from electric vehicles due to lack of demand and other concerns.

~~Action 5: Research best practices to prepare an update to the development codes and regulations to facilitate the growth of EV charging infrastructure. Consider adopting EV-ready building codes, creating incentives, rebates, or expedited permitting processes.~~

~~By integrating EV-friendly policies into development regulations, the City can proactively support the transition to electric vehicles, reduce barriers to charging access, and encourage sustainable growth. These measures will help future-proof infrastructure, attract investment, and contribute to long-term environmental goals.~~

OBJECTIVE 2: FACILITATE SAFE AND WELL-PLANNED TRANSPORTATION INFRASTRUCTURE.

Action 1: Coordinate with TXDOT and other area partners to identify and evaluate opportunities for transportation demand management and smart city technologies to improve transportation efficiency.

Establishing strong partnerships with regional and state agencies will help Lago Vista to explore innovative solutions such as real-time traffic monitoring, adaptive signal control, and intelligent transportation systems. These efforts can enhance mobility, reduce congestion, and improve overall travel reliability for residents and visitors.

Action 2: Review and amend the development regulations to improve overall street connectivity through implementation of the thoroughfare plan.

Ensuring that new developments align with the city's thoroughfare plan will create a more cohesive and accessible street network. Updated regulations can require logical street layouts, reduced dead-ends, and better integration with existing and planned transportation corridors to enhance overall mobility. Examples of amendments could include: calculating the number of required access points based on the size of the neighborhood; requiring cross-access to adjacent neighborhoods; establishing a connectivity ratio; and/or shorter block lengths.

Is action 3 needed? Austin has been pushing light rail for how long and at what cost? "Critical projects" that are not used are not critical but economic blackholes.

Action 3: Actively participate in regional transportation planning efforts, such as the CapMetro Transit Plan 2035, to promote funding and infrastructure improvements which benefit Lago Vista.

Engaging in these initiatives allows the city to advocate for transit expansion, secure funding for critical projects, and ensure that regional transportation strategies align with local needs. Collaboration with transit authorities and neighboring jurisdictions will help Lago Vista remain a key player in shaping future mobility solutions.

Should objectives and actions be part of a comp plan that is supposed to be a vision, not a nuts and bolts how to? I stopped going through this as it got into details of how to do things and it is repetitive.

Action 4: Emphasize traffic safety on neighborhood streets by working with the police department to increase enforcement, collect data, and define metrics to measure increases in safety. Strengthening enforcement of speed limits, stop sign compliance, and pedestrian right-of-way laws will help improve safety for all road users. Collecting and analyzing traffic data will allow the city to identify high-risk areas, implement targeted interventions, and track progress over time.

Action 5: Perform engineering level traffic safety analysis at the intersection of Dodge Trail at Diamond Trail and Boggy Ford Road east of Lincoln/Drapers Cove and determine appropriate design mitigations. Establishing strong partnerships with regional and state agencies will help Lago Vista to explore innovative solutions such as real-time traffic monitoring, adaptive signal control, and intelligent transportation systems. These efforts can enhance mobility, reduce congestion, and improve overall travel reliability for residents and visitors.

Action 6: Identify projects for transit supportive infrastructure which could be funded by the Build Central Texas Fund through CapMetro.

Potential projects may include bus stop enhancements, pedestrian and bicycle access improvements, or park-and-ride facilities that increase transit accessibility. Securing funding for these projects will help expand mobility options for residents and support a more connected, sustainable transportation network.

CITY SERVICES

Lago Vista will provide high-quality municipal services that prioritize efficiency, sustainability, reliability, and enhance the quality of life for residents.

Lago Vista is committed to ensuring that municipal services prioritize efficiency, sustainability, and reliability, therefore enhancing quality of life for residents. A fundamental aspect of this commitment is improving the city's resilience to natural hazards, prioritizing high quality infrastructure, and ensuring important natural resources are conserved for future generations.

Providing cost-effective and efficient infrastructure is essential for maintaining high-quality municipal services in Lago Vista. Strategic investments in roadways, water and wastewater systems, and energy-efficient public facilities will ensure the city's infrastructure meets the needs of a growing population while remaining financially sustainable. Through continuously assessing infrastructure performance and prioritizing proactive maintenance, Lago Vista will enhance long-term sustainability and provide residents with reliable, well-maintained public amenities. Water conservation initiatives, energy efficiency programs, and sustainable land-use planning will further reinforce the city's dedication to responsible growth.

CITY SERVICES

Objective CS.O1

1102 **Improve emergency preparedness and hazard mitigation**

1103 • **CS.O1.A1 Develop and publish a Community Evacuation Plan.**

1104 • **CS.O1.A2 Provide public education on wildfire and hazard mitigation.**

1105 • **CS.O1.A3 Create and maintain a mass debris removal plan for**

1106 **emergency events.**

1107 • **CS.O1.A4 Pursue development of a Community Wildfire Protection**

1108 **Plan.**

1109 **Objective CS.O2**

1110 **Strengthen infrastructure resilience**

1111 • **CS.O2.A1 Evaluate and upgrade fire hydrants and fire flow capacity.**

1112 • **CS.O2.A2 Install backup generators at critical facilities.**

1113 • **CS.O2.A3 Incorporate resilience functions into municipal facilities**

1114 **planning.**

1115 **Objective CS.O3**

1116 **Ensure long-term utility and resource management**

1117 • **CS.O3.A1 Implement Water and Wastewater Master Plan**

1118 **recommendations.**

1119 • **CS.O3.A2 Develop a regional stormwater management strategy.**

1120 • **CS.O3.A3 Update drought contingency and water conservation plans**

1121 **regularly.**

1122 • **CS.O3.A4 Promote low-impact development and green infrastructure**

1123 **practices**

1124 **OBJECTIVE 1: IMPROVE PUBLIC SAFETY, EMERGENCY PREPAREDNESS, AND**

1125 **HAZARD MITIGATION.**

1126 **Action 1: Coordinate with the Emergency Services District to**

1127 **develop a Community Evacuation Plan and make maps of routes available to all**

1128 **residents.**

1129 **A community evacuation plan will be critical for events which can be predicted,**

1130 **such as a winter storm. But in the event of an unpredictable hazard, like a**

1131 **wildfire, multiple, well-known evacuation routes will be critical to ensure if one**

1132 **is blocked people can escape.**

1133 **Action 2: Coordinate public education presentations by Texas Forest Service**

1134 **and the Fire Department to help reduce fire hazard**

1135 **on private properties.**

1136 **Conduct public outreach to educate citizens on the full range of hazards:**

1137 **educational information will be presented through digital signage on major**

1138 **thoroughfare, newsletters, and on the city website, to increase awareness of**

1139 ways the public may protect themselves and mitigate homes and businesses
1140 from hazard events.

1141 **Action 3: Develop a mass debris removal plan in the event of a natural disaster.**
1142 **Winter storm Uri, in February 2021, underscored the importance of a mass**
1143 **debris removal plan as essential for protecting infrastructure, reducing repair**
1144 **costs, ensuring resident safety, and maintaining critical services during power**
1145 **outages caused by unforeseen events.**

1146

1147 **Action 4: Study fire hydrants in need of replacing and ensure fire flow levels are**
1148 **sufficient.**

1149 **Evaluate and upgrade fire hydrants across the community to enhance water**
1150 **delivery efficiency during emergencies and reduce fire-related damage.**

1151

1152 **Action 5: Consider applying for grant to fund a Community Wildfire Protection**
1153 **Plan.**

1154 **Apply for a grant through the US Forest Service to fund a Community Wildfire**
1155 **Protection Plan.**

1156 **Action 6: Consider building a storm shelter or resilience hub as a part of the**
1157 **new city hall.**

1158 **City Halls tend to function as a resource hub for residents, consider expanding**
1159 **any new City Hall to function as a resilience hub for information, supplies, and**
1160 **potentially shelter during severe weather events.**

1161

1162 **Action 7: Install backup generators at critical facilities.**

1163 **The 2023 Travis County Hazard Mitigation Plan recommends installation at**
1164 **these locations: City Hall, WP #1 and WP#3 intakes, Public Works Facility which**
1165 **includes Water Plant #1, and at 3 booster stations. Examine if any other**
1166 **locations are important and pursue funding for improvements.**

1167 **Action 8: Encourage the use of firewise landscaping and implement adequately**
1168 **spaced and located firebreaks in open**
1169 **space.**

1170 **Strengthening enforcement of speed limits, stop sign compliance, and**
1171 **pedestrian right-of-way laws will help improve safety for all road users.**

1172 **Collecting and analyzing traffic data will allow the city to identify high-risk**
1173 **areas, implement targeted interventions, and track progress over time.**

1174

1175 **OBJECTIVE 2: PROVIDE COST EFFECTIVE AND EFFICIENT INFRASTRUCTURE.**

1176 **Action 1: Complete all necessary recommendations from the**

2024 Wastewater Master Plan and 2024 Water Master Plan. Continue prioritizing infrastructure updates as identified in the recently completed Water and Wastewater Master Plans.

Action 2: Develop a comprehensive regional stormwater management plan. Due largely to the topography of the area, residents have reported issues related to stormwater management. Consider a comprehensive look at issues and solutions for Lago Vista.

OBJECTIVE 3: IMPLEMENT POLICIES TO PROMOTE CONSERVATION OF IMPORTANT RESOURCES.

Action 1: Establish a plan to periodically review and update the Drought Contingency Plan. Consider increasing the penalties and enforcement of water conservation violations.

Ensure the Drought Contingency Plan is kept up to date with accurate triggers for water conservation stages and penalties which discourage violations.

Action 2: Contact Central Texas Water Coalition about hosting a “Water Day” for citizen education.

The Central Texas Water Coalition (CTWC) is a nonprofit organization advocating for policies that will preserve the Highland Lakes as irreplaceable natural resources that supply water for Central Texas’ 2 million residents and provide an important regional economic engine for the state of Texas.

Action 3: Study the feasibility of an integrated stormwater management system to include low water use landscapes and bioswales, rain gardens and other stormwater management infrastructure in civic spaces, parks, open spaces, and streets.

An integrated stormwater management approach requires the incorporation of drainage systems into a multifunctional green infrastructure network. In areas where traditional gray infrastructure, such as underground pipes and culverts, is not feasible, this approach provides effective stormwater management solutions by utilizing above-ground systems to control runoff

while enhancing environmental and community benefits.

Action 4: Create incentives, standards, and metrics for low impact design on city-owned property and in private developments, primarily encouraging stormwater management strategies, low water use, etc.

By promoting strategies like permeable surfaces, drought-tolerant landscaping, and rainwater harvesting, Lago Vista can reduce environmental impact while fostering a more resilient and attractive community.⁶⁷⁸

CITY SERVICES

Lago Vista will manage the direction of growth and development through a thoughtfully planned land use pattern.

Lago Vista will preserve its unique identity as a scenic Hill Country city, defined by its breathtaking lake views, peaceful natural surroundings, and strong sense of community. As the city grows, it will prioritize development that enhances, rather than diminishes, these defining characteristics. However, encouraging development is key to sustaining Lago Vista's economic health and quality of life. Growth provides opportunities for new businesses, housing options, and public amenities all of which contribute to a vibrant and financially stable city.

Without

strategic expansion, the city risks stagnation, leading to increased reliance on property taxes and fewer opportunities for economic diversification.

By planning for well-integrated residential, commercial, and recreational spaces, Lago Vista can attract investment while preserving the natural features and small-town atmosphere that residents cherish. To maintain the beloved small-town charm of Lago Vista, it is essential that new development is guided in a manner that aligns with community values and conserves both fiscal and natural resources. Preserving natural resources and encouraging placemaking requires a proactive approach to land use planning. Low-impact development practices, conservation-minded policies, and infrastructure investments that support walkability, sense of place, and connectivity will ensure that Lago Vista grows in a sustainable manner. Protecting scenic vistas, green spaces, and environmentally sensitive areas will maintain the city's appeal for both residents and visitors.

FUTURE LAND USE

Objective FLU.O1

Align growth with infrastructure and fiscal capacity

- **FLU.O1.A1** Require annexation prior to extension of urban infrastructure into the ETJ.

FLU.O1.A2 Coordinate land use decisions with infrastructure planning and service capacity.

Objective FLU.O2

Preserve open space and scenic resources

- **FLU.O2.A1 Encourage conservation subdivision design where appropriate.**
- **FLU.O2.A2 Educate landowners on open space preservation tools and incentives.**
- **FLU.O2.A3 Explore funding mechanisms to support open space acquisition and preservation.**

Objective FLU.O3

Improve predictability and consistency in development decisions

- **FLU.O3.A1 Apply the Future Land Use Map consistently in policy and development review.**
- **FLU.O3.A2 Provide ongoing training for staff, boards, and elected officials.**
- **FLU.O3.A3 Conduct implementation workshops following plan adoption.**

OBJECTIVE1:ENSURELAGOVISTACONTINUESTOPROSPER THROUGH MANAGED GROWTH AND THOUGHTFUL PLANNING.

Action 1: Adopt an infrastructure extension policy which requires annexation as a prerequisite to extend an urban level of infrastructure (e.g., water, wastewater, storm sewer) and services (e.g., city police, waste collection) to lands within the ETJ.

Laws surrounding annexation have drastically changed in recent years and with these changes, it is more important than ever that the City ensure the benefits of municipal infrastructure are reserved for properties within the city limits.

Action 2: Adopt and ensure the consistent application of the Future Land Use Map to guide the growth and development of Lago Vista.

Ensuring consistent application of the Future Land Use Map will create a predictable environment for developers, encouraging investment, and enforcing that development aligns with community goals and infrastructure capacity.

Action 3: Encourage the use of conservation subdivisions, where appropriate, to preserve open space.

Conservation subdivisions, one of the most common forms of conservation development, protect a significant portion of the development site as open space, while clustering small lot sizes on developed parcels at development

densities specified by local development regulations. This type of development is better for the environment than standard large lot subdivision developments due to the natural space being less fragmented and more ecologically productive.

Action 4: Seek opportunities to preserve open space such as educating landowners of large parcels on the tax benefits of donating or preserving open space, updating the parkland

dedication ordinance, issuing bonds to raise funds for protecting open space, or other such methods.

Cities have limited tools to preserving open space aside from buying land outright. Open space conservation was a high priority of the Council, Advisory Committee, and residents. Explore proactive solutions to preserve open space.

Action 5: Provide educational opportunities for staff, policymakers, and citizen board members on key issues, planning

best practices, and cutting-edge tools to achieve success. Conservation subdivisions, one of the most common forms of conservation development, protect a significant portion of the development site as open space, while clustering small lot sizes on developed parcels at development densities specified by local development regulations. This type of development is better for the environment than standard large lot subdivision developments due to the natural space being less fragmented and more ecologically productive.

Action 6: Consider coordinating an Implementation Bootcamp designed to educate City staff and policymakers on plan

implementation and chart a successful path forward.

Following the adoption of this Plan, consider organizing an Implementation Bootcamp to prioritize next steps, budget appropriately for coming years, and ensure this Plan is successfully implemented.

ECONOMIC DEVELOPMENT

Lago Vista will cultivate a thriving economy that supports diverse retail offerings, services, and employment opportunities.

Lago Vista will cultivate a thriving economy by strengthening efforts to attract businesses that meet the needs of residents and visitors. A strong local economy is important because it directly impacts the quality of life within a

community by creating jobs, supporting local businesses, fostering a sense of community, and ensuring that money circulates within the area, leading to improved access to services and better infrastructure for residents; essentially, a thriving local economy contributes to a higher standard of living for the people who live there. This is achieved primarily through the identification and support of key industries that align with Lago Vista's strengths and potential to foster job creation and economic growth. Encouraging local tourism opportunities will play a key role in establishing Lago Vista as a getaway destination, driving economic growth and job creation. The city's natural beauty, recreational amenities, and proximity to Lake Travis provide a strong foundation for expanding tourism-related businesses such as lodging, dining, outdoor adventure experiences, and boutique attractions. Investing in marketing initiatives, events, and partnerships with regional tourism organizations will help raise Lago Vista's profile, drawing visitors who contribute to the local economy.

A balanced approach to economic development will ensure that Lago Vista's growth benefits both residents and businesses by providing employment opportunities and a diverse commercial landscape. Thoughtful planning and investment in infrastructure will support a mix of industries, from retail and hospitality to professional services and technology-driven enterprises.

ECONOMIC DEVELOPMENT/FUNDING

Objective EV.O1

Support business attraction and retention

EV.O1.A1 Streamline development review and permitting processes.

- **EV.O1.A2 Improve coordination between departments involved in development review.**

Objective EV.O2

Ensure infrastructure readiness for economic activity

- **EV.O2.A1 Align infrastructure investment with targeted commercial and employment areas.**

EV.O2.A2 Support redevelopment and reinvestment in existing commercial corridors

OBJECTIVE 1: STRENGTHEN LOCAL ECONOMIC DEVELOPMENT TO BRING BUSINESSES TO LAGO VISTA.

Action 1: Identify ways to streamline the development process to encourage economic development.

One of the most important non-financial tools is a city's ability to make development easy, predictable, and therefore a good investment. Continue to hold development meetings and create a development package for prospective businesses and developers.

Action 2: Consider implementing a tracking system to monitor air traffic and types of cargo at the airport.

A tracking system for air traffic and cargo types at the airport would provide valuable data to support economic development, ensure regulatory compliance, and enhance planning efforts for future airport operations.

Action 3: Consider establishing a Type B EDC to spur local economic development, fund community projects, and attract businesses.

A Type B EDC can bring significant economic benefits to a community by fostering job creation, funding infrastructure development, supporting parks, and supporting overall growth through strategic investments in various industries and projects. While the Type B corporation has a significant degree of autonomy, there are often requirements for public hearings and input regarding proposed projects, ensuring that the community has a voice in the decision-making process.

Action 4: Support efforts to establish forward thinking infrastructure systems and human resources, such as improved broadband for enhanced telework opportunities. Investing in forward-thinking infrastructure, such as improved broadband, would expand telework opportunities, attract remote professionals, and position Lago Vista as a competitive location

for businesses that rely on digital connectivity.

Action 5: Partner with or maintain existing partnerships with local higher education centers, private and public schools, businesses, and other entities for workforce training programs. Workforce training programs could help develop a pool of skilled workers in Lago Vista and encourage job growth. Strengthening partnerships with higher education institutions, schools, and businesses would help residents and high school students have access to the skills and certifications needed for gainful employment.

Action 6: Maintain and/or expand support for a business attraction, retention, and expansion (BRE) program which focuses on small-scale medical facilities such as urgent care,

1403 doctor's offices, dental offices, etc.

1404 Business attraction, retention, and expansion programs should support the
1405 retention and expansion of existing businesses, support startups and
1406 entrepreneurs, enable existing businesses to grow and reach their potential,
1407 and support major anchors in expanding nationally and internationally with
1408 products
1409 and services. Data for each company should be tracked and maintained in an
1410 on-line system to maintain accountability and information that can help cross
1411 pollinate opportunities between organizations.

1412
1413 **Action 7: Cultivate a predictable investment climate that attracts high-quality**
1414 **development practices (e.g., building form, architecture, and quality signage**
1415 **and landscaping) by protecting property investments from incompatible or ad**
1416 **hoc**
1417 **development decisions.**

1418 Establishing clear and consistent development standards for building form,
1419 architecture, signage, and landscaping will help maintain a cohesive and
1420 visually appealing community character.

1421 Update or create regulations such as a sign ordinance based on a unified vision
1422 for character or other similar regulations to encourage high quality
1423 development.

1424 **Action 8: Create a “buy local” campaign to support local Lago Vista businesses.**
1425 **The Economic Development Department of the City can work with the**
1426 **Economic Development Advisory Committee or future Economic Development**
1427 **Corporation to engage local businesses and stakeholders to build support for**
1428 **the program and identify**
1429 **their needs.**

1430
1431 **OBJECTIVE 2: ENCOURAGE LOCAL TOURISM OPPORTUNITIES TO ESTABLISH**
1432 **LAGO VISTA AS A DESTINATION.**

1433 **Action 1: Continue to work with the EDAC and support efforts to**
1434 **brand Lago Vista as “Gateway to Getaway.”**

1435 Continue to collaborate with the Economic Development Advisory Committee
1436 (EDAC) and support efforts to brand Lago Vista as the “Gateway to Getaway” to
1437 strengthen the city's identity as a destination for relaxation, recreation, and
1438 quality living. This initiative can enhance economic development and attract
1439 visitors who seek a scenic retreat close to the lake.

Action 2: Leverage Lago Vista’s “Platinum Scenic City” designation for grant applications, attracting quality developments, and fostering civic pride.

Lago Vista can leverage its Platinum Scenic City designation by incorporating it into grant applications, marketing materials, and zoning policies to attract funding and high-quality developments that align with scenic standards. Additionally, the city can foster civic pride by promoting the designation through public awareness campaigns, beautification initiatives, and tourism branding.

Action 3: Define target industries which complement the “Gateway to Getaway” brand such as wineries, health and wellness spas, music venues, hotels, resorts, etc.

A Type B EDC can bring significant economic benefits to a community by fostering job creation, funding infrastructure development, supporting parks, and supporting overall growth through strategic investments in various industries and projects. While the Type B corporation has a significant degree of autonomy, there are often requirements for public hearings and input regarding proposed projects, ensuring that the community has a voice in the decision-making process.

Action 4: Explore incentives to attract target industries.

Once target industries are defined, explore incentives to attract chosen industries and boost the “Gateway to Getaway” brand. Tailored incentives, such as tax abatements or infrastructure support, can make the city more competitive in attracting high-value developments.

Action 5: Identify how local Hotel Occupancy Tax (HOT) funds could be allocated to other eligible uses under state law to expand and diversify tourism offerings.

A hotel occupancy tax (HOT) is a tax charged to guests renting a room or space in a hotel costing 15 dollars or more each day. Uses of local HOT revenue are limited and in general may only be used to promote tourism and the convention and hotel industries. However, categories of HOT-funded projects can include encouragement, promotion, improvement, and application of the arts; enhancement and upgrading of existing sports facilities or fields; constructing, improving, enlarging, equipping, repairing, operating, and maintaining a coliseum or multi-use facility; etc.

Action 6: Review requirements to become a DarkSky International community before applying.

Step 1: Review International Dark Sky Community Program Guidelines and Self-Checklist.

Step 2: Conduct a lighting inventory to determine scope of cost and effort to retrofit all publicly owned lighting.

Step 3: Gather evidence of public support, education efforts, and obtain a nomination from a DarkSky member.

Step 4: Submit application.

PARKS AND RECREATION

Lago Vista will improve its park system to provide spaces for people to play, gather, and enjoy nature.

The City of Lago Vista currently has a small parks system but is poised to incrementally expand its offerings to better serve local residents. As the City experiences gradual population changes and shifting recreational trends, thoughtful planning is essential to ensure that parks and programs keep pace with community needs. Lago Vista aims to create family-friendly spaces where neighbors can connect, stay active, and immerse themselves in the natural beauty of the Texas Hil Country.

At the core of this vision is a commitment to improving amenities that promote personal well-being, reinforce active and healthy lifestyles, and uphold Lago Vista’s collective sense of pride. Prioritizing accessibility and responsiveness, the City intends to maintain transparent and sustainable practices, ensuring that each improvement reflects responsible stewardship of public resources and environmental assets. Whether updating playgrounds, maintaining trails, or refining service standards, each effort will be guided by a careful balance of community aspirations and incremental planning.

It is important to recognize the power of unique experiences to draw visitors and build vibrant community focal points. The City can leverage the area’s natural setting and lake-side appeal to strengthen recreational tourism opportunities while preserving its intimate, welcoming character. Through focused objectives and actions, the City will chart a future in which parks evolve alongside residents’ needs—enhancing local quality of life and celebrating the shared spaces that bring the community together.

PARKS AND RECREATION

Objective PR.01

Expand and enhance parks and open space

- **PR.01.A1 Improve access to existing parks and recreational facilities.**
- **PR.01.A2 Expand trail connections and nature-based recreation opportunities.**
- **PR.01.A3 Protect environmentally sensitive lands and scenic areas.**

Objective PR.02

Integrate parks into community life

- **PR.02.A1 Coordinate park planning with land use and transportation decisions.**
- **PR.02.A2 Support programming that encourages outdoor activity and community interaction.**

OBJECTIVE 1: IMPROVE PARK AND RECREATION OPPORTUNITIES THAT ENHANCE PERSONAL WELL-BEING, PROMOTE ACTIVE LIFESTYLES, AND FOSTER PUBLIC PRIDE BY MAINTAINING AMENITIES AND PROGRAMS THAT CATER TO DIVERSE INTERESTS, AGES AND ABILITIES.

Action 1: Develop strategic partnerships and programs with volunteer groups or local nonprofits to encourage and facilitate volunteer park maintenance and clean up groups.

Implementing a formal structure (e.g., an adopt-a-park program or scheduled volunteer days) creates consistent opportunities for residents to invest in their local parks and the City can more efficiently address routine upkeep, beautification projects, and minor facility improvements.

Action 2: Maintain and strengthen the existing partnership with LVISD to maximize shared use opportunities such as shared maintenance costs, shared use facilities such as playgrounds or athletic fields, and general planning for facilities.

Strengthening the partnership with the LVISD is a crucial step in maximizing shared resources and creating more recreational opportunities for the entire community. By working together on initiatives such as joint maintenance of facilities, co-sponsorship of sports leagues or events, and shared use of playgrounds, athletic fields, and other recreational assets, both entities can reduce costs and provide more diverse programming.

Action 3: Publish a list of volunteer and donation opportunities on the City's website to help improve City parks (e.g., Maintenance cost mitigation (adopt-a-park, adopt-a-trail) and

create a process to track volunteer hours, in-kind, and donations. By advertising initiatives like adopt-a-park or adopt-a-trail, residents, local businesses, and civic groups can directly contribute time, resources, or financial support to beautify and maintain public spaces. In tandem, establishing a process to track volunteer hours, in-kind contributions, and monetary donations helps the City measure community impact and acknowledge contributors.

Action 4: Increase shade coverage in City-owned parks through tree planting programs or installation of shade structures.

Introducing more natural and constructed shade elements in parks can provide cooler, more comfortable environments for park users to exercise, socialize, and relax—especially in hotter parts of the year. Shade structures, such as canopies or shade sails should be tailored to specific amenities like playgrounds or seating areas, increasing usability of these facilities.

Action 5: Explore updates and improvements to Sunset Park. Consider tournament ready ball fields, trails, dog park, concert space, disc golf course or other regional park amenities.

OBJECTIVE 2: ESTABLISH STANDARDS AND POLICIES FOR THE OPERATIONS AND MAINTENANCE OF CITY PARKS AND PROGRAMS TO ENSURE TRANSPARENCY, RESPONSIVENESS TO COMMUNITY NEEDS, ENVIRONMENTAL AND FISCALLY SUSTAINABLE PRACTICES, AND OPERATIONAL EFFICIENCY.

Action 1: Establish a clear and compelling mission and vision statement for the Parks and Recreation Department.

A vision statement for the Parks and Recreation Department creates a mission that guides operational decisions, from routine maintenance protocols to long-term program development. By establishing a set of core values staff can align everyday actions and resource allocation with community aspirations.

Action 2: Consider establishing a formal Parks and Recreation Commission or Board.

Consider converting the current Parks and Recreation Advisory Committee (PRAC) into an elected or volunteer-run Commission or Board to help to grant the PRAC more authority and formalize their dedication and commitment to improving parks and recreation. This Commission or Board can evaluate maintenance priorities, new facility proposals, and programming initiatives to help make park related decisions for the City and provide public oversight over the Lago Vista park system.

Action 3: Review and strengthen requirements for parkland and trail dedication from new development.

A parkland dedication ordinance is a vital tool for ensuring that there is a mechanism to preserve and enhance accessible green spaces for current and future residents. This ordinance requires new residential developments to set aside land or pay fees specifically allocated toward parks. Such an ordinance not only balances urban growth with environmental stewardship but also supports the city's long-term vision of cultivating parkland for current and future generations. Parkland dedication ordinances may be structured to require new developments to include land for public parkland and/or trails, options to accept fees in lieu of land, and consider development fees that would pay for amenities in addition to land. While less common, several cities in Texas also have trail dedication ordinances, which require development to build trails if identified on a Trails Master Plan. Lago Vista's current parkland dedication ordinance requires dedication to the City of one acre of parkland for every 30 dwelling units or the developer may choose to pay a per unit fee instead of dedicating land. Due to increased interest in development and public demand for more parks, it could be time for a review to ensure the ordinance is meeting the community vision for parkland. While the current ordinance is strong, the City could consider adding a park development fee or incorporating trail dedication requirements.

Action 4: Prioritize drought tolerant native plants in landscape design and when restoring degraded areas within the park system.

Using plant species adapted to the region's climate minimizes the need for fertilizers or chemical treatments, thereby lowering ongoing expenses and environmental impacts. Furthermore, native plants often provide essential habitats for local pollinators and wildlife, reinforcing the city's commitment to biodiversity.

Action 5: Ensure that all future amenities in City-owned parks have ADA-compliant paths, restrooms, and facilities.

By incorporating accessible design principles and ADA standards into critical elements such as paved walkways, restrooms, parking, and seating—park projects avoid the need for costly retrofits down the line. This inclusive approach also has a broad positive impact, helping seniors and families with strollers benefit from smooth pathways, while increased connectivity and

wayfinding make it easier for all visitors to navigate and engage with park features.

Action 6: Seek to add revenue-generating enhancements in parks such as pavilions, event-focused facilities, and pay-to-use amenities within the parks.

Consider implementing a fee structure for park amenities which need reservations or rental fees that introduces a distinction between resident and non-resident rates.

Action 7: Develop a maintenance plan for the city-owned parks. Establishing a comprehensive maintenance plan is crucial for maintaining consistent quality, cleanliness, and safety standards across all city-owned parks. This Plan should outline scheduled tasks and responsibilities for daily, weekly, and seasonal upkeep (e.g., mowing, landscaping, waste collection, repairs, and equipment servicing).

OBJECTIVE 3: CREATE UNIQUE EXPERIENCES IN LAGO VISTA FOR THE PURPOSES OF RECREATIONAL TOURISM AND CREATING COMMUNITY FOCAL POINTS.

Action 1: Develop a concept plan for the undeveloped parkland area near Ann Murrow 4th of July Circle.

The Parks and Recreation Advisory Committee has identified this potential park as a priority project and supports the development of a small trail, playscape, benches, tables, a gazebo, and potential butterfly garden.

Action 2: Develop a community garden program that will determine installation and maintenance efforts and establish a local board or volunteer group to maintain these types of facilities.

Developing a community garden program can be a dynamic way for Lago Vista to create unique opportunities and community gathering spaces while promoting local sustainability. Consider a demonstration garden featuring hands-on programs and agricultural education, while also hosting special events, workshops, or school partnerships.

Action 3: Consider developing a city-wide Trails Master Plan.

This Plan would need to evaluate the developability of the city-owned parcels and “strips” of land for future parks or trails, seek to expand trail investments

throughout the community using existing right-of way, easements, or targeted acquisition locations, and investigate the feasibility of including mountain bike trails in Lago Vista.

Action 4: Evaluate the feasibility and location for a future skatepark that incorporates diverse features and skill levels to attract users of all ages and skill-levels.

Desire for a skatepark was frequently mentioned by the public during this planning process with several members of the public suggesting it be located near the police station.

Action 5: Evaluate the feasibility of developing a park on the city-owned property located in between Canyon Drive, Lago Vista Way and Bonanza.

Commonly referred to as the Bonanza parcel, this parcel has quite a steep slope and would need to be evaluated by a landscape architect to determine developability.

Action 6: Consider introducing City operated recreational programming to provide recreational programming and activities to residents of all ages.

As Lago Vista continues to grow, consider providing public recreational programming, particularly if the City builds an indoor recreation center.

Action 7: Consider possible opportunities to create a city-owned park with lake access.

PARK ENHANCEMENTS

This section presents actions that the Parks and Recreation Department can focus on at each specific parks. The following identified improvements may be integrated into a more substantial Capital Improvement Project earmarked for that park, while others could be placed into a maintenance plan or replacement schedule, as appropriate.

Upper Bar-K Park / Sportsplex:

- Repair splash pad and enhance surrounding seating area.
- Repair foundation and nets of both tennis courts.
- Repair existing sidewalks and replace crushed granite park pathways and trails with concrete sidewalks throughout the park in order better enhance access for all types of park users.

- 1706 • Conduct annual turf maintenance on sports fields (aeration, irrigation,
1707 seeding, fertilization).
- 1708 • Construct a large pavilion near the baseball field for team gatherings.
- 1709 • Renovate and modernize the ballfield clubhouse and bathrooms.
- 1710 • Remove existing play structure and replace with new playground
1711 equipment.
- 1712 • Replace pool tables, chairs, and loungers.
- 1713 • Consider adding a concession stand. Bowden Point:
- 1714 • Construct screening and fencing around the park for additional safety
1715 and noise reduction.
- 1716 • Install a small, looped trail that provides access to the art and flower
1717 beds in the park.
- 1718 • Re-purpose and improve monument signage at the corner of Boggy Ford
1719 and Highland Lakes Blvd.
- 1720 • Add additional parking.
- 1721 • Remove fencing and screening recommendation.

1722

1723 Lago Vista Golf Course

- 1724 • Irrigation system will be replaced as part of the effluent disposal
1725 system plans, which will improve overall course conditions with proper
1726 watering.
- 1727 • Continued capital improvements should be made to the golf course
1728 (such as improved greens, larger tee boxes, improved cart paths, bunkers,
1729 practice area, etc.).
- 1730 • Enhance and strengthen safety features, such as netting, around
1731 pickleball courts until either the location of the pickleball courts or driving
1732 range can be addressed.
- 1733 • Renovate and modernize the clubhouse to make it a community hub.
- 1734 • Implement fire prevention measures for the clubhouse and golf cart
1735 storage.

1736 Sunset Park:

- 1737 • Construct trails connecting Sunset Park to the Balcones Canyonlands.
- 1738 • Pave and stripe all parking areas.
- 1739 • Install paved sidewalks and park pathways to and from different park
1740 amenities and parking areas.
- 1741 • Consider creating a landscaping / planting plan for the entire park.
- 1742 • Construct pavilions with seating areas for more public gathering
1743 opportunities.

1744 • Construct a Bankshot (equipment is available; requires a concrete
1745 platform and fenced area).

1746 • Construct shade covers over baseball and softball bleachers.

1747 • Install new nets for the soccer goals and a volleyball net.

1748 • Construct the second entrance to Sunset Park on FM 1431.

1749 • Improve restrooms, signage, and add water fountains Veterans

1750 Memorial Park

1751 • Repair leaning eagle statue.

1752 • Construct a park sign near Dawn Drive or the parking areas.

1753 • Enhance coverage and update overall lighting.

1754
1755
1756 • Partner with the KLVV organization to regularly maintain and update the
1757 landscaping beds.

1758 • Annually clean and maintain the remembrance bricks and rock pillars.

1759 • Add additional benches and seating areas.

1760 The success of this Plan will be measured through the implementation actions. The
1761 planning process ensures that future development can occur in an organized
1762 and coordinated fashion. The future of Lago Vista will be shaped by policies and
1763 recommendations laid out in this Plan. This Plan's directives will often require
1764 interpretation, adaptability, and flexibility. The recommendations should be
1765 thoughtfully approached and evaluated based on compliance and
1766 implementation with the goals and initiatives set forth within this Plan.

1767 PARTNERING FOR SUCCESS

1768 Implementing the community's vision will take coordinated effort from various
1769 community leaders, including individual citizens, appointed and elected
1770 officials, and outside agencies and entities. Increasingly, jurisdictions are
1771 acknowledging that ultimate success of a comprehensive plan involves a
1772 combined effort from City and non-City partners. The City has a responsibility
1773 to partner with all local, state, and federal public and private partners that can
1774 be of assistance in bettering Lago Vista now and in the future. At a minimum,
1775 this includes:

1776 • Lago Vista elected and appointed officials;

1777 • City Administration and staff;

1778 • Lago Vista Property Owners Association;

1779 • Travis County;

1780 • Texas Department of Transportation;

- North Lake Travis Chamber of Commerce;
- Lago Vista Independent School District (LVISD);
- Lower Colorado River Authority (LCRA); and
- Local community groups and organizations.

ROLES AND RESPONSIBILITIES

City representatives, City staff, and dedicated citizens make up the “champions” of this Plan. Their roles are crucial

to the effective implementation and follow through of this Plan. City Council, City staff, and the Planning and Zoning Commission should assess all decision-making and recommendations for consistency with this Plan as outlined below.

CITY STAFF

- Managing day-to-day implementation of the Plan, including ongoing coordination
- Supporting and carrying out capital improvement planning efforts
- Managing drafting of new or amended land development regulations
- Conducting studies and developing additional plans
- Reviewing development, zoning, and other land use applications for consistency with this Plan

PLANNING & ZONING COMMISSION

- Making recommendations related to development and redevelopment
- Ensuring that development is consistent with the vision of this Plan
- Preparing a periodic progress report with the help of City staff to review goals to evaluate consistency with the plan’s vision

CITY COUNCIL

- Adopting amendments to the Plan by ordinance
- Adopting new or amended land development regulations to implement this Plan
- Approving inter-local agreements
- Establishing the overall action priorities and timeframes for initiation and completion
- Considering and approving funding commitments

- Approving projects, activities and budgets in a manner consistent with this Plan

MONITORING AND BENCHMARKING

The City of Lago Vista will monitor the plan implementation and the corresponding effects on the community environment, community prosperity, and community livability. Creating a benchmarking and monitoring system will keep a record of accomplishments and measure the successes within the City. It will also reveal any opportunities that arise to modify and amend the Plan.

Realizing the communities vision involves actively and deliberately working toward the action steps in the implementation table. This Plan created goals, objectives and recommendations to help guide the growth and development of the City. This chapter will focus on the implementation table, providing guidance and accountability for the City and other parties.

As part of the ongoing implementation process, benchmarking and monitoring should take place regularly and be summarized in a succinct report. These regular reports should include a status update on implementation, important actions and accomplishments, and identification and recommendation of needed actions and programs to be created and implemented in the future. An annual report of this Plan report should be presented at a work session and regular session of the City Council.

UNDERSTANDING THE IMPLEMENTATION TABLE

The Implementation Table, on the next page, provides a condensed summary of recommendations for this Plan showcasing the goals, objectives, and recommendations together in a table format to highlight the timeframe, involved entities, and action type(s) for each of the actions. In many cases, there are partner organizations, entities, or stakeholders with whom collaboration and cooperation are essential to successfully implement the recommended strategies. These partners play a critical role in contributing resources, expertise, or support to achieve the Plan's goals.

The action types could be one or more of the following:

- **Operations (O):** New or changed programs, staffing, or operational procedures.
- **Policy (P):** Procedures or policies that are used to guide the City decision-making.
- **Investment (I):** Allocating financial resources to fund specific projects, initiatives, or infrastructure developments.
- **Study (S):** More in-depth research, analysis, or assessment needed to gather information or data essential for informed decision-making.
- **Regulation (R):** Council adopted regulations used to guide the City.

In addition to the action types for the plan, there are also timelines assigned to each action. The actions are allocated among four levels of prioritization and reflect the action's priority as determined by the comprehensive planning process. The four categories of timeframe are:

- **Short-Term** – Represents the recommendations that should be initiated in the next 1-3 years following adoption. These strategies have been determined to be feasible for implementation in the near term.
- **Mid-Term** – Represents the strategies that should be initiated in the next 4-6 years following plan adoption. These strategies require more complex planning and budgeting decisions.
- **Long-Term** – Represents the strategies that should be initiated in the next 7-10 years following adoption. These items support long-term visionary items and require significant planning and funding resources.
- **Ongoing** – Represents recommendations that do not have a specific timeframe and should be implemented over time or should be continually implemented on an established schedule.