



AGENDA
PLANNING & ZONING COMMISSION REGULAR MEETING
COUNCIL CHAMBERS
5803 THUNDERBIRD STREET
JUNE 11, 2026 AT 4:00 PM

AMENDED AGENDA
Added agenda item IV.6.

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 Strohmeier - 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. ACTION ITEMS AND PUBLIC HEARING

1. **26-2964-R-REZ:** Conduct a Public Hearing on a request to rezone a parcel of land from TR-1 to C-2, pursuant to Section 13 of Chapter 14, at approximately 4.94 acres of Lot 27, Travis Hollow, Section Two, as recorded in Volume 78, Page 398 at 7301 Lohman Ford Road, Lago Vista, Texas 78645.
2. **26-2964-R-REZ:** Consider, discuss, and take action for the recommendation on a request to rezone a parcel of land from TR-1 to C-2, pursuant to Section 13 of Chapter 14, at approximately 4.94 acres of Lot 27, Travis Hollow, Section Two, as recorded in Volume 78, Page 398 at 7301 Lohman Ford Road, Lago Vista, Texas 78645.
3. **26-2963-R-REZ:** Conduct a Public Hearing on a zoning change request, pursuant to Section 13 of Chapter 14, from TR-1 and R-1S to C-2 at 7600 Lohmans Ford Road (0.1421AC TRT A & Lots 1873-1874 Lago Vista Estates).
4. **26-2963-R-REZ:** Consider, discuss, and take action on a zoning change request, pursuant to Section 13 of Chapter 14, from TR-1 and R-1S to C-2 at 7600 Lohmans Ford Road (0.1421AC TRT A & Lots 1873-1874 Lago Vista Estates).
5. Approval of the May 14th, 2026 Minutes
6. Consider, discuss, and take action on the Comprehensive Plan Draft.

V. 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 2:00 pm on the 5th day of June 2026.

Eric De La Cruz, Assistant 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: June 11, 2026

SUBMITTED BY: Tam Pieklik, Development Services

SUBJECT: **26-2964-R-REZ:** Conduct a Public Hearing on a request to rezone a parcel of land from TR-1 to C-2, pursuant to Section 13 of Chapter 14, at approximately 4.94 acres of Lot 27, Travis Hollow, Section Two, as recorded in Volume 78, Page 398 at 7301 Lohman Ford Road, Lago Vista, Texas 78645.

BACKGROUND:

The applicant, Fosters Limited LLC, has requested voluntary annexation and concurrent zoning of approximately 4.949 acres located at 7301 Lohman Ford Road, identified as Lot 27, Travis Hollow Section Two. The property is currently located within the City of Lago Vista Extraterritorial Jurisdiction (ETJ) and is developed as an existing self-storage facility known as Texas Hills Storage. The facility was originally constructed in 1995 with subsequent expansions occurring in 1998, 2002, and 2005. The applicant has indicated an intent to further expand the facility through redevelopment of an existing parking area into additional storage units. On April 16, 2026, City Council approved Resolution No. 26-2211 initiating the voluntary annexation process. On May 7, 2026, City Council approved the Municipal Service Plan associated with the annexation request. The annexation and zoning requests are proceeding concurrently, with the proposed zoning designation of C-2 Commercial intended to accommodate the existing self-storage use and maintain consistency with surrounding commercial development patterns. The property carries a Future Land Use designation of Neighborhood Retail/Office/Commercial, which supports low- to moderate-intensity commercial and service-oriented uses along the Lohman Ford Road corridor.

FINDINGS:

Staff reviewed the request against the zoning amendment procedures and approval criteria established in Section 13-20 of the Unified Development Code and determined the application satisfies procedural requirements. The proposed C-2 zoning designation is consistent with the Comprehensive Plan Future Land Use Map and

surrounding development pattern. Adjacent properties include existing commercially zoned tracts and nearby commercial development activity along the Lohman Ford Road corridor. The annexation would provide the City with full regulatory oversight of future development activities while allowing continuation of the existing use and facilitating future site improvements. Public infrastructure does not appear to present immediate constraints, although future development activities may require additional analysis, including traffic and utility modeling, during subsequent permitting stages. As required by the Code of Ordinances, public notification requirements have been completed. Notices were mailed to surrounding property owners and neighborhood associations within a 200-foot radius, legal notice was published, and signage was posted on-site. Staff has received no written comments either in support or opposition to the request.

ATTACHMENTS:

[Staff Report Storage.pdf](#)

[26-2964-R-REZ-texas hills rezoning.pdf](#)

[26-2964-R-REZ-texas hills.pdf](#)

[26-2933-ANN-25-2927-letter to city for annexation.pdf](#)

[Scan_2026_05_12_15_44_44_956.pdf](#)

[Ord. No. XXXX1 \(Rezoning of the Storage Facility\).docx](#)

Report Date: 5/13/2026

Case No.: 26-2964-R-REZ

Project Planner: Tam Pieklik

Item Details

Project Name: Rezoning for Texas Hills Storage

Project Location: 7301 Lohman Ford Rd, Lago Vista, TX 78645

Total Acreage: 4.949 Acres

Legal Description: 4.94 acres of Lot 27, Travis Hollow, Section Two, as recorded in Volume 78, Page 398 at 7301 Lohman Ford Road, Lago Vista, Texas 78645.

Applicant: Chris Foster

Property Owner: Fosters Limited LLC

Request: A request to zone approximately 4.949 acres located at 7301 Lohman Ford Road from ETJ to C-2 Commercial concurrent with annexation into the City of Lago Vista. The proposed zoning would permit the existing storage facility use and maintain compatibility with surrounding commercial properties.

Case History: The applicant has applied for voluntary annexation into the City of Lago Vista for approximately

4.94 acres currently located within the City's extraterritorial jurisdiction (ETJ). The existing business, Texas Hills Storage, was originally constructed in 1995, with additional improvements completed in 1998, 2002, and 2005. The facility provides both climate-controlled and non-climate-controlled storage units.

The applicant intends to expand the business by adding additional storage facilities. The property is self-sufficient and will not connect to the City's water or wastewater systems. Access to the property is provided from Lohman Ford Road. The Future Land Use designation for the property is Neighborhood Retail/Office/Commercial, which is consistent with the existing and proposed use of the property. The annexation is being requested to facilitate future development and permitting requirements.



Overview of Applicants Request

The applicant submitted a Letter of Intent requesting voluntary annexation of the property located at 7301 Lohman Ford Road into the City of Lago Vista. The applicant stated their intent to align the property and business operations with the City's standards and contribute to the local community. Proposed improvements include expanding the existing storage facility by redeveloping a portion of the current parking lot into additional storage units to better serve local residents while improving the appearance and functionality of the site. The applicant also indicated the property is self-sufficient and will not require City water or wastewater services, resulting in no additional demand on municipal utility infrastructure. The applicant expressed support for coordinating future development with the City's comprehensive plan and participating in the local economy as a tax-paying entity.

Site Information

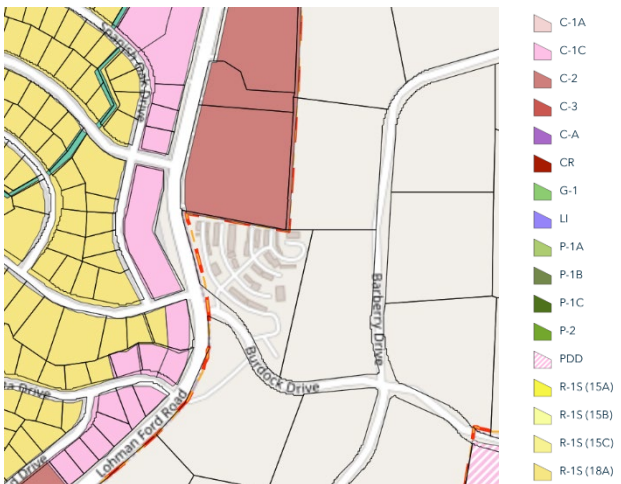
Location: 7301 Lohman Ford Road, Lago Vista, TX 78645

Physical and Natural Features: The subject property is approximately 4.95 acres located along Lohman Ford Road within the Texas Hill Country terrain of Lago Vista. The site is characterized by rolling topography, limestone-based soils, and native Central Texas vegetation typical of the Balcones Canyonlands region. The property is developed as a self-storage facility and is surrounded by a mix of commercial, residential, and undeveloped land uses. The area maintains a semi-rural character with scenic hill country views and proximity to Lake Travis

Future Land Use and Current Zoning: The subject property is currently located within the City of Lago Vista Extraterritorial Jurisdiction (ETJ) and is not presently zoned by the City. The Future Land Use designation for the property is Neighborhood Retail/Office/Commercial, which supports low- to moderate-intensity commercial and service-oriented development along the Lohman Ford Road corridor. The existing self-storage use is consistent with the future land use designation and surrounding development pattern.

Surrounding Properties: The surrounding properties along the Lohman Ford Road corridor consist of a mixture of commercial, residential, and undeveloped hill country tracts. Sun Hardware is located immediately adjacent to the property, and across Lohman Ford Road there is a proposed convenience store and restaurant currently under City review.

<i>Direction</i>	<i>Zoning District</i>	<i>Future Land Use</i>	<i>Existing Use</i>
North	C-2	REGCOM	C-2
South	ETJ	NHGCOR	ETJ
East	ETJ	RULRES	ETJ
West	C-2	REGCOM	C-2



Zoning Map



Future Land Use Map

Property History: During the City Council meeting on April 16, 2026, the City Council approved Resolution No. 26-2211 to begin the voluntary annexation process for the approximately 4.949-acre Texas Hills Storage property located at 7301 Lohman Ford Road into the City of Lago Vista. Council generally agreed that annexation would provide the City with greater regulatory oversight of the property and any future expansion, while allowing the existing storage use to continue as a legal nonconforming use until the zoning and annexation processes are completed.

During the City Council meeting on May 7, 2026, City Council approved the Municipal Service Plan for the proposed annexation of approximately 4.949 acres located at 7301 Lohman Ford Road, commonly known as Lot 27, Travis Hollow Section Two. The service plan outlines the municipal services to be provided in accordance with state law and allows the annexation process to move forward to the required public hearing and ordinance stages. Staff also indicated that the annexation and zoning cases will proceed concurrently, with the property proposed to be zoned C-2 to accommodate the existing storage facility use and maintain compatibility with surrounding properties.

Comprehensive Plan Guidance

Future Land Use Map: The proposed rezoning is consistent with the Regional Retail/Office/Commercial designation identified on the City's Future Land Use Map. The subject property is located along Lohman Ford Road, a major roadway that provides visibility and access appropriate for higher-intensity commercial development. The site is positioned within an area transitioning toward a mix of retail, office, and service-oriented uses that are intended to serve both residents and the surrounding region. The property's location, access to a primary corridor, and surrounding commercial activity support development patterns envisioned under the Regional Retail/Office/Commercial category, which encourages larger-scale commercial and retail uses along major transportation routes.

Other Master Plans: (Parks, Overlays, Etc.) N/A for this project.

Utilities

Utilities are present nearby and do not appear to pose an issue at this time. Modeling will be required during development to identify any, if at all, necessary improvements to the off-site infrastructure to serve this project.

Transportation

This project is currently located on Lohman Ford Rd., a Traffic Impact Analysis will be required during development to identify any, if at all, necessary improvements to the off-site infrastructure to serve this project.

Proposed Zoning District and Use

They are proposing C2 which is/is not appropriated based on 4-45 - C-2 General Commercial / Retail Zoning District

(a) Purpose. This district is intended to include lands within the corporate limits of the City to be used for the development of retail and service facilities that are larger than those that are appropriate for seamless integration into a residential neighborhood. This district also provides space for financial, administrative, and business services compatible with the district's function as a focal point of community activity in a location accessible on a collector or arterial.

(b) Permitted Uses. The permitted uses are specified in Table B, Table of Allowed Uses for Zoning.

(c) Development Standards. The maximum Building Height and Minimum Yard Requirements shall be as specified in Table A, Table of Development Standards. See Section 3.124 of Chapter 3 for exterior appearance requirements.

(d) Minimum Parking Area. Buildings and development shall have an off-street parking unit in accordance with Section 7, herein.

(Ord. 19-01-17-01 on 1/17/2019; Ord. 23-09-07-04 on 9/7/2023)

Approval Criteria

Staff has reviewed the proposed rezoning request and has found that it [complies, partially complies, does not comply] with the criteria established in 13-20 - Procedure for a Change of Zoning Classification of a Parcel of Land

(a) Who May Initiate Request to Change a Zoning Classification. A request to change the zoning classification of a parcel of land may be initiated by the owner of such parcel or his authorized agent. The City may also propose a zoning change on its own motion, without such a request.

(b) Manner of Initiating a Zoning Change Request.

(1) Application by Property Owner. A property owner or his authorized agent may file an application with the City Manager requesting the zoning or a change of zoning for real

property. All property owners shall sign the application form and become parties to the application or provide a copy to the City of their express written authority to an agent acting on their behalf in a format compliant with all applicable state requirements. Whenever a property is owned by a corporation, a limited liability company, a partnership or any other similar entity, the person signing on behalf of that entity will provide documentation of that authority. In the case of multiple property owners, a single individual shall be designated on the application form as the source and recipient of all formal correspondence and be responsible for communication with all other parties to the application. Such application shall be accompanied by a fee established by the Council, and shall contain the following information, unless waived in writing by the City Manager or his designee:

(A) The legal description and address of the parcel for which the application is made (the "subject parcel").

(B) A map showing the present zoning classification, if any, of the subject parcel and of each abutting, adjacent or contiguous parcel.

(C) The present use of the subject parcel and of each abutting, adjacent or contiguous parcel.

(D) The type and location of all structures on the subject parcel and on each abutting, adjacent or contiguous parcel.

(E) The zoning requested and the proposed use of the subject parcel.

(F) Conceptual plan, if required by ordinance.

(G) If required by the planning and zoning commission or city council, a traffic impact analysis.

(H) A map showing the location and line size of the nearest or proposed point of connection to, wastewater and water lines.

(I) Certification from all applicable taxing authorities that all taxes due on the subject parcel sought to be zoned or rezoned have been paid.

(J) Any other relevant information requested by the Commission or the Council.

(2) Application Deadline. Consideration of the application by the Planning and Zoning Commission shall occur at a regular scheduled or special called meeting following a public hearing no sooner than sixty (60) days or more than one-hundred eighty (180) days after receipt of an application determined to be complete by the City Manager or their designee.

(c) Review of Zoning Change Requests by Planning and Zoning Commission. The Commission shall:

(1) Review each application for a zoning change.

(2) Conduct a hearing. Notice of a hearing before the Commission shall be given by notification as prescribed in Section [13-40\(a\)\(1\)](#) and (a)(2) below. Notice of the hearing before the Commission may be combined with the notice given for the hearing on the same matter before the Council.

(3) Following the hearing on the requested change it shall prepare a recommendation for the Council.

(d) Required Conformance to Master Plan. The adopted Comprehensive Plan documents the current land use policy recommendations applicable within the municipality and serves as a guideline for future zoning decisions that will yield a balanced, diversified, and compatible pattern of development consistent with the vision of its citizens. While it does not establish zoning regulations or establish zoning district boundaries, no zoning application deemed to be inconsistent with the Comprehensive Plan shall be considered without first successfully seeking an amendment, in accordance with the provisions below, that eliminates that inconsistency.

(1) An application for an amendment to the Comprehensive Plan shall be required prior to the approval of a zoning change application whenever the City Manager or their designee determines that the proposed change is otherwise inconsistent with the adopted Comprehensive Plan. An appeal of that determination shall comply with the procedures outlined in Section [11-50](#) of this chapter.

(2) An amendment to either the text of the Comprehensive Plan or any of its various components, including but not limited to the Future Land Use Plan or Map, shall be requested using the required form available from the Development Services Department and include the fee specified in Appendix A.

(3) The procedure for an amendment to the Comprehensive Plan shall be the same as specified in this section for a zoning change, including the ability of the City to initiate a proposed amendment and the notice required by Section [13-40](#) when specific property is the subject of the request. However, the provisions of [13-20\(e\)\(3\)](#) are not applicable. Consideration of the application by the Planning and Zoning Commission shall occur at a regular scheduled or special called meeting following a public hearing no sooner than sixty (60) days or more than one-hundred eighty (180) days after receipt of an application determined to be complete by the City Manager or their designee. A successful application shall be accompanied by an amendment to the ordinance that adopted the current Comprehensive Plan. That amendment shall require the affirmative vote of at least three-fourths (3/4) of all members of the governing body for adoption.

(4) Notwithstanding anything in this subsection [13-20\(d\)](#) to the contrary, the City Council maintains full discretion to adopt a Comprehensive Plan and define the content and design of such Comprehensive Plan. A complete application for the amendment of the Comprehensive Plan shall in no way bind the City Council to amend the Comprehensive Plan. An application for an amendment shall not be considered unless one of the following is shown:

(A) A significant and unanticipated change, such as an unexpected substantial investment or capital improvement within an area or neighborhood, deterioration or closing of an impactful facility, and disinvestment or deterioration of a development, neighborhood, or area;

(B) A demonstrable error, oversight, or omission; or

(C) A change that asserts to better achieve the vision, goals, objectives, policies, and desired outcomes expressed within the Comprehensive Plan.

(5) An application for an amendment to the Comprehensive Plan based on significant and unanticipated change under subsection 4(A), above must show the following:

(A) That the significant and unanticipated change to the area that includes the impacted property occurred after the adoption of the Comprehensive Plan;

(B) The property is unlikely to be developed in accordance with the land use designation, policies, or recommendations in the current Comprehensive Plan; and

(C) That the proposed change is the most appropriate designation for both the property and the surrounding area.

(6) An application for an amendment to the Comprehensive Plan based on demonstrable error, oversight, or omission under subsection 4(B), above must identify specific and tangible items such as inaccurate, contradictory, or inconsistent information or recommendations, rather than generalities or unsupported conclusions.

(7) An application for an amendment to the Comprehensive Plan that asserts to better achieve the vision, goals, objectives, policies, and desired outcomes under subsection 4(C), above must show the following:

(A) That the proposed change does not require an evaluation that is broader or more comprehensive in scope;

(B) That the proposed change maintains or increases compatibility with existing land use patterns or designated future land uses;

(C) That the proposed change would result in benefits, advantages or other similar favorable impacts to the adjacent property or area; and

(D) That the property is physically capable of accommodating the proposed change (size, shape, topography, etc.).

(e) Review of Zoning Change Request by City Council. The Council shall:

(1) Review the Commission recommendation.

(2) Before acting upon the zoning change, hold at least one (1) public hearing on the proposed zoning change. Notice of a hearing before the Council shall be given by publication as prescribed in Section [13-40\(a\)\(2\)](#) below. Separate written notice to property owners is not necessary. Notice of the hearing before the Council may be combined with the notice given for the hearing on the same matter before the Commission.

(3) Take appropriate action as follows:

(A) The Council may enact a proposed change of zoning by ordinance, if it finds that such change is in the public interest. A change of zoning may be enacted, even though such proposed change does not conform to the land use map in the City's Master Plan provided that the Council's findings conform to the requirements of Section [13-20\(d\)](#).

(B) A change of zoning shall not become effective except by the affirmative vote of at least three-fourths of all members of the governing body if a written protest, signed by owners of at least twenty percent (20%) of either:

(i) The area of lots or land covered by the proposed change;

(ii) The area of lots or land immediately abutting the area covered by the proposed change and extending two hundred feet (200') from that area, that is within the municipal limits of the City of Lago Vista.

(iii) In computing the percentage of land area described in this subsection, the area of streets, alleys, and publicly owned property within the municipal limits of the City of Lago Vista shall be included.

(C) A change of zoning shall not become effective except by the affirmative vote of at least three-fourths (3/4) of all members of the governing body if the Commission has recommended against enactment of a proposed zoning change.

(D) Approval or an amendment of a Planned Development District (PDD), including a concept plan, a detail plan, or a combined concept and detail plan shall not become effective except by the affirmative vote of at least three-fourths (3/4) of all the members of the governing body.

(Ord. 19-12-19-01 on 12/19/2019; Ord. 22-09-01-02 on 9/1/2022; Ord. 23-01-19-03 on 1/19/2023; Ord. 24-06-06-04 on 6/4/2024; Ord. 24-07-18-04 on 7/18/2024)

Meeting Schedule

April 16, 2026 -City Council.

May 7, 2026 – City Council.

June 4, 2026- City Council.

June 11, 2026 – City Council

June 18, 2026-City Council.

Public Notification

As required by the Unified Development Code, all property owners and registered neighborhood associations within a 200-foot radius of the subject property were notified of the Zoning Map Amendment request (13 notices), a legal notice advertising the public hearing was placed in the Hill Country News (May 14, 2026) and signs were posted on-site. To date, staff has received 0 written comments in favor, and 0 in opposition to the request.

Attachments

Exhibit 1- Letter

Exhibit 2- Application

Exhibit 3- Survey



CITY OF LAGO VISTA • DEVELOPMENT SERVICES
5803 THUNDERBIRD STREET • P.O. BOX 4727 • LAGO VISTA, TX 78645

Tel. (512) 267-5259

Fax (512) 267-5265

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

APPLICATION FOR ZONING DISTRICT CHANGE

Contact Person: Chris Foster
Contact Phone: 8172710104
Property Owner(s):* Chris Foster
Owner's mailing address: 1200 Forrest Dr

Fee: See Ordinance Appendix A (non-refundable)

Contact Email: chris@texashillsstorage.com

COMPLETE LEGAL DESCRIPTION OF SUBJECT PROPERTY

Subdivision, Section and Lot Number(s) if platted. Attach metes & bounds or equal description otherwise*

LOT 27, TRAVIS HOLLOW, SECTION TWO, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 78, PAGES 398-400, PLAT RECORDS, TRAVIS COUNTY, TEXAS; SAVE AND EXCEPT THAT PORTION CONVEYED TO TRAVIS COUNTY, TEXAS, RECORDED IN VOLUME 10662, PAGE 402, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS.

Municipal Address(es)* if applicable: 7301 Lohman Ford Rd, Lago Vista TX 78645

NATURE OF REQUEST

Current Zoning District(s): Travis County ETJ **Requested District:** C-2

Purpose or Basis of Request* (if PDD, include whether concept and/or detail plan approval is sought):

Additional individual(s) authorized to act on behalf of the property owner(s)* regarding this application:

Name of Agent: Shane Klar **Email:** shaneklar@ink-civil.com

Mailing Address: **Phone:** 210-326-0452

NOTE: Applications must be complete including all applicable portions of this form, payment of fees and all required drawings or documentation. All applications are accepted provisionally pending a completion review. **PLEASE TAKE SPECIFIC NOTICE AND INCORPORATE OR ADDRESS ALL LOCAL ORDINANCE REQUIREMENTS IN YOUR APPLICATION.**

Chris Foster

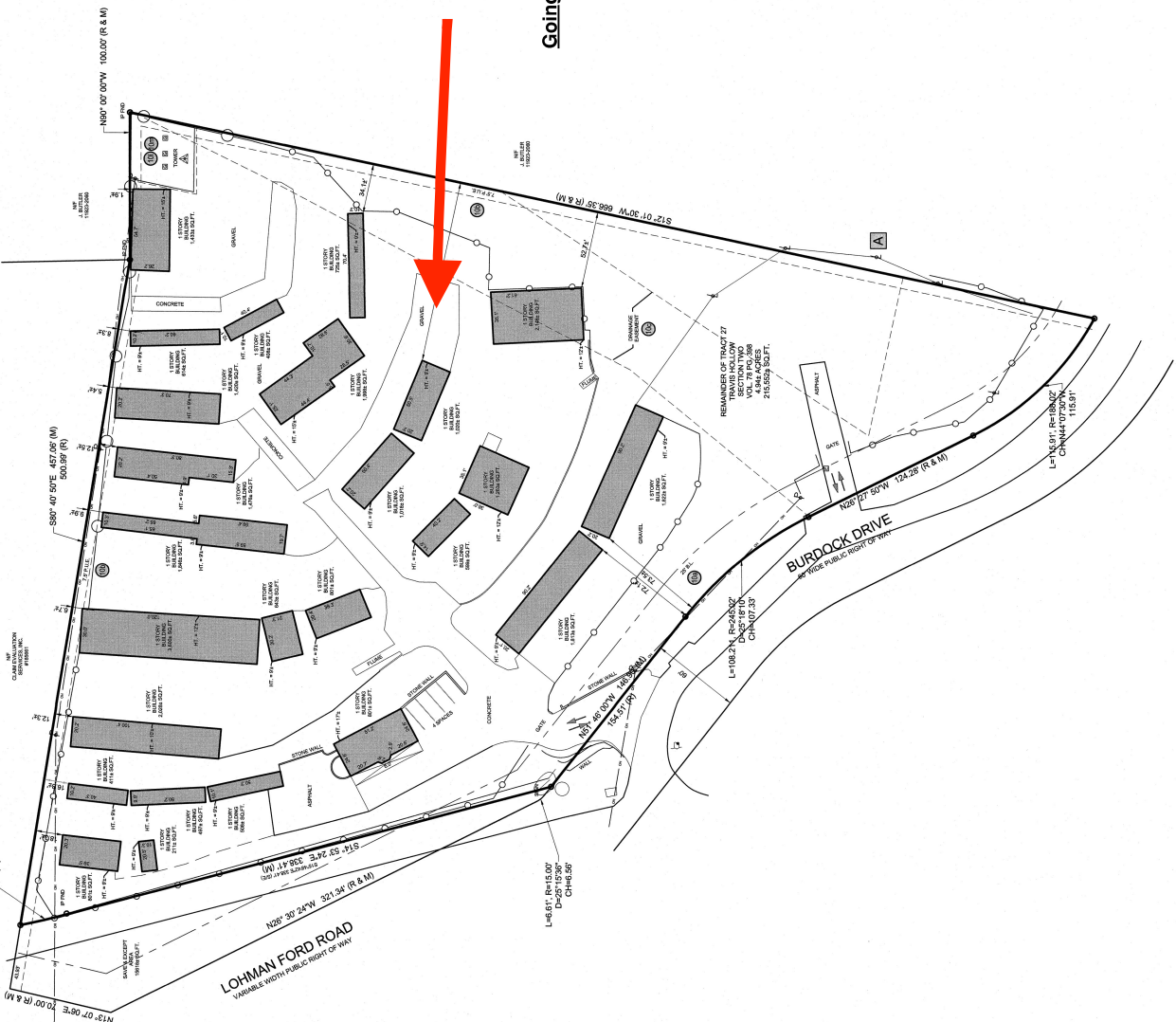
3/3/2026

Property Owner's signature(s)*

Date

*Attach additional sheets as required

LEGEND OF SYMBOLS & ABBREVIATIONS	
POWER POLE	TRAFFIC SIGNAL BOX
LIGHT POLE	SIGNAL LIGHT POLE
GUY WIRE	SIGNAL LIGHT
ELECTRIC METER	VAULT
TRANSFORMER	BIOM (AS NOTED)
TELEPHONE METER	MONITORING WELL
TELEPHONE MANHOLE	FLAG POLE
TELEPHONE FEDESTAL	WATER VALVE
CABLE BOX	FIRE HYDRANT
STORM DRAIN MANHOLE	SANSEFE FIRE HYDRANT
STORM DRAIN INLET	WATER MANHOLE
STORM PIPE	BACKFLOW PREVENTER
CONCRETE TRAP	WATER METER
SEWER MANHOLE	WELL HEAD
SET UNLESS OTHERWISE NOTED	POINT OF ACCESS
	CONCRETE WATCH
	OVERHEAD WIRES
	FENCE



Going to move the 5x5 building here



NIV5 ALTAMPS LAND TITLE SURVEY
 PREPARED FOR
TEXAS HILL STORAGE
 DATE OF FIELD SURVEY: APRIL 8, 2020
 NEWSPRINGS, TEXAS 78158
1-(800)-SURVEYS (787-8397)
 www.altamps.com
 www.niv5.com
 SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT



Chris Foster, Texas Hills Storage & Cleaners
7301 Lohman Ford Rd
817-271-0104
Chris@Texashillsstorage.com

January 27, 2026

City of Lago Vista
Atton: Development Services / City Manager
5803 Thunderbird St.
Lago Vista, TX 78645

RE: Petition for Voluntary Annexation of 7301 Lohman Ford Rd

To the Honorable Mayor and City Council,

Since 2020, we have been the proud owners of the property located at 7301 Lohman Ford Road. We are writing to formally express our desire to annex this property into the City of Lago Vista. Our goal is to align our operations more closely with the city's standards and contribute directly to the vibrant community we serve.

As long-term stakeholders, we wish to update our facility to better reflect the aesthetic and professional character of Lago Vista. Our immediate plans include an expansion project on a portion of the property previously utilized as a parking lot. We intend to convert this area into additional storage, a transition that will allow us to better meet the needs of local residents while maintaining an orderly and updated site.

Regarding municipal infrastructure, we wish to highlight that our facility is self-sufficient. We do not require city services such as water or sewer, ensuring that our annexation will not place any additional burden on the City's existing utility capacity or public works resources.

We believe that becoming a formal part of Lago Vista will be mutually beneficial. By integrating into the local government structure, we can better coordinate our services with city goals, participate in the local economy as a tax-paying entity, and ensure our future growth is consistent with the City's comprehensive plan.

We look forward to working with the Lago Vista Development Services Department to complete the Annexation Petition process. Thank you for your time and for your dedication to the future of our community.

Sincerely,

Chris Foster

Chris Foster, Owner



**CITY OF LAGO VISTA
MUNICIPAL SERVICES PLAN**

FOR ANNEXATION OF 4.949 ACRES ALSO KNOWN AS LOT 27, TRAVIS HOLLOW, SECTION TWO, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 78, PAGE 398, PLAT RECORDS, TRAVIS COUNTY, TEXAS; SAVE AND EXCEPT THAT PORTION CONVEYED TO TRAVIS COUNTY, TEXAS, RECORDED IN VOLUME 10662, PAGE 402, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS ETJ, LOCATED AT 7301 LOHMAN FORD ROAD IN LAGO VISTA TEXAS 78645 AND ADJACENT TO THE CITY OF LAGO VISTA MUNICIPAL LIMITS

Owner: Fosters Limited LLC

Acreage: 4.949 Acres

This Municipal Services Plan (“**Plan**”) is entered into on this 7th day of May 2026 and between the City of Lago Vista, Texas, a home-rule municipality of the State of Texas (“**City**”) and Foster Limited LLC (“**Owner**”).

RECITALS

WHEREAS, the described tract is situated in Travis County, Texas, and consists of approximately 4.949 +/- acres of land situated in the City’s extraterritorial jurisdiction, such property being more particularly described and set forth in Exhibit A attached and incorporated herein by reference (“**Property**”);

WHEREAS, Fosters Limited LLC (the “**Owner**”) has declined to enter into a Development Agreement with the City pursuant to Section 212.172 of Texas Local Government Code (as amended, the “**Development Agreement**”) and is hereby voluntarily requesting full-purpose annexation of the Property;

WHEREAS, when a municipality elects to annex such an area, the municipality is required to enter into a written agreement with the property owner that sets forth services to be provided by the municipality for the properties in the affected area; and

WHEREAS, the City services to be provided for the Property on or after the effective date of annexation and provided for herein

NOW THEREFORE, in exchange for the mutual covenants, conditions and promises contained herein, City and Owner agree as follows:

1. **PROPERTY.** This Plan is only applicable to the Property, more specifically described in Exhibit A.



2. **INTENT.** It is the intent of the City that this Plan provide for the delivery of full, available municipal services to the Property in accordance with state law, which may be accomplished through any means permitted by law.
3. **MUNICIPAL SERVICES.** Commencing the effective date of annexation, the City will provide the municipal services set forth below. As used in this Plan, "providing services" includes having services provided by any method or means by which the City may extend municipal services to any other area of the City, including the City's infrastructure extension policies and developer or property owner participation in accordance with applicable City ordinances, and all approved rules, regulations, and policies.

The City hereby declares the following services to be made available to the Property and its Owner(s):

- a. **Police Services.** Currently Police Services are Provided by Travis county, The City will Provide municipal police protection through Lago Vista Police Department and will provide the service to the area once annexed. The Police station is located at 5901 Municipal Complex Way, Lago Vista, TX 78645.
- b. **Fire Services.** The Property is within the ESD 1/TC ESD 1 Service Area. The Travis County ESD 1 Fire Department will provide aid through the Automatic Aid Agreement. such fire response services will be provided from the Travis County ESD 1 Fire Department (Station No. 1) located at 20624 FM 1431, Suite 5, Lago Vista, Texas, or future stations located in proximity to the Property. In addition, fire prevention activities will be provided by the Travis County ESD 1 Fire Marshalls office, as needed.

ESD Service areas are shown on attached Exhibit "B."

- c. **Building Inspection/Code Enforcement Services.** The City of Lago Vista will provide building inspection and code enforcement services upon annexation. The Development Services Department will also assist in issuance and enforcement activities related to all other applicable City of Lago Vista Codes and regulations that apply to building construction within the City of Lago Vista. Building Inspection and Code Enforcement services are located at 5803 Thunderbird St #101, Lago Vista, TX 78645.
- d. **Libraries.** Lago Vista Public Library provides library services. The library is located at 5803 Thunderbird St Suite 40, Lago Vista, TX 78645.
- e. **Environmental Health & Health Code Enforcement.** The Travis County Health and Human Services Department will continue to oversee the enforcement of the State, County, and City of Lago Vista's health ordinances and regulations, for example, those related to inspections of commercial kitchens, mobile food vendors,



food preparation establishments, and handling operations. The City will perform other enforcement of the City of Lago Vista's health and sanitation ordinances and regulations, including but not limited to weed, brush control, and control over junked and abandoned vehicles. This service will be provided by the City's Code Enforcement Department and Police Department and shall begin in this Property on the effective date of the annexation. Additionally, the City's control of dilapidated structures will be handled by the City pursuant to its regulations and Code. These Services will be provided at 5803 Thunderbird St #101, Lago Vista, TX 78645.

- f. **Planning & Zoning.** The planning and zoning jurisdiction of the City will be extended to this area on the effective date of the annexation ordinance. The planning and zoning of the Property will be in accordance with the terms and conditions set forth in the Development Agreement. All services provided by the City will be extended to the area on the effective date of the annexation ordinance. These services will be provided at 5803 Thunderbird St #101, Lago Vista, TX 78645.
- g. **Parks & Recreation.** All services and amenities associated with the City's Parks and Recreation activities will extend to the Property on the effective date of the annexation ordinance. These services will be provided at 5803 Thunderbird St #101, Lago Vista, TX 78645.
- h. **Streets & Drainage.** The City will maintain public streets over which the City has jurisdiction. Maintenance to the street facilities will continue to be provided in accordance with the City's policies and procedures for City streets and roadways. Travis County shall continue to be responsible for County Roads, and TxDOT shall continue to be responsible for State of Texas highways and farm to market roadways, pursuant to their statutory authorities. As new subdivisions and development occurs within the Property, the developers of property may be required to dedicate appropriate right-of-way and construct City streets in accordance with the City of Lago Vista's Subdivision Code, regulations, and policies that are in place at the time of the development. Upon completion of, dedication to, and the City's acceptance of, new streets and public rights-of-way, the City shall provide ongoing operation and maintenance for those streets, rights-of-way, and roadways.

The City will provide maintenance on existing public drainage systems and floodplain management of the Property. Developers will provide stormwater drainage and meet floodplain requirements as per the City's Code, regulations, and policies, and such facilities will be inspected by the City's Engineer at the time of completion of such facilities. The City will maintain public drainage facilities within the City right-of-way, as per the City's Code, regulations, and policies.



- i. **Street Lighting.** The City will provide street lighting to the Property in any public right-of-way in accordance with standard City Policy as the Property develops.
- j. **Traffic Engineering.** The City will provide, as appropriate, street names signs, traffic control devices, and other traffic system design improvements to the Property.
- k. **Sanitation/Solid Waste Collection & Disposal.** The City does not directly provide municipal sanitation/solid waste collection and disposal services. However, the City has granted an exclusive franchise for these services to Progressive Waste Solutions of TX d/b/a Waste Connections of Texas, which will be notified of all newly-annexed parcels.
- l. **Water Service.** The Property will be served by water service by the City of Lago Vista. Extension of services to serve the Property will be at the Owner's expense, at the time when they are requested.
- m. **Sewer Service.** The Property will be served by wastewater service by the City of Lago Vista. Extension of services to serve the Property will be at the Owner's expense, at the time when they are requested.
- n. **Miscellaneous.** All other applicable municipal services will be provided to the Property in accordance with policies established by the City.

It is understood and agreed that the City is not required to provide a service that is not included in this Agreement. The City departments listed above may change names or be re-organized by the City Manager. Any reference to a specific department also includes any subsequent City department that will provide the same or similar services.

- 5. **AUTHORITY.** City represents that they have full power, authority and legal right to execute, deliver and perform their obligations pursuant to this Plan.
- 6. **SEVERABILITY.** If any term or provision of this Plan is held to be illegal, invalid or unenforceable, the legality, validity or enforceability of the remaining terms or provisions of this Plan shall not be affected thereby, and in lieu of each such illegal, invalid or unenforceable term or provision, there shall be added automatically to this Plan a legal, valid or enforceable term or provision as similar as possible to the term or provision declared illegal, invalid, or unenforceable.
- 7. **INTERPRETATION.** The Parties to this covenant and agree that in any litigation relating to this Agreement, the terms and conditions of the Agreement will be interpreted according to the laws of the State of Texas. The Parties acknowledge that they are of equal bargaining power and that each of them was represented by legal counsel in the negotiation and drafting of this Agreement.



8. **GOVERNING LAW AND VENUE.** This Plan and all of the transactions contemplated herein shall be governed by and construed in accordance with the laws of the State of Texas. The provisions and obligations of this Plan are performable in Travis County, Texas such that exclusive venue for any action arising out of this Plan shall be in Travis County, Texas.
9. **NO WAIVER.** The failure of either Party to insist upon the performance of any term or provision of this Plan or to exercise any right granted hereunder shall not constitute a waiver of that Party's right to insist upon appropriate performance or to assert any such right on any future occasion.
10. **GOVERNMENTAL POWERS.** It is understood that by execution of this Plan, the City does not waive or surrender any of its governmental powers or immunities.
11. **COUNTERPARTS.** This Plan may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.
12. **CAPTIONS.** The captions to the various clauses of this Plan are for informational purposes only and shall not alter the substance of the terms and conditions of this Plan.
13. **PLAN BINDS SUCCESSORS AND RUNS WITH THE LAND.** This Plan is binding on and inures to the benefit of the Parties, their successors, and assigns. The term of this Plan constitutes covenants running with the land comprising the Property and is binding on the Owner.
14. **ENTIRE PLAN.** It is understood and agreed that this Plan contains the entire agreement between the Parties and supersedes any and all prior agreements, arrangements or understandings between the Parties relating to the subject matter, except as may be set forth in the Development Agreement. No oral understandings, statements, promises or inducements contrary to the terms of this Plan exist. This Plan cannot be changed or terminated orally.

[The remainder of this page intentionally left blank.]



EXECUTED in multiple originals, and in full force and effect as of the Effective Date.

CITY:

City of Lago Vista, Texas a Texas
home-rule municipal corporation

Attest:

By: Robin Smith
Name: Robin Smith
Title: City Secretary

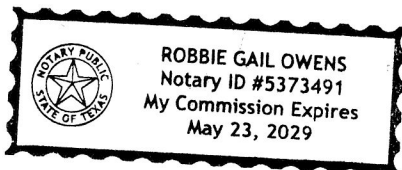
By: Charles West
Name: Charles West
Title: City Manager

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on this 12 day of MAY, 2026, by Charles West, City Manager of the City of Lago Vista, Texas, a Texas home-rule municipal corporation, on behalf of said corporation.

(SEAL)



Notary Public, State of Texas

Robbie Gail Owens

OWNER:

Fosters Limited, LLC
(a Texas limited Liability Company)

By: Fosters Limited, LLC
(a Texas limited liability company)

By: Christopher Foster
Name: Christopher Foster



Title: _____

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 12th day of MAY, 2026,
by _____, _____ of 2026, a ., a Texas limited liability company, on behalf of said
entities.

(SEAL)

Notary Public, State of Texas

Robbie Gail Owens

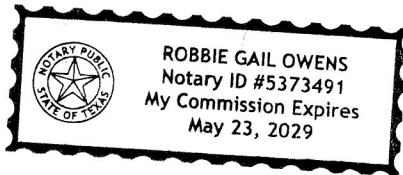




EXHIBIT A
PROPERTY



Legend

- 7301 Lohmans Ford Rd
- Lago Vista City Limits**
- City
- ETJ
- TCAD Parcels

City of Lago Vista, County of Williamson, Texas Parks & Wildlife Dept., HERE, GROUND, INCREMENT 10, USGS ERI, USGS

7301 Lohmans Ford Rd



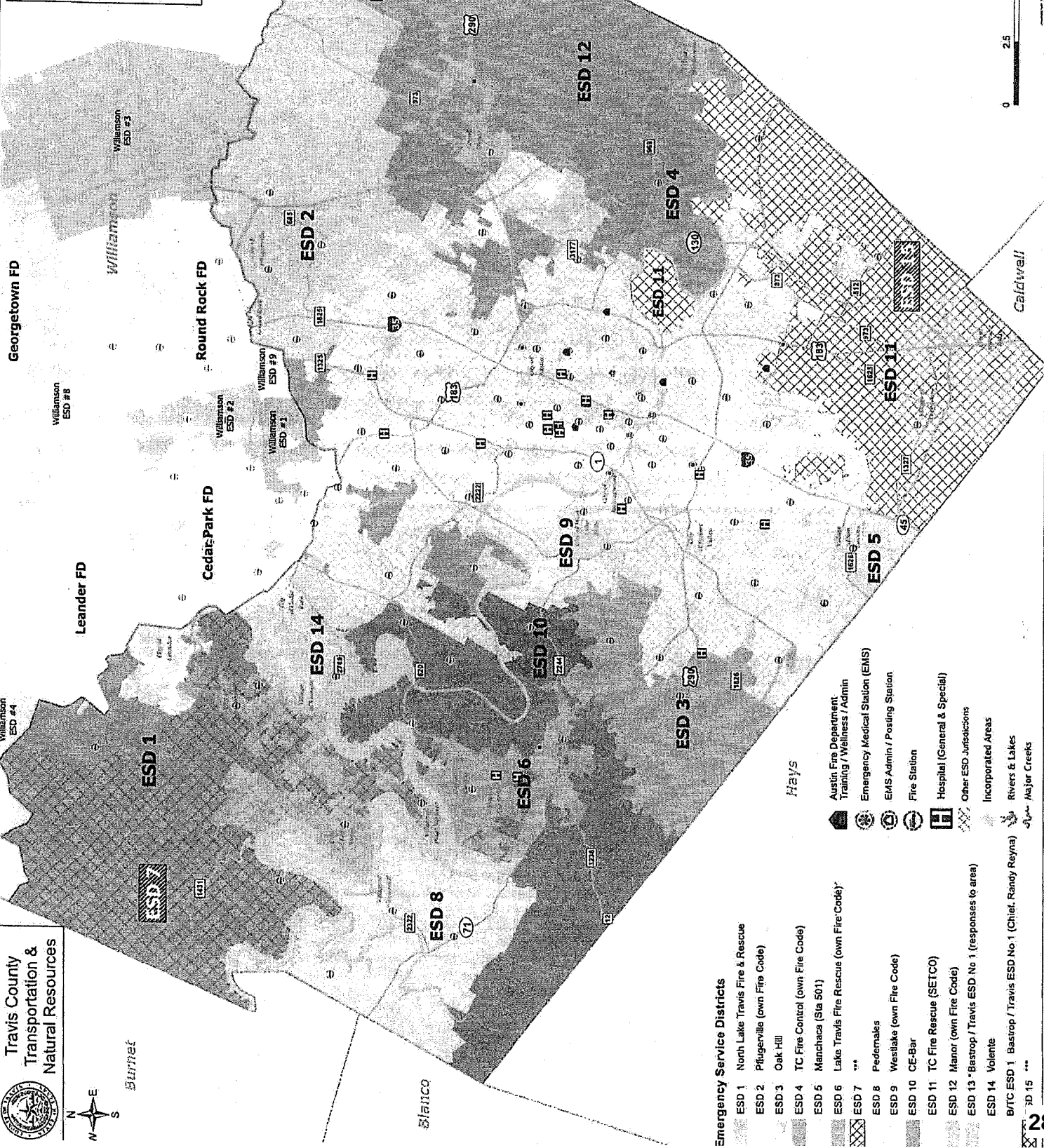
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EXHIBIT B
ESD SERVICE AREAS

TRAVIS COUNTY EMERGENCY SERVICE DISTRICTS

Travis County Emergency Management Office
 5910 Old Manor Rd., Austin TX 78723
 (512) 478-1234
 Fax: (512) 478-1235
 E-mail: travis@traviscountytx.gov
 Website: www.traviscountytx.gov
 Emergency (own Fire Code): 512-251-1234
 Fire (own Fire Code): 512-251-1235
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**Travis County
 Transportation &
 Natural Resources**



- Austin Fire Department Training / Wellness / Admin
- Emergency Medical Station (EMS)
- EMS Admin / Posting Station
- Fire Station
- Hospital (General & Special)
- Other ESD Jurisdictions
- Incorporated Areas
- Rivers & Lakes
- Major Creeks



ORDINANCE NO. 26-XX-XX-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LAGO VISTA BY REZONING APPROXIMATELY 4.949 ACRES OF LAND LOCATED AT 7301 LOHMAN FORD ROAD, LEGALLY DESCRIBED AS APPROXIMATELY 4.94 ACRES OF LOT 27, TRAVIS HOLLOW, SECTION TWO, AS RECORDED IN VOLUME 78, PAGE 398, FROM ETJ (EXTRATERRITORIAL JURISDICTION) TO C-2 (GENERAL COMMERCIAL/RETAIL); PROVIDING FINDINGS OF FACT; PROVIDING FOR INCORPORATION INTO THE OFFICIAL ZONING MAP; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING FOR PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Lago Vista is a home-rule municipality acting pursuant to the authority granted under the Constitution and laws of the State of Texas; and

WHEREAS, the City Council has adopted zoning regulations pursuant to Texas Local Government Code Chapter 211 and Chapter 14 of the Lago Vista Code of Ordinances; and

WHEREAS, the owner and/or authorized agent submitted an application requesting zoning of the subject property concurrent with annexation into the City of Lago Vista; and

WHEREAS, the subject property consists of approximately 4.949 acres located at 7301 Lohman Ford Road and legally described as approximately 4.94 acres of Lot 27, Travis Hollow, Section Two, as recorded in Volume 78, Page 398, Travis County, Texas; and

WHEREAS, the applicant seeks C-2 General Commercial/Retail zoning to accommodate the existing Texas Hills Storage facility and future expansion of the storage use; and

WHEREAS, the existing self-storage use was originally constructed in 1995 with additional improvements completed in 1998, 2002, and 2005 and includes both climate-controlled and non-climate-controlled storage facilities; and

WHEREAS, the proposed zoning is consistent with the Neighborhood Retail/Office/Commercial Future Land Use designation and supports the development pattern envisioned along the Lohman Ford Road corridor; and

WHEREAS, the Planning and Zoning Commission conducted a public hearing in accordance with applicable state law and City regulations and forwarded its recommendation to the City Council; and

WHEREAS, the City Council conducted a public hearing as required by the City Code and Texas Local Government Code; and

WHEREAS, the City Council finds that the proposed zoning is consistent with the purpose of the C-2 General Commercial/Retail District and serves the public interest by promoting orderly commercial development and providing greater regulatory oversight of future development activities; and

WHEREAS, the City Council further finds that the proposed zoning is generally consistent with the City's Comprehensive Plan and supports the planned commercial development pattern for the Lohman Ford Road corridor;

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

SECTION 1. FINDINGS INCORPORATED

The foregoing recitals and findings are hereby found to be true and correct and are incorporated herein for all purposes as if fully set forth.

SECTION 2. ZONING MAP AMENDMENT

The Official Zoning Map of the City of Lago Vista is hereby amended by zoning the property described below from Extraterritorial Jurisdiction (ETJ) to C-2 General Commercial/Retail District:

Approximately 4.949 acres located at 7301 Lohman Ford Road, legally described as approximately 4.94 acres of Lot 27, Travis Hollow, Section Two, as recorded in Volume 78, Page 398, Travis County, Texas, as more particularly depicted in Exhibit A attached hereto and incorporated herein by reference.

SECTION 3. OFFICIAL ZONING MAP

The City Manager or designee is authorized and directed to revise and maintain the Official Zoning Map of the City of Lago Vista to reflect the amendment adopted herein.

SECTION 4. DEVELOPMENT SUBJECT TO CITY REGULATIONS

Development of the property shall comply with all applicable City ordinances, development regulations, engineering requirements, and applicable state and federal regulations, including but not limited to site development standards, access requirements, drainage requirements, utility requirements, and any future Traffic Impact Analysis requirements.

Approval of this zoning request does not waive subsequent permitting requirements, subdivision approvals, site development approvals, utility review requirements, drainage review requirements, or other applicable development standards.

SECTION 5. SEVERABILITY

Should any section, subsection, sentence, clause, or provision of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder shall not be affected and shall remain in full force and effect.

SECTION 6. REPEALER

All ordinances or portions thereof in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 7. PUBLICATION

The City Secretary shall cause publication of the caption of this Ordinance as required by law.

SECTION 8. EFFECTIVE DATE

This Ordinance shall become effective immediately upon adoption as provided by law.

PASSED AND APPROVED on this ____ day of _____, 2026.

CITY OF LAGO VISTA, TEXAS

Mayor
City of Lago Vista

ATTEST:

City Secretary

Exhibit A: Survey



Item Cover Page

PLANNING & ZONING COMMISSION AGENDA ITEM REPORT

DATE: June 11, 2026

SUBMITTED BY: Jordan Strohmeyer, Development Services

SUBJECT: **26-2964-R-REZ:** Consider, discuss, and take action for the recommendation on a request to rezone a parcel of land from TR-1 to C-2, pursuant to Section 13 of Chapter 14, at approximately 4.94 acres of Lot 27, Travis Hollow, Section Two, as recorded in Volume 78, Page 398 at 7301 Lohman Ford Road, Lago Vista, Texas 78645.

BACKGROUND:

The applicant, Fosters Limited LLC, has requested voluntary annexation and concurrent zoning of approximately 4.949 acres located at 7301 Lohman Ford Road, identified as Lot 27, Travis Hollow Section Two. The property is currently located within the City of Lago Vista Extraterritorial Jurisdiction (ETJ) and is developed as an existing self-storage facility known as Texas Hills Storage. The facility was originally constructed in 1995 with subsequent expansions occurring in 1998, 2002, and 2005. The applicant has indicated an intent to further expand the facility through redevelopment of an existing parking area into additional storage units. On April 16, 2026, City Council approved Resolution No. 26-2211 initiating the voluntary annexation process. On May 7, 2026, City Council approved the Municipal Service Plan associated with the annexation request. The annexation and zoning requests are proceeding concurrently, with the proposed zoning designation of C-2 Commercial intended to accommodate the existing self-storage use and maintain consistency with surrounding commercial development patterns. The property carries a Future Land Use designation of Neighborhood Retail/Office/Commercial, which supports low- to moderate-intensity commercial and service-oriented uses along the Lohman Ford Road corridor.

FINDINGS:

Staff reviewed the request against the zoning amendment procedures and approval criteria established in Section 13-20 of the Unified Development Code and determined the application satisfies procedural requirements. The proposed C-2 zoning designation is consistent with the Comprehensive Plan Future Land Use Map and

surrounding development pattern. Adjacent properties include existing commercially zoned tracts and nearby commercial development activity along the Lohman Ford Road corridor. The annexation would provide the City with full regulatory oversight of future development activities while allowing continuation of the existing use and facilitating future site improvements. Public infrastructure does not appear to present immediate constraints, although future development activities may require additional analysis, including traffic and utility modeling, during subsequent permitting stages. As required by the Code of Ordinances, public notification requirements have been completed. Notices were mailed to surrounding property owners and neighborhood associations within a 200-foot radius, legal notice was published, and signage was posted on-site. Staff has received no written comments either in support or opposition to the request.

RECOMMENDATION:

Recommend approval of Case No. 26-2964-R-REZ, a request to rezone approximately 4.94 acres of Lot 27, Travis Hollow, Section Two, located at 7301 Lohman Ford Road, from TR-1 to C-2, and forward the recommendation to City Council for consideration.

ATTACHMENTS:

[Staff Report Storage.pdf](#)
[26-2964-R-REZ-texas hills rezoning.pdf](#)
[26-2964-R-REZ-texas hills.pdf](#)
[26-2933-ANN-25-2927-letter to city for annexation.pdf](#)
[Scan_2026_05_12_15_44_44_956.pdf](#)
[Ord. No. XXXX1 \(Rezoning of the Storage Facility\).docx](#)

Report Date: 5/13/2026

Case No.: 26-2964-R-REZ

Project Planner: Tam Pieklik

Item Details

Project Name: Rezoning for Texas Hills Storage

Project Location: 7301 Lohman Ford Rd, Lago Vista, TX 78645

Total Acreage: 4.949 Acres

Legal Description: 4.94 acres of Lot 27, Travis Hollow, Section Two, as recorded in Volume 78, Page 398 at 7301 Lohman Ford Road, Lago Vista, Texas 78645.

Applicant: Chris Foster

Property Owner: Fosters Limited LLC

Request: A request to zone approximately 4.949 acres located at 7301 Lohman Ford Road from ETJ to C-2 Commercial concurrent with annexation into the City of Lago Vista. The proposed zoning would permit the existing storage facility use and maintain compatibility with surrounding commercial properties.

Case History: The applicant has applied for voluntary annexation into the City of Lago Vista for approximately

4.94 acres currently located within the City's extraterritorial jurisdiction (ETJ). The existing business, Texas Hills Storage, was originally constructed in 1995, with additional improvements completed in 1998, 2002, and 2005. The facility provides both climate-controlled and non-climate-controlled storage units.

The applicant intends to expand the business by adding additional storage facilities. The property is self-sufficient and will not connect to the City's water or wastewater systems. Access to the property is provided from Lohman Ford Road. The Future Land Use designation for the property is Neighborhood Retail/Office/Commercial, which is consistent with the existing and proposed use of the property. The annexation is being requested to facilitate future development and permitting requirements.



Overview of Applicants Request

The applicant submitted a Letter of Intent requesting voluntary annexation of the property located at 7301 Lohman Ford Road into the City of Lago Vista. The applicant stated their intent to align the property and business operations with the City's standards and contribute to the local community. Proposed improvements include expanding the existing storage facility by redeveloping a portion of the current parking lot into additional storage units to better serve local residents while improving the appearance and functionality of the site. The applicant also indicated the property is self-sufficient and will not require City water or wastewater services, resulting in no additional demand on municipal utility infrastructure. The applicant expressed support for coordinating future development with the City's comprehensive plan and participating in the local economy as a tax-paying entity.

Site Information

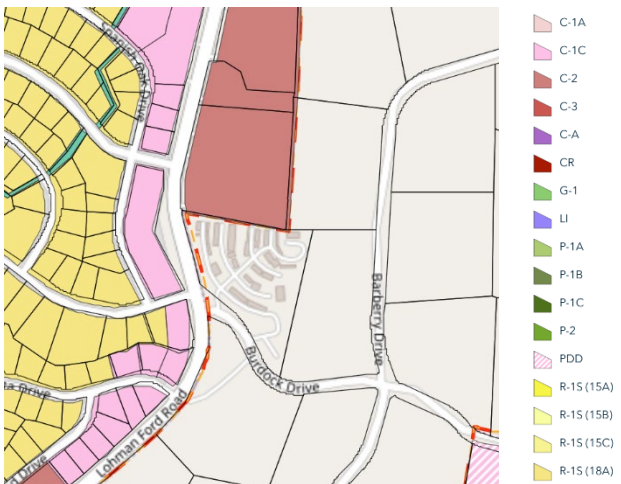
Location: 7301 Lohman Ford Road, Lago Vista, TX 78645

Physical and Natural Features: The subject property is approximately 4.95 acres located along Lohman Ford Road within the Texas Hill Country terrain of Lago Vista. The site is characterized by rolling topography, limestone-based soils, and native Central Texas vegetation typical of the Balcones Canyonlands region. The property is developed as a self-storage facility and is surrounded by a mix of commercial, residential, and undeveloped land uses. The area maintains a semi-rural character with scenic hill country views and proximity to Lake Travis

Future Land Use and Current Zoning: The subject property is currently located within the City of Lago Vista Extraterritorial Jurisdiction (ETJ) and is not presently zoned by the City. The Future Land Use designation for the property is Neighborhood Retail/Office/Commercial, which supports low- to moderate-intensity commercial and service-oriented development along the Lohman Ford Road corridor. The existing self-storage use is consistent with the future land use designation and surrounding development pattern.

Surrounding Properties: The surrounding properties along the Lohman Ford Road corridor consist of a mixture of commercial, residential, and undeveloped hill country tracts. Sun Hardware is located immediately adjacent to the property, and across Lohman Ford Road there is a proposed convenience store and restaurant currently under City review.

<i>Direction</i>	<i>Zoning District</i>	<i>Future Land Use</i>	<i>Existing Use</i>
North	C-2	REGCOM	C-2
South	ETJ	NHGCOM	ETJ
East	ETJ	RULRES	ETJ
West	C-2	REGCOM	C-2



Zoning Map



Future Land Use Map

Property History: During the City Council meeting on April 16, 2026, the City Council approved Resolution No. 26-2211 to begin the voluntary annexation process for the approximately 4.949-acre Texas Hills Storage property located at 7301 Lohman Ford Road into the City of Lago Vista. Council generally agreed that annexation would provide the City with greater regulatory oversight of the property and any future expansion, while allowing the existing storage use to continue as a legal nonconforming use until the zoning and annexation processes are completed.

During the City Council meeting on May 7, 2026, City Council approved the Municipal Service Plan for the proposed annexation of approximately 4.949 acres located at 7301 Lohman Ford Road, commonly known as Lot 27, Travis Hollow Section Two. The service plan outlines the municipal services to be provided in accordance with state law and allows the annexation process to move forward to the required public hearing and ordinance stages. Staff also indicated that the annexation and zoning cases will proceed concurrently, with the property proposed to be zoned C-2 to accommodate the existing storage facility use and maintain compatibility with surrounding properties.

Comprehensive Plan Guidance

Future Land Use Map: The proposed rezoning is consistent with the Regional Retail/Office/Commercial designation identified on the City's Future Land Use Map. The subject property is located along Lohman Ford Road, a major roadway that provides visibility and access appropriate for higher-intensity commercial development. The site is positioned within an area transitioning toward a mix of retail, office, and service-oriented uses that are intended to serve both residents and the surrounding region. The property's location, access to a primary corridor, and surrounding commercial activity support development patterns envisioned under the Regional Retail/Office/Commercial category, which encourages larger-scale commercial and retail uses along major transportation routes.

Other Master Plans: (Parks, Overlays, Etc.) N/A for this project.

Utilities

Utilities are present nearby and do not appear to pose an issue at this time. Modeling will be required during development to identify any, if at all, necessary improvements to the off-site infrastructure to serve this project.

Transportation

This project is currently located on Lohman Ford Rd., a Traffic Impact Analysis will be required during development to identify any, if at all, necessary improvements to the off-site infrastructure to serve this project.

Proposed Zoning District and Use

They are proposing C2 which is/is not appropriated based on 4-45 - C-2 General Commercial / Retail Zoning District

(a) Purpose. This district is intended to include lands within the corporate limits of the City to be used for the development of retail and service facilities that are larger than those that are appropriate for seamless integration into a residential neighborhood. This district also provides space for financial, administrative, and business services compatible with the district's function as a focal point of community activity in a location accessible on a collector or arterial.

(b) Permitted Uses. The permitted uses are specified in Table B, Table of Allowed Uses for Zoning.

(c) Development Standards. The maximum Building Height and Minimum Yard Requirements shall be as specified in Table A, Table of Development Standards. See Section 3.124 of Chapter 3 for exterior appearance requirements.

(d) Minimum Parking Area. Buildings and development shall have an off-street parking unit in accordance with Section 7, herein.

(Ord. 19-01-17-01 on 1/17/2019; Ord. 23-09-07-04 on 9/7/2023)

Approval Criteria

Staff has reviewed the proposed rezoning request and has found that it [complies, partially complies, does not comply] with the criteria established in 13-20 - Procedure for a Change of Zoning Classification of a Parcel of Land

(a) Who May Initiate Request to Change a Zoning Classification. A request to change the zoning classification of a parcel of land may be initiated by the owner of such parcel or his authorized agent. The City may also propose a zoning change on its own motion, without such a request.

(b) Manner of Initiating a Zoning Change Request.

(1) Application by Property Owner. A property owner or his authorized agent may file an application with the City Manager requesting the zoning or a change of zoning for real

property. All property owners shall sign the application form and become parties to the application or provide a copy to the City of their express written authority to an agent acting on their behalf in a format compliant with all applicable state requirements. Whenever a property is owned by a corporation, a limited liability company, a partnership or any other similar entity, the person signing on behalf of that entity will provide documentation of that authority. In the case of multiple property owners, a single individual shall be designated on the application form as the source and recipient of all formal correspondence and be responsible for communication with all other parties to the application. Such application shall be accompanied by a fee established by the Council, and shall contain the following information, unless waived in writing by the City Manager or his designee:

(A) The legal description and address of the parcel for which the application is made (the "subject parcel").

(B) A map showing the present zoning classification, if any, of the subject parcel and of each abutting, adjacent or contiguous parcel.

(C) The present use of the subject parcel and of each abutting, adjacent or contiguous parcel.

(D) The type and location of all structures on the subject parcel and on each abutting, adjacent or contiguous parcel.

(E) The zoning requested and the proposed use of the subject parcel.

(F) Conceptual plan, if required by ordinance.

(G) If required by the planning and zoning commission or city council, a traffic impact analysis.

(H) A map showing the location and line size of the nearest or proposed point of connection to, wastewater and water lines.

(I) Certification from all applicable taxing authorities that all taxes due on the subject parcel sought to be zoned or rezoned have been paid.

(J) Any other relevant information requested by the Commission or the Council.

(2) Application Deadline. Consideration of the application by the Planning and Zoning Commission shall occur at a regular scheduled or special called meeting following a public hearing no sooner than sixty (60) days or more than one-hundred eighty (180) days after receipt of an application determined to be complete by the City Manager or their designee.

(c) Review of Zoning Change Requests by Planning and Zoning Commission. The Commission shall:

(1) Review each application for a zoning change.

(2) Conduct a hearing. Notice of a hearing before the Commission shall be given by notification as prescribed in Section [13-40\(a\)\(1\)](#) and (a)(2) below. Notice of the hearing before the Commission may be combined with the notice given for the hearing on the same matter before the Council.

(3) Following the hearing on the requested change it shall prepare a recommendation for the Council.

(d) Required Conformance to Master Plan. The adopted Comprehensive Plan documents the current land use policy recommendations applicable within the municipality and serves as a guideline for future zoning decisions that will yield a balanced, diversified, and compatible pattern of development consistent with the vision of its citizens. While it does not establish zoning regulations or establish zoning district boundaries, no zoning application deemed to be inconsistent with the Comprehensive Plan shall be considered without first successfully seeking an amendment, in accordance with the provisions below, that eliminates that inconsistency.

(1) An application for an amendment to the Comprehensive Plan shall be required prior to the approval of a zoning change application whenever the City Manager or their designee determines that the proposed change is otherwise inconsistent with the adopted Comprehensive Plan. An appeal of that determination shall comply with the procedures outlined in Section [11-50](#) of this chapter.

(2) An amendment to either the text of the Comprehensive Plan or any of its various components, including but not limited to the Future Land Use Plan or Map, shall be requested using the required form available from the Development Services Department and include the fee specified in Appendix A.

(3) The procedure for an amendment to the Comprehensive Plan shall be the same as specified in this section for a zoning change, including the ability of the City to initiate a proposed amendment and the notice required by Section [13-40](#) when specific property is the subject of the request. However, the provisions of [13-20\(e\)\(3\)](#) are not applicable. Consideration of the application by the Planning and Zoning Commission shall occur at a regular scheduled or special called meeting following a public hearing no sooner than sixty (60) days or more than one-hundred eighty (180) days after receipt of an application determined to be complete by the City Manager or their designee. A successful application shall be accompanied by an amendment to the ordinance that adopted the current Comprehensive Plan. That amendment shall require the affirmative vote of at least three-fourths (3/4) of all members of the governing body for adoption.

(4) Notwithstanding anything in this subsection [13-20\(d\)](#) to the contrary, the City Council maintains full discretion to adopt a Comprehensive Plan and define the content and design of such Comprehensive Plan. A complete application for the amendment of the Comprehensive Plan shall in no way bind the City Council to amend the Comprehensive Plan. An application for an amendment shall not be considered unless one of the following is shown:

(A) A significant and unanticipated change, such as an unexpected substantial investment or capital improvement within an area or neighborhood, deterioration or closing of an impactful facility, and disinvestment or deterioration of a development, neighborhood, or area;

(B) A demonstrable error, oversight, or omission; or

(C) A change that asserts to better achieve the vision, goals, objectives, policies, and desired outcomes expressed within the Comprehensive Plan.

(5) An application for an amendment to the Comprehensive Plan based on significant and unanticipated change under subsection 4(A), above must show the following:

(A) That the significant and unanticipated change to the area that includes the impacted property occurred after the adoption of the Comprehensive Plan;

(B) The property is unlikely to be developed in accordance with the land use designation, policies, or recommendations in the current Comprehensive Plan; and

(C) That the proposed change is the most appropriate designation for both the property and the surrounding area.

(6) An application for an amendment to the Comprehensive Plan based on demonstrable error, oversight, or omission under subsection 4(B), above must identify specific and tangible items such as inaccurate, contradictory, or inconsistent information or recommendations, rather than generalities or unsupported conclusions.

(7) An application for an amendment to the Comprehensive Plan that asserts to better achieve the vision, goals, objectives, policies, and desired outcomes under subsection 4(C), above must show the following:

(A) That the proposed change does not require an evaluation that is broader or more comprehensive in scope;

(B) That the proposed change maintains or increases compatibility with existing land use patterns or designated future land uses;

(C) That the proposed change would result in benefits, advantages or other similar favorable impacts to the adjacent property or area; and

(D) That the property is physically capable of accommodating the proposed change (size, shape, topography, etc.).

(e) Review of Zoning Change Request by City Council. The Council shall:

(1) Review the Commission recommendation.

(2) Before acting upon the zoning change, hold at least one (1) public hearing on the proposed zoning change. Notice of a hearing before the Council shall be given by publication as prescribed in Section [13-40\(a\)\(2\)](#) below. Separate written notice to property owners is not necessary. Notice of the hearing before the Council may be combined with the notice given for the hearing on the same matter before the Commission.

(3) Take appropriate action as follows:

(A) The Council may enact a proposed change of zoning by ordinance, if it finds that such change is in the public interest. A change of zoning may be enacted, even though such proposed change does not conform to the land use map in the City's Master Plan provided that the Council's findings conform to the requirements of Section [13-20\(d\)](#).

(B) A change of zoning shall not become effective except by the affirmative vote of at least three-fourths of all members of the governing body if a written protest, signed by owners of at least twenty percent (20%) of either:

(i) The area of lots or land covered by the proposed change;

(ii) The area of lots or land immediately abutting the area covered by the proposed change and extending two hundred feet (200') from that area, that is within the municipal limits of the City of Lago Vista.

(iii) In computing the percentage of land area described in this subsection, the area of streets, alleys, and publicly owned property within the municipal limits of the City of Lago Vista shall be included.

(C) A change of zoning shall not become effective except by the affirmative vote of at least three-fourths (3/4) of all members of the governing body if the Commission has recommended against enactment of a proposed zoning change.

(D) Approval or an amendment of a Planned Development District (PDD), including a concept plan, a detail plan, or a combined concept and detail plan shall not become effective except by the affirmative vote of at least three-fourths (3/4) of all the members of the governing body.

(Ord. 19-12-19-01 on 12/19/2019; Ord. 22-09-01-02 on 9/1/2022; Ord. 23-01-19-03 on 1/19/2023; Ord. 24-06-06-04 on 6/4/2024; Ord. 24-07-18-04 on 7/18/2024)

Meeting Schedule

April 16, 2026 -City Council.

May 7, 2026 – City Council.

June 4, 2026- City Council.

June 11, 2026 – City Council

June 18, 2026-City Council.

Public Notification

As required by the Unified Development Code, all property owners and registered neighborhood associations within a 200-foot radius of the subject property were notified of the Zoning Map Amendment request (13 notices), a legal notice advertising the public hearing was placed in the Hill Country News (May 14, 2026) and signs were posted on-site. To date, staff has received 0 written comments in favor, and 0 in opposition to the request.

Attachments

Exhibit 1- Letter

Exhibit 2- Application

Exhibit 3- Survey



CITY OF LAGO VISTA • DEVELOPMENT SERVICES
5803 THUNDERBIRD STREET • P.O. BOX 4727 • LAGO VISTA, TX 78645

Tel. (512) 267-5259

Fax (512) 267-5265

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

APPLICATION FOR ZONING DISTRICT CHANGE

Contact Person: Chris Foster
Contact Phone: 8172710104
Property Owner(s):* Chris Foster
Owner's mailing address: 1200 Forrest Dr
Fee: See Ordinance Appendix A (non-refundable)
Contact Email: chris@texashillsstorage.com

COMPLETE LEGAL DESCRIPTION OF SUBJECT PROPERTY

Subdivision, Section and Lot Number(s) if platted. Attach metes & bounds or equal description otherwise*

LOT 27, TRAVIS HOLLOW, SECTION TWO, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 78, PAGES 398-400, PLAT RECORDS, TRAVIS COUNTY, TEXAS; SAVE AND EXCEPT THAT PORTION CONVEYED TO TRAVIS COUNTY, TEXAS, RECORDED IN VOLUME 10662, PAGE 402, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS.

Municipal Address(es)* if applicable: 7301 Lohman Ford Rd, Lago Vista TX 78645

NATURE OF REQUEST

Current Zoning District(s): Travis County ETJ **Requested District:** C-2

Purpose or Basis of Request* (if PDD, include whether concept and/or detail plan approval is sought):

Additional individual(s) authorized to act on behalf of the property owner(s)* regarding this application:

Name of Agent: Shane Klar **Email:** shaneklar@ink-civil.com

Mailing Address: **Phone:** 210-326-0452

NOTE: Applications must be complete including all applicable portions of this form, payment of fees and all required drawings or documentation. All applications are accepted provisionally pending a completion review. **PLEASE TAKE SPECIFIC NOTICE AND INCORPORATE OR ADDRESS ALL LOCAL ORDINANCE REQUIREMENTS IN YOUR APPLICATION.**

Chris Foster

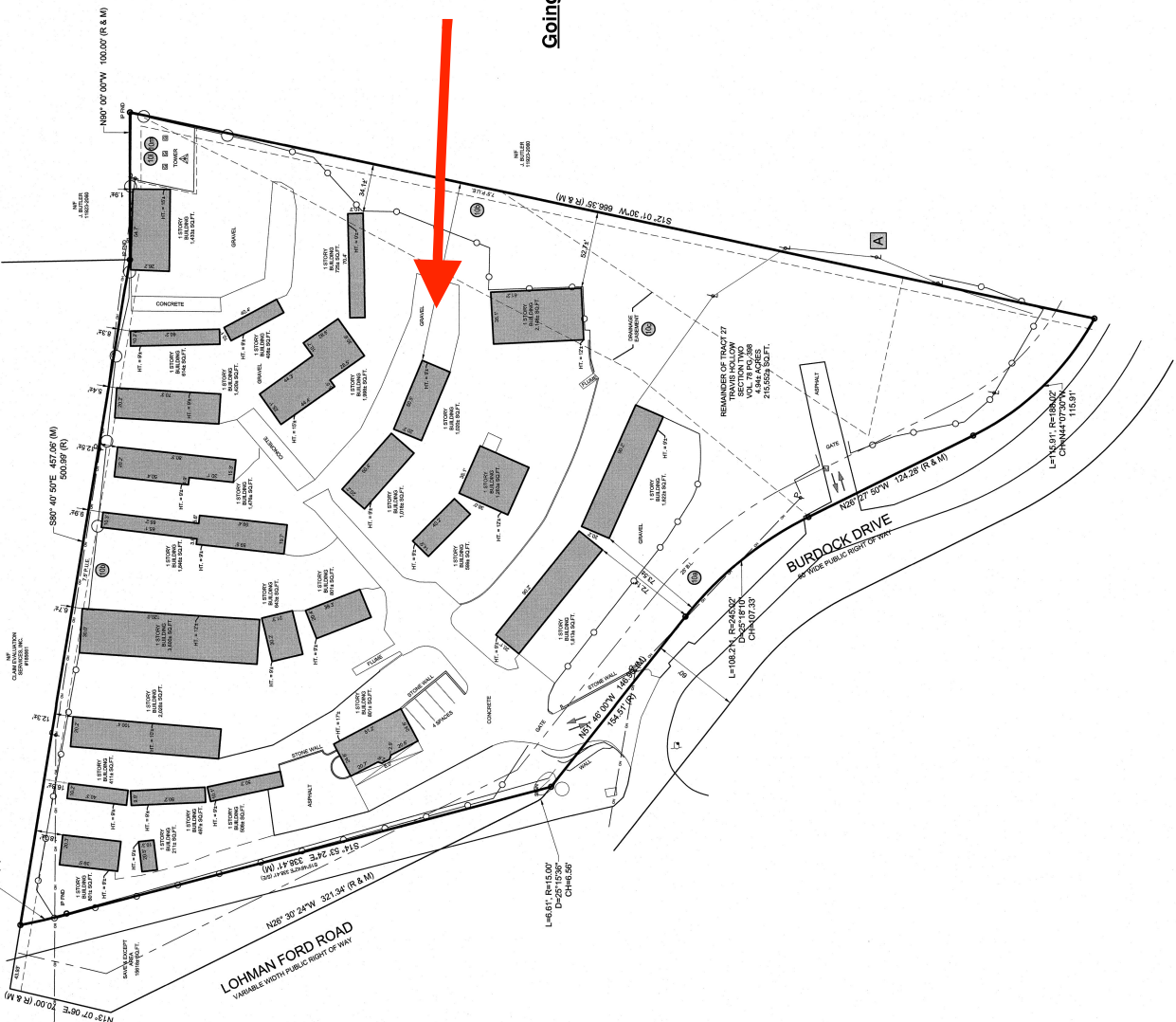
3/3/2026

Property Owner's signature(s)*

Date

*Attach additional sheets as required

LEGEND OF SYMBOLS & ABBREVIATIONS	
POWER POLE	TRAFFIC SIGNAL BOX
LIGHT POLE	SIGNAL LIGHT POLE
GUY WIRE	SIGNAL LIGHT
ELECTRIC MANHOLE	VAULT
ELECTRIC METER	BIOM (AS NOTED)
TRANSFORMER	MONITORING WELL
AIR CONDITIONER UNIT	FLAG POLE
TELEPHONE MANHOLE	WATER VALVE
TELEPHONE FEDESTAL	FIRE HYDRANT
CABLE BOX	SANSEFE FIRE HYDRANT
STORM DRAIN MANHOLE	WATER MANHOLE
STORM DRAIN INLET	BACKFLOW PREVENTER
STORM PIPE	WATER METER
SEWAGE TRAP	WELL HEAD
SEWAGE MANHOLE CAP	POINT OF ACCESS
NOTED	CONCRETE WATCH
	OVERHEAD WIRES
	FENCE



Going to move the 5x5 building here



SCALE: 1" = 40'

NIV5 ALTANSPS LAND TITLE SURVEY
 PREPARED FOR
TEXAS HILL STORAGE
 DATE OF FIELD SURVEY: APRIL 8, 2020
 NEWSPRING, TEXAS 75885
1-(800)-SURVEYS (787-8397)
 www.burckhardtdark.com
 SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT



Chris Foster, Texas Hills Storage & Cleaners
7301 Lohman Ford Rd
817-271-0104
Chris@Texashillsstorage.com

January 27, 2026

City of Lago Vista
Atton: Development Services / City Manager
5803 Thunderbird St.
Lago Vista, TX 78645

RE: Petition for Voluntary Annexation of 7301 Lohman Ford Rd

To the Honorable Mayor and City Council,

Since 2020, we have been the proud owners of the property located at 7301 Lohman Ford Road. We are writing to formally express our desire to annex this property into the City of Lago Vista. Our goal is to align our operations more closely with the city's standards and contribute directly to the vibrant community we serve.

As long-term stakeholders, we wish to update our facility to better reflect the aesthetic and professional character of Lago Vista. Our immediate plans include an expansion project on a portion of the property previously utilized as a parking lot. We intend to convert this area into additional storage, a transition that will allow us to better meet the needs of local residents while maintaining an orderly and updated site.

Regarding municipal infrastructure, we wish to highlight that our facility is self-sufficient. We do not require city services such as water or sewer, ensuring that our annexation will not place any additional burden on the City's existing utility capacity or public works resources.

We believe that becoming a formal part of Lago Vista will be mutually beneficial. By integrating into the local government structure, we can better coordinate our services with city goals, participate in the local economy as a tax-paying entity, and ensure our future growth is consistent with the City's comprehensive plan.

We look forward to working with the Lago Vista Development Services Department to complete the Annexation Petition process. Thank you for your time and for your dedication to the future of our community.

Sincerely,

Chris Foster

Chris Foster, Owner



**CITY OF LAGO VISTA
MUNICIPAL SERVICES PLAN**

FOR ANNEXATION OF 4.949 ACRES ALSO KNOWN AS LOT 27, TRAVIS HOLLOW, SECTION TWO, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 78, PAGE 398, PLAT RECORDS, TRAVIS COUNTY, TEXAS; SAVE AND EXCEPT THAT PORTION CONVEYED TO TRAVIS COUNTY, TEXAS, RECORDED IN VOLUME 10662, PAGE 402, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS ETJ, LOCATED AT 7301 LOHMAN FORD ROAD IN LAGO VISTA TEXAS 78645 AND ADJACENT TO THE CITY OF LAGO VISTA MUNICIPAL LIMITS

Owner: Fosters Limited LLC

Acreage: 4.949 Acres

This Municipal Services Plan (“**Plan**”) is entered into on this 7th day of May 2026 and between the City of Lago Vista, Texas, a home-rule municipality of the State of Texas (“**City**”) and Foster Limited LLC (“**Owner**”).

RECITALS

WHEREAS, the described tract is situated in Travis County, Texas, and consists of approximately 4.949 +/- acres of land situated in the City’s extraterritorial jurisdiction, such property being more particularly described and set forth in Exhibit A attached and incorporated herein by reference (“**Property**”);

WHEREAS, Fosters Limited LLC (the “**Owner**”) has declined to enter into a Development Agreement with the City pursuant to Section 212.172 of Texas Local Government Code (as amended, the “**Development Agreement**”) and is hereby voluntarily requesting full-purpose annexation of the Property;

WHEREAS, when a municipality elects to annex such an area, the municipality is required to enter into a written agreement with the property owner that sets forth services to be provided by the municipality for the properties in the affected area; and

WHEREAS, the City services to be provided for the Property on or after the effective date of annexation and provided for herein

NOW THEREFORE, in exchange for the mutual covenants, conditions and promises contained herein, City and Owner agree as follows:

1. **PROPERTY.** This Plan is only applicable to the Property, more specifically described in Exhibit A.



2. **INTENT.** It is the intent of the City that this Plan provide for the delivery of full, available municipal services to the Property in accordance with state law, which may be accomplished through any means permitted by law.
3. **MUNICIPAL SERVICES.** Commencing the effective date of annexation, the City will provide the municipal services set forth below. As used in this Plan, "providing services" includes having services provided by any method or means by which the City may extend municipal services to any other area of the City, including the City's infrastructure extension policies and developer or property owner participation in accordance with applicable City ordinances, and all approved rules, regulations, and policies.

The City hereby declares the following services to be made available to the Property and its Owner(s):

- a. **Police Services.** Currently Police Services are Provided by Travis county, The City will Provide municipal police protection through Lago Vista Police Department and will provide the service to the area once annexed. The Police station is located at 5901 Municipal Complex Way, Lago Vista, TX 78645.
- b. **Fire Services.** The Property is within the ESD 1/TC ESD 1 Service Area. The Travis County ESD 1 Fire Department will provide aid through the Automatic Aid Agreement. such fire response services will be provided from the Travis County ESD 1 Fire Department (Station No. 1) located at 20624 FM 1431, Suite 5, Lago Vista, Texas, or future stations located in proximity to the Property. In addition, fire prevention activities will be provided by the Travis County ESD 1 Fire Marshalls office, as needed.

ESD Service areas are shown on attached Exhibit "B."

- c. **Building Inspection/Code Enforcement Services.** The City of Lago Vista will provide building inspection and code enforcement services upon annexation. The Development Services Department will also assist in issuance and enforcement activities related to all other applicable City of Lago Vista Codes and regulations that apply to building construction within the City of Lago Vista. Building Inspection and Code Enforcement services are located at 5803 Thunderbird St #101, Lago Vista, TX 78645.
- d. **Libraries.** Lago Vista Public Library provides library services. The library is located at 5803 Thunderbird St Suite 40, Lago Vista, TX 78645.
- e. **Environmental Health & Health Code Enforcement.** The Travis County Health and Human Services Department will continue to oversee the enforcement of the State, County, and City of Lago Vista's health ordinances and regulations, for example, those related to inspections of commercial kitchens, mobile food vendors,



food preparation establishments, and handling operations. The City will perform other enforcement of the City of Lago Vista's health and sanitation ordinances and regulations, including but not limited to weed, brush control, and control over junked and abandoned vehicles. This service will be provided by the City's Code Enforcement Department and Police Department and shall begin in this Property on the effective date of the annexation. Additionally, the City's control of dilapidated structures will be handled by the City pursuant to its regulations and Code. These Services will be provided at 5803 Thunderbird St #101, Lago Vista, TX 78645.

- f. **Planning & Zoning.** The planning and zoning jurisdiction of the City will be extended to this area on the effective date of the annexation ordinance. The planning and zoning of the Property will be in accordance with the terms and conditions set forth in the Development Agreement. All services provided by the City will be extended to the area on the effective date of the annexation ordinance. These services will be provided at 5803 Thunderbird St #101, Lago Vista, TX 78645.
- g. **Parks & Recreation.** All services and amenities associated with the City's Parks and Recreation activities will extend to the Property on the effective date of the annexation ordinance. These services will be provided at 5803 Thunderbird St #101, Lago Vista, TX 78645.
- h. **Streets & Drainage.** The City will maintain public streets over which the City has jurisdiction. Maintenance to the street facilities will continue to be provided in accordance with the City's policies and procedures for City streets and roadways. Travis County shall continue to be responsible for County Roads, and TxDOT shall continue to be responsible for State of Texas highways and farm to market roadways, pursuant to their statutory authorities. As new subdivisions and development occurs within the Property, the developers of property may be required to dedicate appropriate right-of-way and construct City streets in accordance with the City of Lago Vista's Subdivision Code, regulations, and policies that are in place at the time of the development. Upon completion of, dedication to, and the City's acceptance of, new streets and public rights-of-way, the City shall provide ongoing operation and maintenance for those streets, rights-of-way, and roadways.

The City will provide maintenance on existing public drainage systems and floodplain management of the Property. Developers will provide stormwater drainage and meet floodplain requirements as per the City's Code, regulations, and policies, and such facilities will be inspected by the City's Engineer at the time of completion of such facilities. The City will maintain public drainage facilities within the City right-of-way, as per the City's Code, regulations, and policies.



- i. **Street Lighting.** The City will provide street lighting to the Property in any public right-of-way in accordance with standard City Policy as the Property develops.
- j. **Traffic Engineering.** The City will provide, as appropriate, street names signs, traffic control devices, and other traffic system design improvements to the Property.
- k. **Sanitation/Solid Waste Collection & Disposal.** The City does not directly provide municipal sanitation/solid waste collection and disposal services. However, the City has granted an exclusive franchise for these services to Progressive Waste Solutions of TX d/b/a Waste Connections of Texas, which will be notified of all newly-annexed parcels.
- l. **Water Service.** The Property will be served by water service by the City of Lago Vista. Extension of services to serve the Property will be at the Owner's expense, at the time when they are requested.
- m. **Sewer Service.** The Property will be served by wastewater service by the City of Lago Vista. Extension of services to serve the Property will be at the Owner's expense, at the time when they are requested.
- n. **Miscellaneous.** All other applicable municipal services will be provided to the Property in accordance with policies established by the City.

It is understood and agreed that the City is not required to provide a service that is not included in this Agreement. The City departments listed above may change names or be re-organized by the City Manager. Any reference to a specific department also includes any subsequent City department that will provide the same or similar services.

- 5. **AUTHORITY.** City represents that they have full power, authority and legal right to execute, deliver and perform their obligations pursuant to this Plan.
- 6. **SEVERABILITY.** If any term or provision of this Plan is held to be illegal, invalid or unenforceable, the legality, validity or enforceability of the remaining terms or provisions of this Plan shall not be affected thereby, and in lieu of each such illegal, invalid or unenforceable term or provision, there shall be added automatically to this Plan a legal, valid or enforceable term or provision as similar as possible to the term or provision declared illegal, invalid, or unenforceable.
- 7. **INTERPRETATION.** The Parties to this covenant and agree that in any litigation relating to this Agreement, the terms and conditions of the Agreement will be interpreted according to the laws of the State of Texas. The Parties acknowledge that they are of equal bargaining power and that each of them was represented by legal counsel in the negotiation and drafting of this Agreement.



8. **GOVERNING LAW AND VENUE.** This Plan and all of the transactions contemplated herein shall be governed by and construed in accordance with the laws of the State of Texas. The provisions and obligations of this Plan are performable in Travis County, Texas such that exclusive venue for any action arising out of this Plan shall be in Travis County, Texas.
9. **NO WAIVER.** The failure of either Party to insist upon the performance of any term or provision of this Plan or to exercise any right granted hereunder shall not constitute a waiver of that Party's right to insist upon appropriate performance or to assert any such right on any future occasion.
10. **GOVERNMENTAL POWERS.** It is understood that by execution of this Plan, the City does not waive or surrender any of its governmental powers or immunities.
11. **COUNTERPARTS.** This Plan may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.
12. **CAPTIONS.** The captions to the various clauses of this Plan are for informational purposes only and shall not alter the substance of the terms and conditions of this Plan.
13. **PLAN BINDS SUCCESSORS AND RUNS WITH THE LAND.** This Plan is binding on and inures to the benefit of the Parties, their successors, and assigns. The term of this Plan constitutes covenants running with the land comprising the Property and is binding on the Owner.
14. **ENTIRE PLAN.** It is understood and agreed that this Plan contains the entire agreement between the Parties and supersedes any and all prior agreements, arrangements or understandings between the Parties relating to the subject matter, except as may be set forth in the Development Agreement. No oral understandings, statements, promises or inducements contrary to the terms of this Plan exist. This Plan cannot be changed or terminated orally.

[The remainder of this page intentionally left blank.]



EXECUTED in multiple originals, and in full force and effect as of the Effective Date.

CITY:

City of Lago Vista, Texas a Texas
home-rule municipal corporation

Attest:

By: Robin Smith
Name: Robin Smith
Title: City Secretary

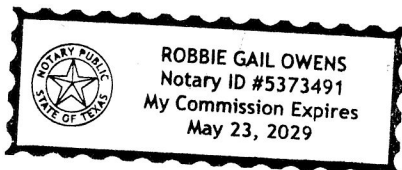
By: Charles West
Name: Charles West
Title: City Manager

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on this 12 day of MAY, 2026, by Charles West, City Manager of the City of Lago Vista, Texas, a Texas home-rule municipal corporation, on behalf of said corporation.

(SEAL)



Notary Public, State of Texas

Robbie Gail Owens

OWNER:

Fosters Limited, LLC
(a Texas limited Liability Company)

By: Fosters Limited, LLC
(a Texas limited liability company)

By: Christopher Foster
Name: Christopher Foster



Title: _____

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 12th day of MAY, 2026,
by _____, _____ of 2026, a ., a Texas limited liability company, on behalf of said
entities.

(SEAL)

Notary Public, State of Texas

Robbie Gail Owens

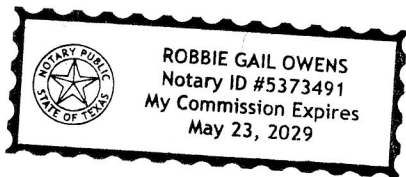




EXHIBIT A
PROPERTY



7301 Lohmans Ford Rd



0 100 200 400 55
Feet



EXHIBIT B
ESD SERVICE AREAS

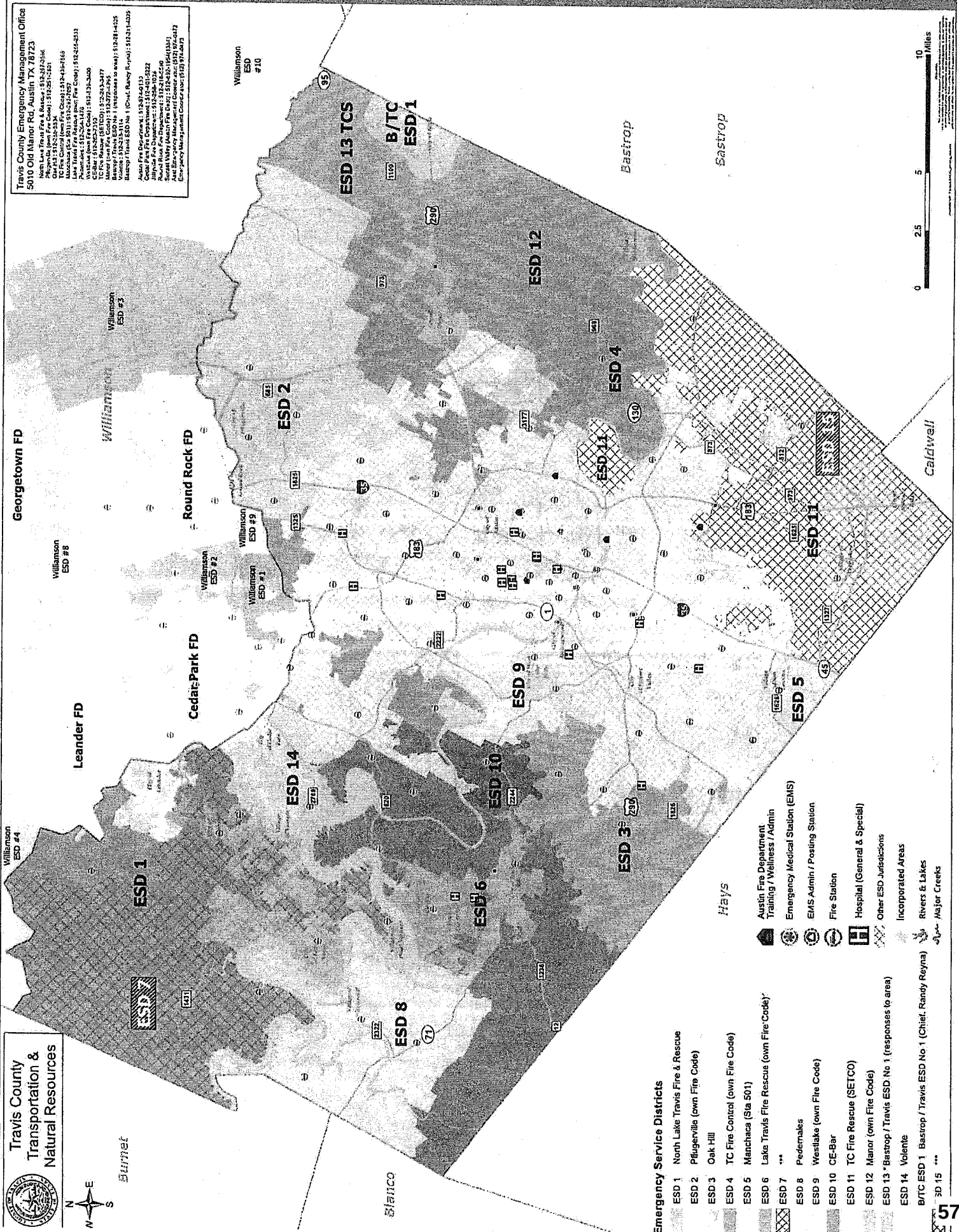
TRAVIS COUNTY EMERGENCY SERVICE DISTRICTS

Travis County Emergency Management Office
5910 Old Manor Rd, Austin TX 78723
Phone: (512) 251-5334
Fax: (512) 251-5335
Toll Free: (800) 512-5334
Website: www.traviscountytx.gov
Emergency: 911
Travis County Emergency Management Office
5910 Old Manor Rd, Austin TX 78723
Phone: (512) 251-5334
Fax: (512) 251-5335
Toll Free: (800) 512-5334
Website: www.traviscountytx.gov
Emergency: 911

Travis County
Transportation &
Natural Resources



Surber



Emergency Service Districts

- ESD 1 North Lake Travis Fire & Rescue
- ESD 2 Pflugerville (own Fire Code)
- ESD 3 Oak Hill
- ESD 4 TC Fire Control (own Fire Code)
- ESD 5 Manchaca (Sta 501)
- ESD 6 Lake Travis Fire Rescue (own Fire Code)
- ESD 7 Pedernales
- ESD 8 Westlake (own Fire Code)
- ESD 9 CE-Bar
- ESD 10 TC Fire Rescue (SETCO)
- ESD 11 Manor (own Fire Code)
- ESD 12 Bastrop / Travis ESD No. 1 (responses to area)
- ESD 13 Volente
- ESD 14 Bastrop / Travis ESD No. 1 (Chief, Randy Reyna)

- Austin Fire Department Training / Wellness / Admin
- Emergency Medical Station (EMS)
- EMS Admin / Posting Station
- Fire Station
- Hospital (General & Special)
- Other ESD Jurisdictions
- Incorporated Areas
- Rivers & Lakes
- Major Creeks

ORDINANCE NO. 26-XX-XX-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LAGO VISTA BY REZONING APPROXIMATELY 4.949 ACRES OF LAND LOCATED AT 7301 LOHMAN FORD ROAD, LEGALLY DESCRIBED AS APPROXIMATELY 4.94 ACRES OF LOT 27, TRAVIS HOLLOW, SECTION TWO, AS RECORDED IN VOLUME 78, PAGE 398, FROM ETJ (EXTRATERRITORIAL JURISDICTION) TO C-2 (GENERAL COMMERCIAL/RETAIL); PROVIDING FINDINGS OF FACT; PROVIDING FOR INCORPORATION INTO THE OFFICIAL ZONING MAP; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING FOR PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Lago Vista is a home-rule municipality acting pursuant to the authority granted under the Constitution and laws of the State of Texas; and

WHEREAS, the City Council has adopted zoning regulations pursuant to Texas Local Government Code Chapter 211 and Chapter 14 of the Lago Vista Code of Ordinances; and

WHEREAS, the owner and/or authorized agent submitted an application requesting zoning of the subject property concurrent with annexation into the City of Lago Vista; and

WHEREAS, the subject property consists of approximately 4.949 acres located at 7301 Lohman Ford Road and legally described as approximately 4.94 acres of Lot 27, Travis Hollow, Section Two, as recorded in Volume 78, Page 398, Travis County, Texas; and

WHEREAS, the applicant seeks C-2 General Commercial/Retail zoning to accommodate the existing Texas Hills Storage facility and future expansion of the storage use; and

WHEREAS, the existing self-storage use was originally constructed in 1995 with additional improvements completed in 1998, 2002, and 2005 and includes both climate-controlled and non-climate-controlled storage facilities; and

WHEREAS, the proposed zoning is consistent with the Neighborhood Retail/Office/Commercial Future Land Use designation and supports the development pattern envisioned along the Lohman Ford Road corridor; and

WHEREAS, the Planning and Zoning Commission conducted a public hearing in accordance with applicable state law and City regulations and forwarded its recommendation to the City Council; and

WHEREAS, the City Council conducted a public hearing as required by the City Code and Texas Local Government Code; and

WHEREAS, the City Council finds that the proposed zoning is consistent with the purpose of the C-2 General Commercial/Retail District and serves the public interest by promoting orderly commercial development and providing greater regulatory oversight of future development activities; and

WHEREAS, the City Council further finds that the proposed zoning is generally consistent with the City's Comprehensive Plan and supports the planned commercial development pattern for the Lohman Ford Road corridor;

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

SECTION 1. FINDINGS INCORPORATED

The foregoing recitals and findings are hereby found to be true and correct and are incorporated herein for all purposes as if fully set forth.

SECTION 2. ZONING MAP AMENDMENT

The Official Zoning Map of the City of Lago Vista is hereby amended by zoning the property described below from Extraterritorial Jurisdiction (ETJ) to C-2 General Commercial/Retail District:

Approximately 4.949 acres located at 7301 Lohman Ford Road, legally described as approximately 4.94 acres of Lot 27, Travis Hollow, Section Two, as recorded in Volume 78, Page 398, Travis County, Texas, as more particularly depicted in Exhibit A attached hereto and incorporated herein by reference.

SECTION 3. OFFICIAL ZONING MAP

The City Manager or designee is authorized and directed to revise and maintain the Official Zoning Map of the City of Lago Vista to reflect the amendment adopted herein.

SECTION 4. DEVELOPMENT SUBJECT TO CITY REGULATIONS

Development of the property shall comply with all applicable City ordinances, development regulations, engineering requirements, and applicable state and federal regulations, including but not limited to site development standards, access requirements, drainage requirements, utility requirements, and any future Traffic Impact Analysis requirements.

Approval of this zoning request does not waive subsequent permitting requirements, subdivision approvals, site development approvals, utility review requirements, drainage review requirements, or other applicable development standards.

SECTION 5. SEVERABILITY

Should any section, subsection, sentence, clause, or provision of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder shall not be affected and shall remain in full force and effect.

SECTION 6. REPEALER

All ordinances or portions thereof in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 7. PUBLICATION

The City Secretary shall cause publication of the caption of this Ordinance as required by law.

SECTION 8. EFFECTIVE DATE

This Ordinance shall become effective immediately upon adoption as provided by law.

PASSED AND APPROVED on this ____ day of _____, 2026.

CITY OF LAGO VISTA, TEXAS

Mayor
City of Lago Vista

ATTEST:

City Secretary

Exhibit A: Survey

Item Cover Page

PLANNING & ZONING COMMISSION AGENDA ITEM REPORT

DATE: June 11, 2026

SUBMITTED BY: Tam Pieklik, Development Services

SUBJECT: **26-2963-R-REZ:** Conduct a Public Hearing on a zoning change request, pursuant to Section 13 of Chapter 14, from TR-1 and R-1S to C-2 at 7600 Lohmans Ford Road (0.1421AC TRT A & Lots 1873-1874 Lago Vista Estates).

BACKGROUND:

The applicant, Kimley-Horn on behalf of Sikotar LLC, submitted a request to rezone portions of approximately 2.11 acres located at 7600 Lohman Ford Road from R-1S-18A and TR-1 to C-2 General Commercial/Retail District. The request is intended to establish consistent zoning across the property and facilitate development of an AutoZone automotive parts retail store with associated parking and site improvements. The property currently contains multiple zoning classifications including C-2, TR-1, and R-1S. Portions of the site are already zoned C-2 and are not included in this request. The property is located along Lohman Ford Road, a primary arterial and commercial corridor within the City. Surrounding land uses consist of a mixture of undeveloped properties and emerging commercial development. Existing commercial uses in the area include automotive and service-oriented businesses supporting the corridor's continued transition toward commercial activity. As required by the Code of Ordinances mailed notice was provided to property owners and registered neighborhood associations within 200 feet, legal notice was published, and signs were posted on the property. Staff had received no written comments in support or opposition at the time of report preparation.

FINDINGS:

- The requested C-2 zoning district is intended to accommodate larger retail and service uses located along collector and arterial roadways and is consistent with the development pattern along Lohman Ford Road.
- The proposed rezoning establishes consistent commercial zoning across the site and removes split-zoning conditions that currently exist on the property.
- The City's Future Land Use Map identifies the area as

appropriate for Regional Retail/Office/Commercial development patterns and anticipates larger-scale commercial uses along major transportation corridors.

- Utilities are available in the area; however, additional modeling and review may be required during subsequent development review to determine any off-site infrastructure improvements.
- Future development of the property will remain subject to all applicable site development, drainage, utility, access, and permitting requirements, including traffic impact analysis requirements if determined necessary during development review.
- Staff finds the request generally consistent with adopted Comprehensive Plan guidance and the standards for zoning map amendments established within Chapter 14 of the Unified Development Code.

RECOMMENDATION:

Conduct the public hearing, receive public testimony, close the public hearing, and consider a recommendation for the rezoning the subject property from R-1S-18A and TR-1 to C-2.

ATTACHMENTS:

[Staff Report Autozone.pdf](#)

[26-2963-R-REZ-Lago_Vista_Letter_of_Intent_Kimley-Horn.pdf](#)

[26-2963-26-0423 lago vista - autozone zoning exhibit.pdf](#)

[26-2963-068613061-az lago vista_zoning.pdf](#)

[26-2963-R-REZ-Zoning_Application_Signed.pdf](#)

[Ord. No. XXXX1 \(Rezoning ofr Autozone\).docx](#)

Report Date: 5/13/2026

Case No.: 26-2963-R-REZ

Project Planner: Tam Pieklik

Item Details

Project Name: Rezoning for AutoZone

Project Location: 7600 Lohman Ford Rd, Lago Vista, TX 78645

Total Acreage: 2.11 Acres

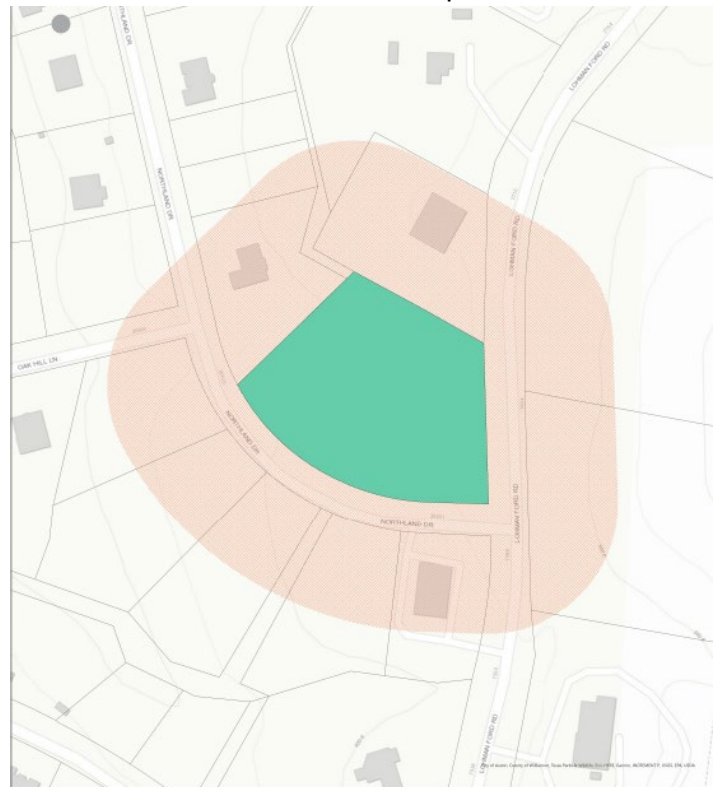
Legal Description: 0.1421AC Trt A & Lots 1873-1874 Lago Vista Estates Sec. 6

Applicant: Kimley-Horn, Jared Earney

Property Owner: Sikotar LLC

Request: The applicant is requesting a zoning change from R-1S-18A and TR-1 to C-2 for portions of the property located along Lohman Ford Road. The request is intended to allow the development of an AutoZone automotive parts retail store with associated parking and site improvements. The proposed rezoning would establish consistent commercial zoning across the property and support development compatible with the surrounding commercial corridor and the City's future growth objectives.

Case History: The subject property consists of two lots and one tract currently zoned R-1S-18A, TR-1, and C-2. The applicant submitted a request to rezone the portions of the property currently zoned R-1S-18A and TR-1 to C-2 in order to establish consistent zoning across the site and allow for the proposed development of an AutoZone automotive parts retail store. The portion of the property currently zoned C-2 is not included in the rezoning request and will remain unchanged.



Overview of Applicants Request

Applicant is requesting a zoning change from R-1S-18A and TR-1 to C-2 to allow for the development of an AutoZone automotive parts retail store. The request would create consistent commercial zoning across the property and support future commercial development along the Lohman Ford Road corridor. Following approval of the rezoning request, the applicant intends to replat the existing lots and tract into one lot to accommodate the proposed site layout and development improvements.

Site Information

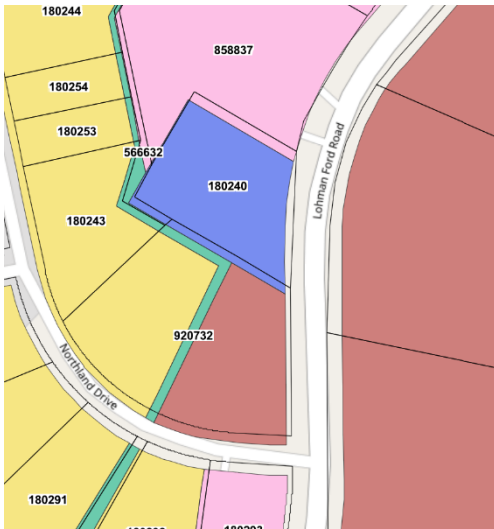
Location: 7600 Lohman Ford Rd, Lago Vista, TX 78645

Physical and Natural Features: The subject property located at 7600 Lohman Ford Road is currently undeveloped and exhibits typical Central Texas Hill Country characteristics, including gently sloping terrain, native vegetation, scattered cedar and oak trees, and limestone-based soils. The property fronts Lohman Ford Road, one of the City's primary arterial roadways and a major commercial corridor providing access throughout Lago Vista. The surrounding area consists primarily of undeveloped and vacant lots, with a mix of residential and commercial zoning patterns developing along the corridor. Across Northland Drive from the subject property is Phoenix Automotive, which contributes to the existing commercial character of the area

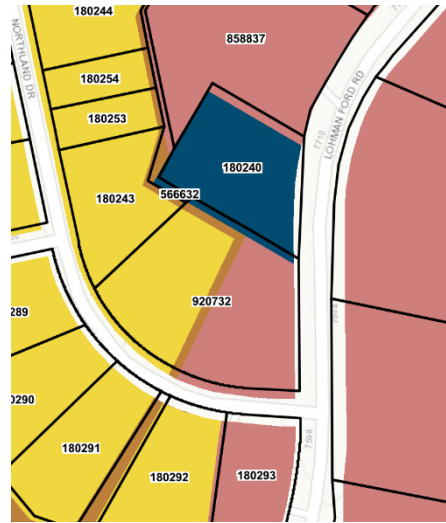
Future Land Use and Current Zoning: The current zoning: C-2, TR-1, R-1S (18A). FLUM: ESTRES.

Surrounding Properties: The subject property is located along Lohman Ford Road, a primary commercial corridor within the City of Lago Vista. The surrounding area consists of a mix of commercial and undeveloped properties. Adjacent properties are primarily vacant lots, while existing commercial uses are developing along the corridor. Across Northland Drive is Phoenix Automotive, and nearby properties include a variety of retail and service-oriented uses that support the area's transition toward commercial development. The property's location along a major roadway provides visibility and access consistent with surrounding commercial activity patterns.

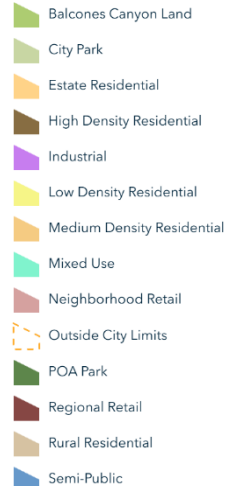
Direction	Zoning District	Future Land Use	Existing Use
North	U-1	U-1	Vacant
South	C-1	ESTRES	Existing Business
East	C-2	ESTRES	Vacant
West	R-1S	REGCOM	Vacant



Zoning Map



Future Land Use Map



Property History: The subject property, legally described as Tract A and Lots 1873–1874 of Lago Vista Estates Section 6, has historically remained undeveloped vacant land along the Lohman Ford Road corridor. The property contains multiple zoning classifications, including TR-1, R-1S, and portions of C-2 commercial zoning. In 2018, a zoning request was considered for commercial development at the site (18-1230-R-REZ). In 2023, the Planning and Zoning Commission reviewed a zoning change request involving the property and adjacent tracts for commercial and residential zoning classifications(22-2282-R-Rez). The property was sold in 2022 and has remained vacant pending future development proposals.

Comprehensive Plan Guidance

Future Land Use Map: The proposed rezoning is consistent with the Regional Retail/Office/Commercial designation identified on the City’s Future Land Use Map. The subject property is located along Lohman Ford Road, a major roadway that provides visibility and access appropriate for higher-intensity commercial development. The site is positioned within an area transitioning toward a mix of retail, office, and service-oriented uses that are intended to serve both residents and the surrounding region. The property’s location, access to a primary corridor, and surrounding commercial activity support development patterns envisioned under the Regional Retail/Office/Commercial category, which encourages larger-scale commercial and retail uses along major transportation routes.

Other Master Plans: (Parks, Overlays, Etc.) N/A for this project.

Utilities

Utilities are present nearby and do not appear to pose an issue at this time. Modeling will be required during development to identify any, if at all, necessary improvements to the off-site infrastructure to serve this project.

Transportation

This project is currently located on Lohman Ford Rd., a Traffic Impact Analysis will be required during development to identify any, if at all, necessary improvements to the off-site infrastructure to serve this project.

Proposed Zoning District and Use

They are proposing C2 which is/is not appropriated based on 4-45 - C-2 General Commercial / Retail Zoning District

(a) Purpose. This district is intended to include lands within the corporate limits of the City to be used for the development of retail and service facilities that are larger than those that are appropriate for seamless integration into a residential neighborhood. This district also provides space for financial, administrative, and business services compatible with the district's function as a focal point of community activity in a location accessible on a collector or arterial.

(b) Permitted Uses. The permitted uses are specified in Table B, Table of Allowed Uses for Zoning.

(c) Development Standards. The maximum Building Height and Minimum Yard Requirements shall be as specified in Table A, Table of Development Standards. See Section 3.124 of Chapter 3 for exterior appearance requirements.

(d) Minimum Parking Area. Buildings and development shall have an off-street parking unit in accordance with Section 7, herein.

(Ord. 19-01-17-01 on 1/17/2019; Ord. 23-09-07-04 on 9/7/2023)

Approval Criteria

Staff has reviewed the proposed rezoning request and has found that it [complies, partially complies, does not comply] with the criteria established in 13-20 - Procedure for a Change of Zoning Classification of a Parcel of Land

(a) Who May Initiate Request to Change a Zoning Classification. A request to change the zoning classification of a parcel of land may be initiated by the owner of such parcel or his authorized agent. The City may also propose a zoning change on its own motion, without such a request.

(b) Manner of Initiating a Zoning Change Request.

(1) Application by Property Owner. A property owner or his authorized agent may file an application with the City Manager requesting the zoning or a change of zoning for real property. All property owners shall sign the application form and become parties to the application or provide a copy to the City of their express written authority to an agent acting on their behalf in a format compliant with all applicable state requirements. Whenever a property is owned by a corporation, a limited liability company, a partnership or any other similar entity, the person signing on behalf of that entity will provide documentation of that

authority. In the case of multiple property owners, a single individual shall be designated on the application form as the source and recipient of all formal correspondence and be responsible for communication with all other parties to the application. Such application shall be accompanied by a fee established by the Council, and shall contain the following information, unless waived in writing by the City Manager or his designee:

(A) The legal description and address of the parcel for which the application is made (the "subject parcel").

(B) A map showing the present zoning classification, if any, of the subject parcel and of each abutting, adjacent or contiguous parcel.

(C) The present use of the subject parcel and of each abutting, adjacent or contiguous parcel.

(D) The type and location of all structures on the subject parcel and on each abutting, adjacent or contiguous parcel.

(E) The zoning requested and the proposed use of the subject parcel.

(F) Conceptual plan, if required by ordinance.

(G) If required by the planning and zoning commission or city council, a traffic impact analysis.

(H) A map showing the location and line size of the nearest or proposed point of connection to, wastewater and water lines.

(I) Certification from all applicable taxing authorities that all taxes due on the subject parcel sought to be zoned or rezoned have been paid.

(J) Any other relevant information requested by the Commission or the Council.

(2) Application Deadline. Consideration of the application by the Planning and Zoning Commission shall occur at a regular scheduled or special called meeting following a public hearing no sooner than sixty (60) days or more than one-hundred eighty (180) days after receipt of an application determined to be complete by the City Manager or their designee.

(c) Review of Zoning Change Requests by Planning and Zoning Commission. The Commission shall:

(1) Review each application for a zoning change.

(2) Conduct a hearing. Notice of a hearing before the Commission shall be given by notification as prescribed in Section [13-40\(a\)\(1\)](#) and (a)(2) below. Notice of the hearing before the Commission may be combined with the notice given for the hearing on the same matter before the Council.

(3) Following the hearing on the requested change it shall prepare a recommendation for the Council.

(d) Required Conformance to Master Plan. The adopted Comprehensive Plan documents the current land use policy recommendations applicable within the municipality and serves as a guideline for future zoning decisions that will yield a balanced, diversified, and compatible pattern of development consistent with the vision of its citizens. While it does not establish zoning regulations or establish zoning district boundaries, no zoning application deemed to be inconsistent with the Comprehensive Plan shall be considered without first successfully seeking an amendment, in accordance with the provisions below, that eliminates that inconsistency.

(1) An application for an amendment to the Comprehensive Plan shall be required prior to the approval of a zoning change application whenever the City Manager or their designee determines that the proposed change is otherwise inconsistent with the adopted Comprehensive Plan. An appeal of that determination shall comply with the procedures outlined in Section [11-50](#) of this chapter.

(2) An amendment to either the text of the Comprehensive Plan or any of its various components, including but not limited to the Future Land Use Plan or Map, shall be requested using the required form available from the Development Services Department and include the fee specified in Appendix A.

(3) The procedure for an amendment to the Comprehensive Plan shall be the same as specified in this section for a zoning change, including the ability of the City to initiate a proposed amendment and the notice required by Section [13-40](#) when specific property is the subject of the request. However, the provisions of [13-20\(e\)\(3\)](#) are not applicable. Consideration of the application by the Planning and Zoning Commission shall occur at a regular scheduled or special called meeting following a public hearing no sooner than sixty (60) days or more than one-hundred eighty (180) days after receipt of an application determined to be complete by the City Manager or their designee. A successful application shall be accompanied by an amendment to the ordinance that adopted the current Comprehensive Plan. That amendment shall require the affirmative vote of at least three-fourths (3/4) of all members of the governing body for adoption.

(4) Notwithstanding anything in this subsection [13-20\(d\)](#) to the contrary, the City Council maintains full discretion to adopt a Comprehensive Plan and define the content and design of such Comprehensive Plan. A complete application for the amendment of the Comprehensive Plan shall in no way bind the City Council to amend the Comprehensive Plan. An application for an amendment shall not be considered unless one of the following is shown:

(A) A significant and unanticipated change, such as an unexpected substantial investment or capital improvement within an area or neighborhood, deterioration or closing of an impactful facility, and disinvestment or deterioration of a development, neighborhood, or area;

(B) A demonstrable error, oversight, or omission; or

(C) A change that asserts to better achieve the vision, goals, objectives, policies, and desired outcomes expressed within the Comprehensive Plan.

(5) An application for an amendment to the Comprehensive Plan based on significant and unanticipated change under subsection 4(A), above must show the following:

(A) That the significant and unanticipated change to the area that includes the impacted property occurred after the adoption of the Comprehensive Plan;

(B) The property is unlikely to be developed in accordance with the land use designation, policies, or recommendations in the current Comprehensive Plan; and

(C) That the proposed change is the most appropriate designation for both the property and the surrounding area.

(6) An application for an amendment to the Comprehensive Plan based on demonstrable error, oversight, or omission under subsection 4(B), above must identify specific and tangible items such as inaccurate, contradictory, or inconsistent information or recommendations, rather than generalities or unsupported conclusions.

(7) An application for an amendment to the Comprehensive Plan that asserts to better achieve the vision, goals, objectives, policies, and desired outcomes under subsection 4(C), above must show the following:

(A) That the proposed change does not require an evaluation that is broader or more comprehensive in scope;

(B) That the proposed change maintains or increases compatibility with existing land use patterns or designated future land uses;

(C) That the proposed change would result in benefits, advantages or other similar favorable impacts to the adjacent property or area; and

(D) That the property is physically capable of accommodating the proposed change (size, shape, topography, etc.).

(e) Review of Zoning Change Request by City Council. The Council shall:

(1) Review the Commission recommendation.

(2) Before acting upon the zoning change, hold at least one (1) public hearing on the proposed zoning change. Notice of a hearing before the Council shall be given by publication as prescribed in Section [13-40\(a\)\(2\)](#) below. Separate written notice to property owners is not necessary. Notice of the hearing before the Council may be combined with the notice given for the hearing on the same matter before the Commission.

(3) Take appropriate action as follows:

(A) The Council may enact a proposed change of zoning by ordinance, if it finds that such change is in the public interest. A change of zoning may be enacted, even though such proposed change does not conform to the land use map in the City's Master Plan provided that the Council's findings conform to the requirements of Section [13-20\(d\)](#).

(B) A change of zoning shall not become effective except by the affirmative vote of at least three-fourths of all members of the governing body if a written protest, signed by owners of at least twenty percent (20%) of either:

(i) The area of lots or land covered by the proposed change;

(ii) The area of lots or land immediately abutting the area covered by the proposed change and extending two hundred feet (200') from that area, that is within the municipal limits of the City of Lago Vista.

(iii) In computing the percentage of land area described in this subsection, the area of streets, alleys, and publicly owned property within the municipal limits of the City of Lago Vista shall be included.

(C) A change of zoning shall not become effective except by the affirmative vote of at least three-fourths (3/4) of all members of the governing body if the Commission has recommended against enactment of a proposed zoning change.

(D) Approval or an amendment of a Planned Development District (PDD), including a concept plan, a detail plan, or a combined concept and detail plan shall not become

effective except by the affirmative vote of at least three-fourths (3/4) of all the members of the governing body.

(Ord. 19-12-19-01 on 12/19/2019; Ord. 22-09-01-02 on 9/1/2022; Ord. 23-01-19-03 on 1/19/2023; Ord. 24-06-06-04 on 6/4/2024; Ord. 24-07-18-04 on 7/18/2024)

Meeting Schedule

[6/11/2026] – Planning and Zoning Commission

[6/18/2026] – City Council

Public Notification

As required by the Unified Development Code, all property owners and registered neighborhood associations within a 200-foot radius of the subject property were notified of the Zoning Map Amendment request (13 notices), a legal notice advertising the public hearing was placed in the Hill Country News (May 14, 2026) and signs were posted on-site. To date, staff has received 0 written comments in favor, and 0 in opposition to the request.

Attachments

Exhibit 1 – Letter

Exhibit 2 – Site Plan

Exhibit 3 – Application

Exhibit 4 – Survey

Exhibit 5 – Ordinance

April 29, 2026

To:

City of Lago Vista
Planning & Zoning Commission / City Council
5803 Thunderbird Street
Lago Vista, TX 78645

RE: AutoZone – Proposed Rezoning and Retail Development

Dear Members of the Commission and Council,

Kimley-Horn and Associates, Inc., on behalf of AutoZone, Inc., respectfully submits this Letter of Intent in support of a zoning change request for a proposed AutoZone automotive parts retail store located along Lohman Ford Road in Lago Vista, Texas, as illustrated on the attached zoning exhibit. This request is intended to support the orderly and coordinated development of the subject property while aligning with the City of Lago Vista's planning policies and established development patterns.

The subject property consists of two platted lots and one tract located within a single parcel and is currently governed by multiple zoning designations. Portions of the property are zoned Single-Family Residential (R-1S-18A) and Temporary Restricted (TR-1), while the remaining portion is zoned General Commercial (C-2). The proposed request seeks to rezone the R-1S-18A and TR-1 portions of the site to the General Commercial (C-2) zoning designation. No zoning change is proposed for the area currently zoned C-2.

Following approval of the requested rezoning, AutoZone proposes to develop a single-story automotive parts retail store with associated parking, internal vehicular circulation, and supporting site improvements. The proposed use is permitted within the C-2 zoning district and has been designed to comply with applicable zoning and development regulations, including building setbacks, parking requirements, access standards, and height limitations.

Kimley-Horn and AutoZone respectfully request favorable consideration of this zoning change to facilitate the proposed development. We appreciate the City's time and coordination throughout the review process and look forward to continued collaboration as the project advances.

Should you have any questions or require any additional information, please do not hesitate to reach out to me at (817) 900-8528 or jared.earney@kimley-horn.com

Sincerely,



Jared Earney, P.E.

LEGAL DESCRIPTION
ZONING EXHIBIT

BEING a 2.1158 acre (92,162 square foot) tract of land situated in the William Hensley Survey, Abstract No. 348, City of Lago Vista, Travis County, Texas; said tract being all of Lot 1873 and Lot 1874 and a portion of Tract A, Lago Vista Estates Section Six, an addition to the City of Lago Vista according to the plat recorded in Volume 49, Page 5, Plat Records, Travis County, Texas; said tract being more particularly described as follows:

BEGINNING at a point for corner at the intersection of the west right-of-way line of Lonham Ford Road (a variable width right-of-way) and the north right-of-way line of Northland Drive (a 50' right-of-way), said point being the southeast corner of said Lot 1873;

THENCE North 87°50'23" West, along the said north right-of-way line of Northland Drive, a distance of 96.55 feet to a point at the beginning of a tangent curve to the right with a radius of 340.97 feet, a central angle of 59°50'16", and a chord bearing and distance of North 57°55'14" West, 340.13 feet;

THENCE in a northwesterly direction, continuing along the said north right-of-way line of Northland Drive, with said tangent curve to the right, an arc distance of 356.10 feet to a point for corner being the southwest corner of said Lot 1874 and the south corner of Lot 1875 of said Lago Vista Estates Section Six;

THENCE North 46°21'37" East, departing the said north right-of-way line of Northland Drive, along the west line of said Lot 1874 and the east line of said Lot 1875, a distance of 249.10 feet to a point for corner in the north line of said Tract A and the south line of a tract of land to Southwestern Bell Telephone Company (no recording information found in public records);

THENCE South 60°52'23" East, along the said north line of Tract A and the said south line of Southwestern Bell Telephone Company tract, a distance of 225.35 feet to a point for corner in the said west right-of-way line of Lonham Ford Road, said point being the northeast corner of said Lot 1873 and the southeast corner of said Southwestern Bell Telephone Company tract;

THENCE South 01°45'23" East, along the said west right-of-way line of Lonham Ford Road and the east line of said Lot 1873, a distance of 246.62 feet to the **POINT OF BEGINNING** and containing 92,162 square feet or 2.1158 acres of land, more or less.

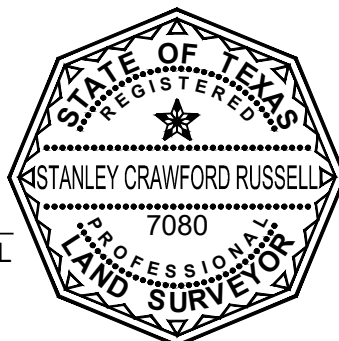
NOTES

This document was prepared under 22 TAC §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

A survey plat of even survey date herewith accompanies this metes and bounds description.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the zoning tract.


04/22/2026
STANLEY CRAWFORD RUSSELL
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 7080
StanC.Russell@Kimley-Horn.com



ZONING EXHIBIT
WILLIAM HENSLEY SURVEY,
ABSTRACT No. 348
CITY OF LAGO VISTA
TRAVIS COUNTY, TEXAS

Kimley»Horn

110 N. College Avenue, Suite 1800
Tyler, Texas 75702

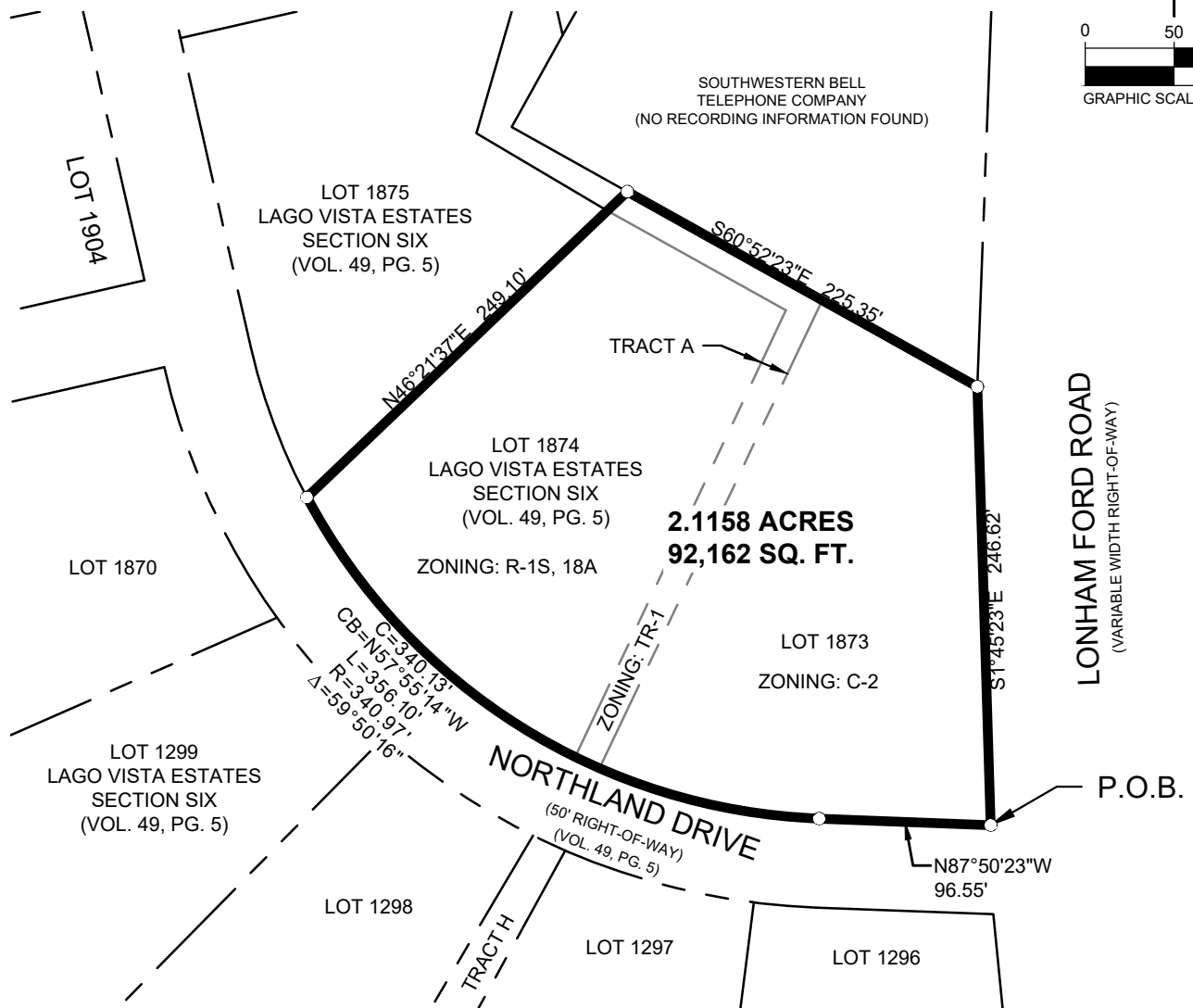
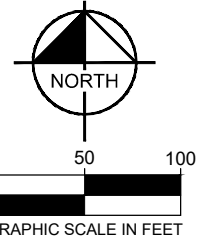
FIRM # 10194040

Tel. No. (903) 617-5839
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SCR	MKK	04/22/2026	068613061	1 OF 2

LEGEND

Δ = CENTRAL ANGLE
P.O.B. = POINT OF BEGINNING



NOTES

This document was prepared under 22 TAC §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.
A survey plat of even survey date herewith accompanies this metes and bounds description.
The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the zoning tract.

ZONING EXHIBIT
WILLIAM HENSLEY SURVEY,
ABSTRACT No. 348
CITY OF LAGO VISTA
TRAVIS COUNTY, TEXAS

Stan Russell
04/22/2026
STANLEY CRAWFORD RUSSELL
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 7080
StanC.Russell@Kimley-Horn.com



Kimley»Horn

110 N. College Avenue, Suite 1800
Tyler, Texas 75702 FIRM # 10194040

Tel. No. (903) 617-5839
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SCR	MKK	04/22/2026	068613061	2 OF 2



CITY OF LAGO VISTA • DEVELOPMENT SERVICES
5803 THUNDERBIRD STREET • P.O. BOX 4727 • LAGO VISTA, TX 78645

Tel. (512) 267-5259

Fax (512) 267-5265

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

APPLICATION FOR ZONING DISTRICT CHANGE

Contact Person: Jared Earney **Fee:** See Ordinance Appendix A (non-refundable)
Contact Phone: 817-900-8528 **Contact Email:** jared.earney@kimley-horn.com
Property Owner(s):* SIKOTAR LLC
Owner's mailing address: 3565 Route 90, W. Highland, New York 12528

COMPLETE LEGAL DESCRIPTION OF SUBJECT PROPERTY

Subdivision, Section and Lot Number(s) if platted. Attach metes & bounds or equal description otherwise*

LOTS 1873 & 1874, LAGO VISTA ESTATES, SECTION 6 &

PORTION OF TRACT A, LAGO VISTA ESTATES, SECTION 6

Municipal Address(es)* if applicable: 7600 Lohman Ford Rd, Lago Vista, TX 78645

NATURE OF REQUEST

Current Zoning District(s): R-1S, 18A; TR-1; C-2 **Requested District:** C-2

Purpose or Basis of Request* (if PDD, include whether concept and/or detail plan approval is sought):

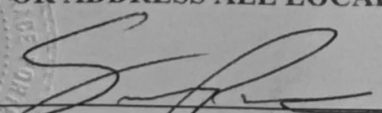
Future commercial project to include a proposed AutoZone.

Additional individual(s) authorized to act on behalf of the property owner(s)* regarding this application:

Name of Agent: Jared Earney **Email:** jared.earney@kimley-horn.com

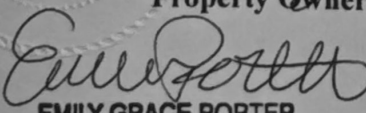
Mailing Address: 801 Cherry St, Suite 1300, Fort Worth, TX 76102 **Phone:** 817-900-8528

NOTE: Applications must be complete including all applicable portions of this form, payment of fees and all required drawings or documentation. All applications are accepted provisionally pending a completion review. PLEASE TAKE SPECIFIC NOTICE AND INCORPORATE OR ADDRESS ALL LOCAL ORDINANCE REQUIREMENTS IN YOUR APPLICATION.


Property Owner's signature(s)*

4/27/16
Date

*Attach additional sheets as required



EMILY GRACE PORTER
Notary Public, State of New York
No. 01PO0046472
Qualified in Ulster County
Commission Expires February 05, 2030

ORDINANCE NO. 26-XX-XX-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LAGO VISTA BY REZONING APPROXIMATELY 2.11 ACRES OF LAND LOCATED AT 7600 LOHMAN FORD ROAD, LEGALLY DESCRIBED AS TRACT A AND LOTS 1873–1874, LAGO VISTA ESTATES SECTION 6, FROM R-1S-18A (SINGLE-FAMILY RESIDENTIAL) AND TR-1 (TRANSITIONAL RESIDENTIAL) TO C-2 (GENERAL COMMERCIAL/RETAIL); PROVIDING FINDINGS OF FACT; PROVIDING FOR INCORPORATION INTO THE OFFICIAL ZONING MAP; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING FOR PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Lago Vista is a home-rule municipality acting pursuant to the authority granted under the Constitution and laws of the State of Texas; and

WHEREAS, the City Council has adopted zoning regulations pursuant to Texas Local Government Code Chapter 211 and Chapter 14 of the Lago Vista Code of Ordinances; and

WHEREAS, the owner and/or authorized agent submitted an application requesting rezoning of portions of the subject property from R-1S-18A and TR-1 to C-2 General Commercial/Retail District; and

WHEREAS, the subject property is located at 7600 Lohman Ford Road, consisting of approximately 2.11 acres, legally described as Tract A and Lots 1873–1874, Lago Vista Estates Section 6; and

WHEREAS, the requested zoning amendment would establish consistent commercial zoning across the site and facilitate development of an automotive parts retail establishment and associated site improvements;

WHEREAS, the Planning and Zoning Commission conducted a public hearing in accordance with applicable state law and City regulations and forwarded its recommendation to the City Council; and

WHEREAS, the City Council conducted a public hearing as required by the City Code and Texas Local Government Code; and

WHEREAS, the City Council finds that the proposed rezoning is consistent with the purposes of the C-2 General Commercial/Retail district and is in the public interest; and

WHEREAS, the City Council further finds that the proposed rezoning is generally consistent with the Comprehensive Plan and promotes orderly development along the Lohman Ford Road corridor;

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

SECTION 1. FINDINGS INCORPORATED

The foregoing recitals and findings are hereby found to be true and correct and are incorporated herein for all purposes as if fully set forth.

SECTION 2. ZONING MAP AMENDMENT

The Official Zoning Map of the City of Lago Vista is hereby amended by rezoning the property described below from R-1S-18A Single-Family Residential District and TR-1 Transitional Residential District to C-2 General Commercial/Retail District:

Approximately 2.11 acres located at 7600 Lohman Ford Road, legally described as Tract A and Lots 1873–1874, Lago Vista Estates Section 6, City of Lago Vista, Travis County, Texas, as more particularly depicted in Exhibit A attached hereto and incorporated herein by reference.

SECTION 3. OFFICIAL ZONING MAP

The City Manager or designee is authorized and directed to revise and maintain the Official Zoning Map of the City of Lago Vista to reflect the amendment adopted herein.

SECTION 4. DEVELOPMENT SUBJECT TO CITY REGULATIONS

Development of the property shall comply with all applicable City ordinances, development regulations, engineering requirements, and applicable state and federal regulations, including but not limited to site development standards, access requirements, drainage requirements, and utility requirements.

Approval of this rezoning does not waive subsequent permitting requirements, subdivision approvals, site development approvals, traffic impact analyses, or utility review requirements.

SECTION 5. SEVERABILITY

Should any section, subsection, sentence, clause, or provision of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder shall not be affected and shall remain in full force and effect.

SECTION 6. REPEALER

All ordinances or portions thereof in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 7. PUBLICATION

The City Secretary shall cause publication of the caption of this Ordinance as required by law.

SECTION 8. EFFECTIVE DATE

This Ordinance shall become effective immediately upon adoption as provided by law.

PASSED AND APPROVED on this ____ day of _____, 2026.

CITY OF LAGO VISTA, TEXAS

Mayor
City of Lago Vista

ATTEST:

City Secretary

Exhibit A: Survey

Item Cover Page

PLANNING & ZONING COMMISSION AGENDA ITEM REPORT

DATE: June 11, 2026

SUBMITTED BY: Jordan Strohmeyer, Development Services

SUBJECT: **26-2963-R-REZ:** Consider, discuss, and take action on a zoning change request, pursuant to Section 13 of Chapter 14, from TR-1 and R-1S to C-2 at 7600 Lohmans Ford Road (0.1421AC TRT A & Lots 1873-1874 Lago Vista Estates).

BACKGROUND:

The applicant, Kimley-Horn on behalf of Sikotar LLC, submitted a request to rezone portions of approximately 2.11 acres located at 7600 Lohman Ford Road from R-1S-18A and TR-1 to C-2 General Commercial/Retail District. The request is intended to establish consistent zoning across the property and facilitate development of an AutoZone automotive parts retail store with associated parking and site improvements. The property currently contains multiple zoning classifications including C-2, TR-1, and R-1S. Portions of the site are already zoned C-2 and are not included in this request. The property is located along Lohman Ford Road, a primary arterial and commercial corridor within the City. Surrounding land uses consist of a mixture of undeveloped properties and emerging commercial development. Existing commercial uses in the area include automotive and service-oriented businesses supporting the corridor's continued transition toward commercial activity. As required by the Code of Ordinances mailed notice was provided to property owners and registered neighborhood associations within 200 feet, legal notice was published, and signs were posted on the property. Staff had received no written comments in support or opposition at the time of report preparation.

FINDINGS:

- The requested C-2 zoning district is intended to accommodate larger retail and service uses located along collector and arterial roadways and is consistent with the development pattern along Lohman Ford Road.
- The proposed rezoning establishes consistent commercial zoning across the site and removes split-zoning conditions that currently exist on the property.
- The City's Future Land Use Map identifies the area as

appropriate for Regional Retail/Office/Commercial development patterns and anticipates larger-scale commercial uses along major transportation corridors.

- Utilities are available in the area; however, additional modeling and review may be required during subsequent development review to determine any off-site infrastructure improvements.
- Future development of the property will remain subject to all applicable site development, drainage, utility, access, and permitting requirements, including traffic impact analysis requirements if determined necessary during development review.
- Staff finds the request generally consistent with adopted Comprehensive Plan guidance and the standards for zoning map amendments established within Chapter 14 of the Unified Development Code.

RECOMMENDATION:

Forward a recommendation of approval to amend the Official Zoning Map of the City of Lago Vista by rezoning approximately 2.11 acres located at 7600 Lohman Ford Road from R-1S-18A and TR-1 to C-2 General Commercial/Retail.

ATTACHMENTS:

[Staff Report Autozone.pdf](#)

[26-2963-R-REZ-Lago_Vista_Letter_of_Intent_Kimley-Horn.pdf](#)

[26-2963-26-0423 lago vista - autozone zoning exhibit.pdf](#)

[26-2963-068613061-az lago vista_zoning.pdf](#)

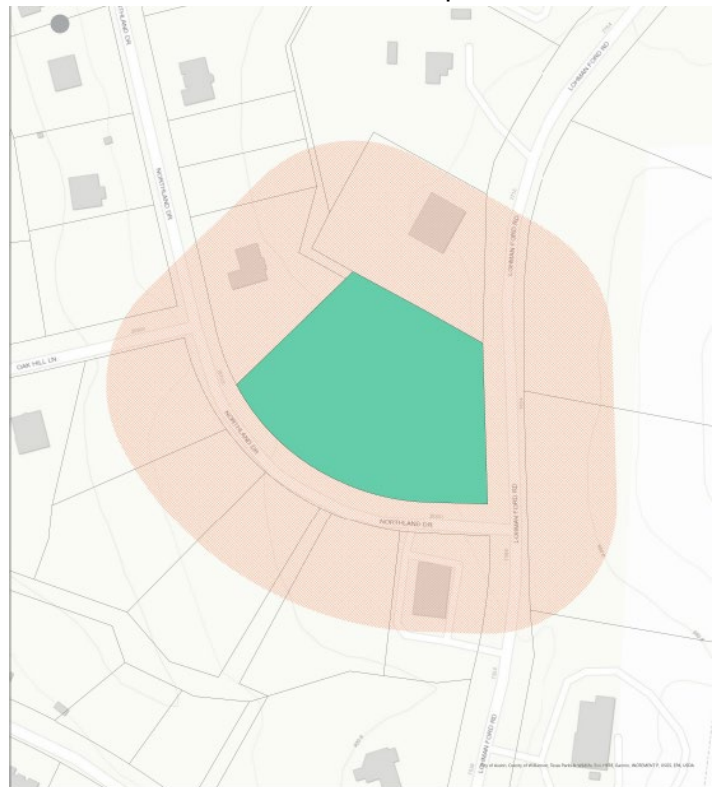
[26-2963-R-REZ-Zoning_Application_Signed.pdf](#)

[Ord. No. XXXX1 \(Rezoning ofr Autozone\).docx](#)

Report Date: 5/13/2026**Case No.:** 26-2963-R-REZ**Project Planner:** Tam Pieklik**Item Details****Project Name:** Rezoning for AutoZone**Project Location:** 7600 Lohman Ford Rd, Lago Vista, TX 78645**Total Acreage:** 2.11 Acres**Legal Description:** 0.1421AC Trt A & Lots 1873-1874 Lago Vista Estates Sec. 6**Applicant:** Kimley-Horn, Jared Earney**Property Owner:** Sikotar LLC

Request: The applicant is requesting a zoning change from R-1S-18A and TR-1 to C-2 for portions of the property located along Lohman Ford Road. The request is intended to allow the development of an AutoZone automotive parts retail store with associated parking and site improvements. The proposed rezoning would establish consistent commercial zoning across the property and support development compatible with the surrounding commercial corridor and the City's future growth objectives.

Case History: The subject property consists of two lots and one tract currently zoned R-1S-18A, TR-1, and C-2. The applicant submitted a request to rezone the portions of the property currently zoned R-1S-18A and TR-1 to C-2 in order to establish consistent zoning across the site and allow for the proposed development of an AutoZone automotive parts retail store. The portion of the property currently zoned C-2 is not included in the rezoning request and will remain unchanged.



Overview of Applicants Request

Applicant is requesting a zoning change from R-1S-18A and TR-1 to C-2 to allow for the development of an AutoZone automotive parts retail store. The request would create consistent commercial zoning across the property and support future commercial development along the Lohman Ford Road corridor. Following approval of the rezoning request, the applicant intends to replat the existing lots and tract into one lot to accommodate the proposed site layout and development improvements.

Site Information

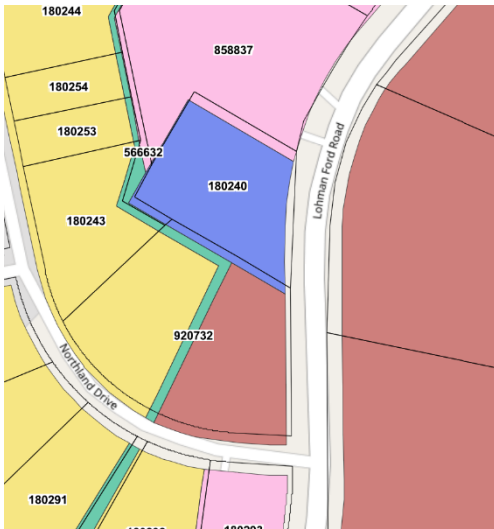
Location: 7600 Lohman Ford Rd, Lago Vista, TX 78645

Physical and Natural Features: The subject property located at 7600 Lohman Ford Road is currently undeveloped and exhibits typical Central Texas Hill Country characteristics, including gently sloping terrain, native vegetation, scattered cedar and oak trees, and limestone-based soils. The property fronts Lohman Ford Road, one of the City's primary arterial roadways and a major commercial corridor providing access throughout Lago Vista. The surrounding area consists primarily of undeveloped and vacant lots, with a mix of residential and commercial zoning patterns developing along the corridor. Across Northland Drive from the subject property is Phoenix Automotive, which contributes to the existing commercial character of the area

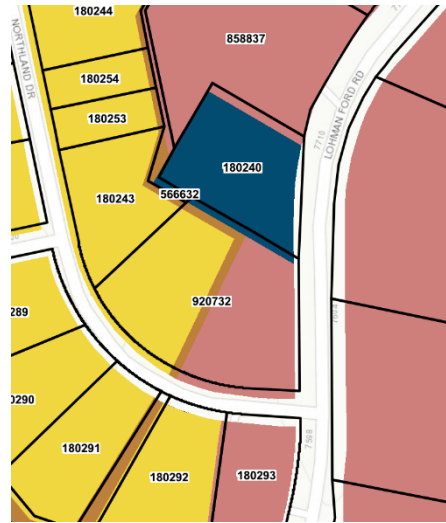
Future Land Use and Current Zoning: The current zoning: C-2, TR-1, R-1S (18A). FLUM: ESTRES.

Surrounding Properties: The subject property is located along Lohman Ford Road, a primary commercial corridor within the City of Lago Vista. The surrounding area consists of a mix of commercial and undeveloped properties. Adjacent properties are primarily vacant lots, while existing commercial uses are developing along the corridor. Across Northland Drive is Phoenix Automotive, and nearby properties include a variety of retail and service-oriented uses that support the area's transition toward commercial development. The property's location along a major roadway provides visibility and access consistent with surrounding commercial activity patterns.

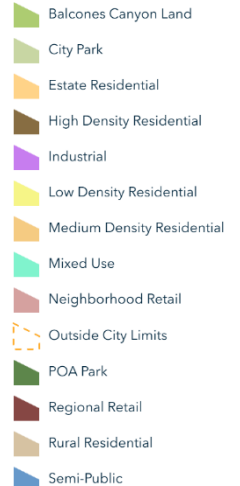
Direction	Zoning District	Future Land Use	Existing Use
North	U-1	U-1	Vacant
South	C-1	ESTRES	Existing Business
East	C-2	ESTRES	Vacant
West	R-1S	REGCOM	Vacant



Zoning Map



Future Land Use Map



Property History: The subject property, legally described as Tract A and Lots 1873–1874 of Lago Vista Estates Section 6, has historically remained undeveloped vacant land along the Lohman Ford Road corridor. The property contains multiple zoning classifications, including TR-1, R-1S, and portions of C-2 commercial zoning. In 2018, a zoning request was considered for commercial development at the site (18-1230-R-REZ). In 2023, the Planning and Zoning Commission reviewed a zoning change request involving the property and adjacent tracts for commercial and residential zoning classifications(22-2282-R-Rez). The property was sold in 2022 and has remained vacant pending future development proposals.

Comprehensive Plan Guidance

Future Land Use Map: The proposed rezoning is consistent with the Regional Retail/Office/Commercial designation identified on the City’s Future Land Use Map. The subject property is located along Lohman Ford Road, a major roadway that provides visibility and access appropriate for higher-intensity commercial development. The site is positioned within an area transitioning toward a mix of retail, office, and service-oriented uses that are intended to serve both residents and the surrounding region. The property’s location, access to a primary corridor, and surrounding commercial activity support development patterns envisioned under the Regional Retail/Office/Commercial category, which encourages larger-scale commercial and retail uses along major transportation routes.

Other Master Plans: (Parks, Overlays, Etc.) N/A for this project.

Utilities

Utilities are present nearby and do not appear to pose an issue at this time. Modeling will be required during development to identify any, if at all, necessary improvements to the off-site infrastructure to serve this project.

Transportation

This project is currently located on Lohman Ford Rd., a Traffic Impact Analysis will be required during development to identify any, if at all, necessary improvements to the off-site infrastructure to serve this project.

Proposed Zoning District and Use

They are proposing C2 which is/is not appropriated based on 4-45 - C-2 General Commercial / Retail Zoning District

(a) Purpose. This district is intended to include lands within the corporate limits of the City to be used for the development of retail and service facilities that are larger than those that are appropriate for seamless integration into a residential neighborhood. This district also provides space for financial, administrative, and business services compatible with the district's function as a focal point of community activity in a location accessible on a collector or arterial.

(b) Permitted Uses. The permitted uses are specified in Table B, Table of Allowed Uses for Zoning.

(c) Development Standards. The maximum Building Height and Minimum Yard Requirements shall be as specified in Table A, Table of Development Standards. See Section 3.124 of Chapter 3 for exterior appearance requirements.

(d) Minimum Parking Area. Buildings and development shall have an off-street parking unit in accordance with Section 7, herein.

(Ord. 19-01-17-01 on 1/17/2019; Ord. 23-09-07-04 on 9/7/2023)

Approval Criteria

Staff has reviewed the proposed rezoning request and has found that it [complies, partially complies, does not comply] with the criteria established in 13-20 - Procedure for a Change of Zoning Classification of a Parcel of Land

(a) Who May Initiate Request to Change a Zoning Classification. A request to change the zoning classification of a parcel of land may be initiated by the owner of such parcel or his authorized agent. The City may also propose a zoning change on its own motion, without such a request.

(b) Manner of Initiating a Zoning Change Request.

(1) Application by Property Owner. A property owner or his authorized agent may file an application with the City Manager requesting the zoning or a change of zoning for real property. All property owners shall sign the application form and become parties to the application or provide a copy to the City of their express written authority to an agent acting on their behalf in a format compliant with all applicable state requirements. Whenever a property is owned by a corporation, a limited liability company, a partnership or any other similar entity, the person signing on behalf of that entity will provide documentation of that

authority. In the case of multiple property owners, a single individual shall be designated on the application form as the source and recipient of all formal correspondence and be responsible for communication with all other parties to the application. Such application shall be accompanied by a fee established by the Council, and shall contain the following information, unless waived in writing by the City Manager or his designee:

(A) The legal description and address of the parcel for which the application is made (the "subject parcel").

(B) A map showing the present zoning classification, if any, of the subject parcel and of each abutting, adjacent or contiguous parcel.

(C) The present use of the subject parcel and of each abutting, adjacent or contiguous parcel.

(D) The type and location of all structures on the subject parcel and on each abutting, adjacent or contiguous parcel.

(E) The zoning requested and the proposed use of the subject parcel.

(F) Conceptual plan, if required by ordinance.

(G) If required by the planning and zoning commission or city council, a traffic impact analysis.

(H) A map showing the location and line size of the nearest or proposed point of connection to, wastewater and water lines.

(I) Certification from all applicable taxing authorities that all taxes due on the subject parcel sought to be zoned or rezoned have been paid.

(J) Any other relevant information requested by the Commission or the Council.

(2) Application Deadline. Consideration of the application by the Planning and Zoning Commission shall occur at a regular scheduled or special called meeting following a public hearing no sooner than sixty (60) days or more than one-hundred eighty (180) days after receipt of an application determined to be complete by the City Manager or their designee.

(c) Review of Zoning Change Requests by Planning and Zoning Commission. The Commission shall:

(1) Review each application for a zoning change.

(2) Conduct a hearing. Notice of a hearing before the Commission shall be given by notification as prescribed in Section [13-40\(a\)\(1\)](#) and (a)(2) below. Notice of the hearing before the Commission may be combined with the notice given for the hearing on the same matter before the Council.

(3) Following the hearing on the requested change it shall prepare a recommendation for the Council.

(d) Required Conformance to Master Plan. The adopted Comprehensive Plan documents the current land use policy recommendations applicable within the municipality and serves as a guideline for future zoning decisions that will yield a balanced, diversified, and compatible pattern of development consistent with the vision of its citizens. While it does not establish zoning regulations or establish zoning district boundaries, no zoning application deemed to be inconsistent with the Comprehensive Plan shall be considered without first successfully seeking an amendment, in accordance with the provisions below, that eliminates that inconsistency.

(1) An application for an amendment to the Comprehensive Plan shall be required prior to the approval of a zoning change application whenever the City Manager or their designee determines that the proposed change is otherwise inconsistent with the adopted Comprehensive Plan. An appeal of that determination shall comply with the procedures outlined in Section [11-50](#) of this chapter.

(2) An amendment to either the text of the Comprehensive Plan or any of its various components, including but not limited to the Future Land Use Plan or Map, shall be requested using the required form available from the Development Services Department and include the fee specified in Appendix A.

(3) The procedure for an amendment to the Comprehensive Plan shall be the same as specified in this section for a zoning change, including the ability of the City to initiate a proposed amendment and the notice required by Section [13-40](#) when specific property is the subject of the request. However, the provisions of [13-20\(e\)\(3\)](#) are not applicable. Consideration of the application by the Planning and Zoning Commission shall occur at a regular scheduled or special called meeting following a public hearing no sooner than sixty (60) days or more than one-hundred eighty (180) days after receipt of an application determined to be complete by the City Manager or their designee. A successful application shall be accompanied by an amendment to the ordinance that adopted the current Comprehensive Plan. That amendment shall require the affirmative vote of at least three-fourths (3/4) of all members of the governing body for adoption.

(4) Notwithstanding anything in this subsection [13-20\(d\)](#) to the contrary, the City Council maintains full discretion to adopt a Comprehensive Plan and define the content and design of such Comprehensive Plan. A complete application for the amendment of the Comprehensive Plan shall in no way bind the City Council to amend the Comprehensive Plan. An application for an amendment shall not be considered unless one of the following is shown:

(A) A significant and unanticipated change, such as an unexpected substantial investment or capital improvement within an area or neighborhood, deterioration or closing of an impactful facility, and disinvestment or deterioration of a development, neighborhood, or area;

(B) A demonstrable error, oversight, or omission; or

(C) A change that asserts to better achieve the vision, goals, objectives, policies, and desired outcomes expressed within the Comprehensive Plan.

(5) An application for an amendment to the Comprehensive Plan based on significant and unanticipated change under subsection 4(A), above must show the following:

(A) That the significant and unanticipated change to the area that includes the impacted property occurred after the adoption of the Comprehensive Plan;

(B) The property is unlikely to be developed in accordance with the land use designation, policies, or recommendations in the current Comprehensive Plan; and

(C) That the proposed change is the most appropriate designation for both the property and the surrounding area.

(6) An application for an amendment to the Comprehensive Plan based on demonstrable error, oversight, or omission under subsection 4(B), above must identify specific and tangible items such as inaccurate, contradictory, or inconsistent information or recommendations, rather than generalities or unsupported conclusions.

(7) An application for an amendment to the Comprehensive Plan that asserts to better achieve the vision, goals, objectives, policies, and desired outcomes under subsection 4(C), above must show the following:

(A) That the proposed change does not require an evaluation that is broader or more comprehensive in scope;

(B) That the proposed change maintains or increases compatibility with existing land use patterns or designated future land uses;

(C) That the proposed change would result in benefits, advantages or other similar favorable impacts to the adjacent property or area; and

(D) That the property is physically capable of accommodating the proposed change (size, shape, topography, etc.).

(e) Review of Zoning Change Request by City Council. The Council shall:

(1) Review the Commission recommendation.

(2) Before acting upon the zoning change, hold at least one (1) public hearing on the proposed zoning change. Notice of a hearing before the Council shall be given by publication as prescribed in Section [13-40\(a\)\(2\)](#) below. Separate written notice to property owners is not necessary. Notice of the hearing before the Council may be combined with the notice given for the hearing on the same matter before the Commission.

(3) Take appropriate action as follows:

(A) The Council may enact a proposed change of zoning by ordinance, if it finds that such change is in the public interest. A change of zoning may be enacted, even though such proposed change does not conform to the land use map in the City's Master Plan provided that the Council's findings conform to the requirements of Section [13-20\(d\)](#).

(B) A change of zoning shall not become effective except by the affirmative vote of at least three-fourths of all members of the governing body if a written protest, signed by owners of at least twenty percent (20%) of either:

(i) The area of lots or land covered by the proposed change;

(ii) The area of lots or land immediately abutting the area covered by the proposed change and extending two hundred feet (200') from that area, that is within the municipal limits of the City of Lago Vista.

(iii) In computing the percentage of land area described in this subsection, the area of streets, alleys, and publicly owned property within the municipal limits of the City of Lago Vista shall be included.

(C) A change of zoning shall not become effective except by the affirmative vote of at least three-fourths (3/4) of all members of the governing body if the Commission has recommended against enactment of a proposed zoning change.

(D) Approval or an amendment of a Planned Development District (PDD), including a concept plan, a detail plan, or a combined concept and detail plan shall not become

effective except by the affirmative vote of at least three-fourths (3/4) of all the members of the governing body.

(Ord. 19-12-19-01 on 12/19/2019; Ord. 22-09-01-02 on 9/1/2022; Ord. 23-01-19-03 on 1/19/2023; Ord. 24-06-06-04 on 6/4/2024; Ord. 24-07-18-04 on 7/18/2024)

Meeting Schedule

[6/11/2026] – Planning and Zoning Commission

[6/18/2026] – City Council

Public Notification

As required by the Unified Development Code, all property owners and registered neighborhood associations within a 200-foot radius of the subject property were notified of the Zoning Map Amendment request (13 notices), a legal notice advertising the public hearing was placed in the Hill Country News (May 14, 2026) and signs were posted on-site. To date, staff has received 0 written comments in favor, and 0 in opposition to the request.

Attachments

Exhibit 1 – Letter

Exhibit 2 – Site Plan

Exhibit 3 – Application

Exhibit 4 – Survey

Exhibit 5 – Ordinance

April 29, 2026

To:

City of Lago Vista
Planning & Zoning Commission / City Council
5803 Thunderbird Street
Lago Vista, TX 78645

RE: AutoZone – Proposed Rezoning and Retail Development

Dear Members of the Commission and Council,

Kimley-Horn and Associates, Inc., on behalf of AutoZone, Inc., respectfully submits this Letter of Intent in support of a zoning change request for a proposed AutoZone automotive parts retail store located along Lohman Ford Road in Lago Vista, Texas, as illustrated on the attached zoning exhibit. This request is intended to support the orderly and coordinated development of the subject property while aligning with the City of Lago Vista's planning policies and established development patterns.

The subject property consists of two platted lots and one tract located within a single parcel and is currently governed by multiple zoning designations. Portions of the property are zoned Single-Family Residential (R-1S-18A) and Temporary Restricted (TR-1), while the remaining portion is zoned General Commercial (C-2). The proposed request seeks to rezone the R-1S-18A and TR-1 portions of the site to the General Commercial (C-2) zoning designation. No zoning change is proposed for the area currently zoned C-2.

Following approval of the requested rezoning, AutoZone proposes to develop a single-story automotive parts retail store with associated parking, internal vehicular circulation, and supporting site improvements. The proposed use is permitted within the C-2 zoning district and has been designed to comply with applicable zoning and development regulations, including building setbacks, parking requirements, access standards, and height limitations.

Kimley-Horn and AutoZone respectfully request favorable consideration of this zoning change to facilitate the proposed development. We appreciate the City's time and coordination throughout the review process and look forward to continued collaboration as the project advances.

Should you have any questions or require any additional information, please do not hesitate to reach out to me at (817) 900-8528 or jared.earney@kimley-horn.com

Sincerely,



Jared Earney, P.E.

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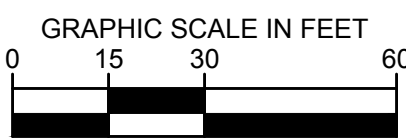
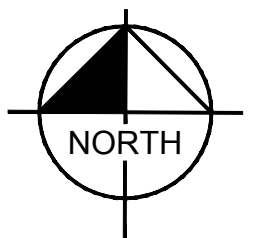


PARKING SUMMARY	
REQUIRED PARKING - OFFICE AND RETAIL BUILDINGS: 1 PER 300 SF	23
TOTAL PROPOSED PARKING	26 SPACES
REQUIRED ACCESSIBLE PARKING	1 STANDARD SPACE & 1 VAN ACCESSIBLE
PROPOSED ACCESSIBLE PARKING	1 STANDARD SPACE & 1 VAN ACCESSIBLE

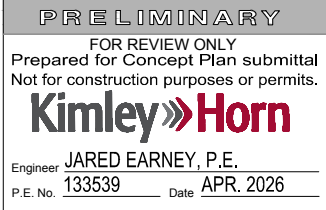
	PROP. CONCRETE PAVEMENT
	PROP. CONCRETE SIDEWALK
	PROP. BUILDING LINE
	PROP. CURB LINE
W	EX. WATER LINE
SS	EX. SEWER LINE
OHE	EX. OVERHEAD ELECTRIC LINE



Know what's below.
Call before you dig.

[illegible]

801 CHERRY STREET, UNIT 11, SUITE 1300, FORT WORTH, TX 76102
 PHONE: 817-335-6511
 WWW.KIMLEY-HORN.COM TX F-928



KHA PROJECT 068613061	DATE APRIL 2026	SCALE AS SHOWN
		DESIGNED BY KHA
		DRAWN BY KHA
		CHECKED BY KHA

ZONING EXHIBIT

**LAGO VISTA
AUTOZONE #11093**

PREPARED FOR
AUTOZONE

LAGO VISTA

SHEET NUMBER
EXHIBIT

LEGAL DESCRIPTION
ZONING EXHIBIT

BEING a 2.1158 acre (92,162 square foot) tract of land situated in the William Hensley Survey, Abstract No. 348, City of Lago Vista, Travis County, Texas; said tract being all of Lot 1873 and Lot 1874 and a portion of Tract A, Lago Vista Estates Section Six, an addition to the City of Lago Vista according to the plat recorded in Volume 49, Page 5, Plat Records, Travis County, Texas; said tract being more particularly described as follows:

BEGINNING at a point for corner at the intersection of the west right-of-way line of Lonham Ford Road (a variable width right-of-way) and the north right-of-way line of Northland Drive (a 50' right-of-way), said point being the southeast corner of said Lot 1873;

THENCE North 87°50'23" West, along the said north right-of-way line of Northland Drive, a distance of 96.55 feet to a point at the beginning of a tangent curve to the right with a radius of 340.97 feet, a central angle of 59°50'16", and a chord bearing and distance of North 57°55'14" West, 340.13 feet;

THENCE in a northwesterly direction, continuing along the said north right-of-way line of Northland Drive, with said tangent curve to the right, an arc distance of 356.10 feet to a point for corner being the southwest corner of said Lot 1874 and the south corner of Lot 1875 of said Lago Vista Estates Section Six;

THENCE North 46°21'37" East, departing the said north right-of-way line of Northland Drive, along the west line of said Lot 1874 and the east line of said Lot 1875, a distance of 249.10 feet to a point for corner in the north line of said Tract A and the south line of a tract of land to Southwestern Bell Telephone Company (no recording information found in public records);

THENCE South 60°52'23" East, along the said north line of Tract A and the said south line of Southwestern Bell Telephone Company tract, a distance of 225.35 feet to a point for corner in the said west right-of-way line of Lonham Ford Road, said point being the northeast corner of said Lot 1873 and the southeast corner of said Southwestern Bell Telephone Company tract;

THENCE South 01°45'23" East, along the said west right-of-way line of Lonham Ford Road and the east line of said Lot 1873, a distance of 246.62 feet to the **POINT OF BEGINNING** and containing 92,162 square feet or 2.1158 acres of land, more or less.

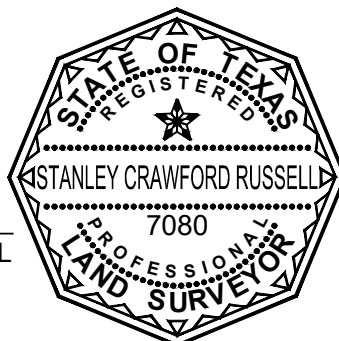
NOTES

This document was prepared under 22 TAC §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

A survey plat of even survey date herewith accompanies this metes and bounds description.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the zoning tract.


04/22/2026
STANLEY CRAWFORD RUSSELL
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 7080
StanC.Russell@Kimley-Horn.com



ZONING EXHIBIT
WILLIAM HENSLEY SURVEY,
ABSTRACT No. 348
CITY OF LAGO VISTA
TRAVIS COUNTY, TEXAS

Kimley»Horn

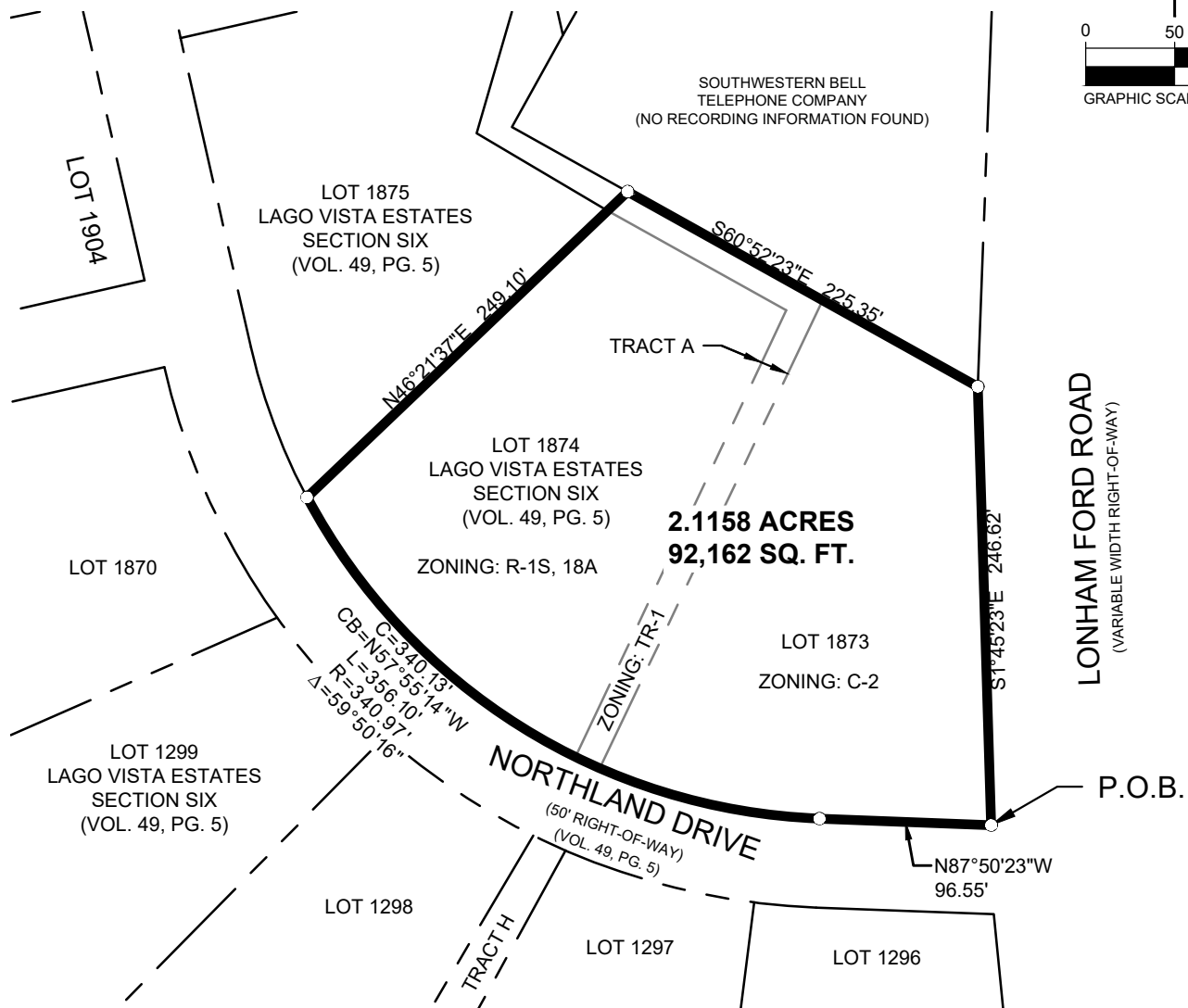
110 N. College Avenue, Suite 1800
Tyler, Texas 75702

FIRM # 10194040

Tel. No. (903) 617-5839
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SCR	MKK	04/22/2026	068613061	1 OF 2

Δ = CENTRAL ANGLE
P.O.B. = POINT OF BEGINNING



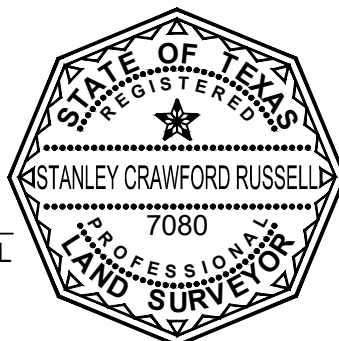
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<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
1" = 100'	SCR	MKK	04/22/2026	068613061	2 OF 2



CITY OF LAGO VISTA • DEVELOPMENT SERVICES
5803 THUNDERBIRD STREET • P.O. BOX 4727 • LAGO VISTA, TX 78645

Tel. (512) 267-5259

Fax (512) 267-5265

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

APPLICATION FOR ZONING DISTRICT CHANGE

Contact Person: Jared Earney **Fee:** See Ordinance Appendix A (non-refundable)
Contact Phone: 817-900-8528 **Contact Email:** jared.earney@kimley-horn.com
Property Owner(s):* SIKOTAR LLC
Owner's mailing address: 3565 Route 90, W. Highland, New York 12528

COMPLETE LEGAL DESCRIPTION OF SUBJECT PROPERTY

Subdivision, Section and Lot Number(s) if platted. Attach metes & bounds or equal description otherwise*

LOTS 1873 & 1874, LAGO VISTA ESTATES, SECTION 6 &

PORTION OF TRACT A, LAGO VISTA ESTATES, SECTION 6

Municipal Address(es)* if applicable: 7600 Lohman Ford Rd, Lago Vista, TX 78645

NATURE OF REQUEST

Current Zoning District(s): R-1S, 18A; TR-1; C-2 **Requested District:** C-2

Purpose or Basis of Request* (if PDD, include whether concept and/or detail plan approval is sought):

Future commercial project to include a proposed AutoZone.

Additional individual(s) authorized to act on behalf of the property owner(s)* regarding this application:

Name of Agent: Jared Earney **Email:** jared.earney@kimley-horn.com

Mailing Address: 801 Cherry St, Suite 1300, Fort Worth, TX 76102 **Phone:** 817-900-8528

NOTE: Applications must be complete including all applicable portions of this form, payment of fees and all required drawings or documentation. All applications are accepted provisionally pending a completion review. PLEASE TAKE SPECIFIC NOTICE AND INCORPORATE OR ADDRESS ALL LOCAL ORDINANCE REQUIREMENTS IN YOUR APPLICATION.

[Signature]
Property Owner's signature(s)*

4/27/16
Date

*Attach additional sheets as required

[Signature]
EMILY GRACE PORTER
Notary Public, State of New York
No. 01PO0046472
Qualified in Ulster County
Commission Expires February 05, 2030

ORDINANCE NO. 26-XX-XX-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LAGO VISTA BY REZONING APPROXIMATELY 2.11 ACRES OF LAND LOCATED AT 7600 LOHMAN FORD ROAD, LEGALLY DESCRIBED AS TRACT A AND LOTS 1873–1874, LAGO VISTA ESTATES SECTION 6, FROM R-1S-18A (SINGLE-FAMILY RESIDENTIAL) AND TR-1 (TRANSITIONAL RESIDENTIAL) TO C-2 (GENERAL COMMERCIAL/RETAIL); PROVIDING FINDINGS OF FACT; PROVIDING FOR INCORPORATION INTO THE OFFICIAL ZONING MAP; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING FOR PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Lago Vista is a home-rule municipality acting pursuant to the authority granted under the Constitution and laws of the State of Texas; and

WHEREAS, the City Council has adopted zoning regulations pursuant to Texas Local Government Code Chapter 211 and Chapter 14 of the Lago Vista Code of Ordinances; and

WHEREAS, the owner and/or authorized agent submitted an application requesting rezoning of portions of the subject property from R-1S-18A and TR-1 to C-2 General Commercial/Retail District; and

WHEREAS, the subject property is located at 7600 Lohman Ford Road, consisting of approximately 2.11 acres, legally described as Tract A and Lots 1873–1874, Lago Vista Estates Section 6; and

WHEREAS, the requested zoning amendment would establish consistent commercial zoning across the site and facilitate development of an automotive parts retail establishment and associated site improvements;

WHEREAS, the Planning and Zoning Commission conducted a public hearing in accordance with applicable state law and City regulations and forwarded its recommendation to the City Council; and

WHEREAS, the City Council conducted a public hearing as required by the City Code and Texas Local Government Code; and

WHEREAS, the City Council finds that the proposed rezoning is consistent with the purposes of the C-2 General Commercial/Retail district and is in the public interest; and

WHEREAS, the City Council further finds that the proposed rezoning is generally consistent with the Comprehensive Plan and promotes orderly development along the Lohman Ford Road corridor;

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

SECTION 1. FINDINGS INCORPORATED

The foregoing recitals and findings are hereby found to be true and correct and are incorporated herein for all purposes as if fully set forth.

SECTION 2. ZONING MAP AMENDMENT

The Official Zoning Map of the City of Lago Vista is hereby amended by rezoning the property described below from R-1S-18A Single-Family Residential District and TR-1 Transitional Residential District to C-2 General Commercial/Retail District:

Approximately 2.11 acres located at 7600 Lohman Ford Road, legally described as Tract A and Lots 1873–1874, Lago Vista Estates Section 6, City of Lago Vista, Travis County, Texas, as more particularly depicted in Exhibit A attached hereto and incorporated herein by reference.

SECTION 3. OFFICIAL ZONING MAP

The City Manager or designee is authorized and directed to revise and maintain the Official Zoning Map of the City of Lago Vista to reflect the amendment adopted herein.

SECTION 4. DEVELOPMENT SUBJECT TO CITY REGULATIONS

Development of the property shall comply with all applicable City ordinances, development regulations, engineering requirements, and applicable state and federal regulations, including but not limited to site development standards, access requirements, drainage requirements, and utility requirements.

Approval of this rezoning does not waive subsequent permitting requirements, subdivision approvals, site development approvals, traffic impact analyses, or utility review requirements.

SECTION 5. SEVERABILITY

Should any section, subsection, sentence, clause, or provision of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder shall not be affected and shall remain in full force and effect.

SECTION 6. REPEALER

All ordinances or portions thereof in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 7. PUBLICATION

The City Secretary shall cause publication of the caption of this Ordinance as required by law.

SECTION 8. EFFECTIVE DATE

This Ordinance shall become effective immediately upon adoption as provided by law.

PASSED AND APPROVED on this ____ day of _____, 2026.

CITY OF LAGO VISTA, TEXAS

Mayor
City of Lago Vista

ATTEST:

City Secretary

Exhibit A: Survey



Item Cover Page

PLANNING & ZONING COMMISSION AGENDA ITEM REPORT

DATE: June 11, 2026

SUBMITTED BY: Jordan Strohmeyer, Development Services

SUBJECT: Approval of the May 14th, 2026 Minutes

ATTACHMENTS:
[2026-05-14 planning-zoning-commission_minutes.pdf](#)



**PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
THURSDAY, MAY 14, 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 4:04 PM.

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

Absent: Dave Stewart, Nelson Minyard

Paul Prince – Council Liaison

Jordan Strohmeyer – Staff Liaison

Tam Pieklik – 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](#)

No initial non-agenda comments were received.

The Chair later reopened citizen comments.

Enrique Lopez spoke as a private citizen expressing concern regarding perceived disrespectful conduct by an individual at a prior meeting and emphasized the importance of maintaining order and supporting the Chair.

III. STAFF AND COUNCIL LIAISON REPORTS

1. Routine Reports from City staff.
 - *UDC (Unified Development Code) reorganization process began April 23.*
 - *First portion available for review; second portion expected soon.*
 - *Applications are ongoing; upcoming agendas are being prepared.*
 - *Agenda for June meeting to be posted earlier than usual.*
 - *Strohmeyer will be out of office May 21–31; interim contact is staff member Tam.*
 - *No anticipated impact on notices or agenda postings.*
2. Routine Reports from City Council Liaison.
 - *Procedure training for Council and commissions scheduled for May 28 at 6:00 p.m.*
 - *Emphasized compliance with agenda-only discussion requirements.*
 - *Discussion regarding future need for additional training (e.g., land use fundamentals).*

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”.

Removal of the word “pocket” from Section 23(E)(7)

Staff confirmed this is a simple amendment requested by Council and PRAC. No public opposition or discussion.

Moved by Gene Harris; seconded by Enrique Lopez to Approve.

Motion Passed: 5- 0

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

Voting Against: None

VI. ACTION ITEMS

1. Approval of Minutes for March 12, 2026

Moved by Jeff Hewgley; seconded by Ann Cleator to Approve.

Motion Passed: 5- 0

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

Voting Against: None

2. Approval of Minutes for April 15, 2026

Moved by Gene Harris; seconded by Ann Cleator to Approve.

Motion Passed: 5- 0

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

Voting Against: None

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

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

Lago Vista Comprehensive Plan Executive Summary with the amendments to Section 3B, Part 4 to read: Residential Large Lot – one residence for a two plus gross acre lot; 3B Part 5 – Residential Standard Lot – one residence for lots varying in size from 0.25 to 1.99 gross acres; and then Residential High Density – up to eight residences on one gross acre, carve out to include senior housing/assisted living and multi-family housing.

Lynda Aird motion to further incorporate the following amendments:

Recommendation that it be forwarded to City Council and recommend that along with the summary, they use the comp plan material provided by CPAC, the other comp plan material provided by P & Z and the community members, and that the Council prepare a final revision of the comp plan for Council adoption.

Gene accepted to amend.

Moved by Gene Harris; seconded by Ann Cleator to Approve as Amended.

Motion Passed: 5- 0

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

Voting Against: None

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

Chair Lynda Aird adjourned the meeting at 5:11 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:	June 11, 2026
SUBMITTED BY:	Jordan Strohmeyer, Development Services
SUBJECT:	Consider, discuss, and take action on the Comprehensive Plan Draft.