



**AGENDA
CITY COUNCIL REGULAR MEETING
CITY COUNCIL CHAMBERS
5803 THUNDERBIRD
LAGO VISTA, TX
OCTOBER 1, 2026 AT 3:00 PM**

REGULAR SESSION WILL RECONVENE AT 4:00PM

JOIN MEETING VIA VIDEO CONFERENCE

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

<https://meet.goto.com/242387805>

You can also dial in using your phone.

Access Code: 242-387-805

United States: +1 (646) 749-3122

I. CALL TO ORDER, CALL OF ROLL

Shane R. Saum, Mayor

Amanda Chavarria, Council Member

Jess Hall, Council Member

Adam Benefield, Council Member

Norma Owen, Mayor Pro Tem

Karen Van Ness, Council Member

Paul Prince, Council Member

Isaac Turner, Interim City Manager

II. EXECUTIVE SESSION

Convene into a closed Executive Session pursuant to;

1. Consultation with City Attorney pursuant to Texas Government Code § 551.071 regarding legal issues related to one or more items listed on this agenda, where confidential attorney-client advice is necessary.
2. Consultation with City attorney pursuant to Texas Government Code 551.074, to discuss Interim City Manager assignments and duties.
3. Discussion with City Attorney pursuant to Gov't Code Sec. 551.071 (legal advice) regarding pending litigation – Alton Moore v. City of Lago Vista; Caelum Capital v. City of Lago Vista.
4. Discussion with City Attorney (Gov't Code Sec 551.071 - legal advice) related to proposed first amendment to agreement with Lago Vista Little League.

III. ACTION ON EXECUTIVE SESSION ITEMS (action and/or vote may be taken on the following

agenda items):

Reconvene from Executive Session into open session to act as deemed appropriate in City Council's discretion regarding:

1. Consultation with City Attorney pursuant to Texas Government Code § 551.071 regarding legal issues related to one or more items listed on this agenda, where confidential attorney-client advice is necessary.
2. Consultation with City attorney pursuant to Texas Government Code 551.074, to discuss Interim City Manager assignments and duties.
3. Discussion with City Attorney pursuant to Gov't Code Sec. 551.071 (legal advice) regarding pending litigation – Alton Moore v. City of Lago Vista; Caelum Capital v. City of Lago Vista.
4. Discussion with City Attorney (Gov't Code Sec 551.071 - legal advice) related to proposed first amendment to agreement with Lago Vista Little League.

IV. INVOCATION

V. PLEDGE OF ALLEGIANCE, PLEDGE TO TEXAS FLAG

VI. CITIZEN COMMENTS

In accordance with the Open Meetings Act, Council 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 Mayor 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. The Council will reconvene from executive session at or around 4:00 p.m.

[Citizen Participation Registration Form](#)

VII. PRESENTATIONS & PROCLAMATIONS

1. Proclamation for Tourism Friendly Texas Community.
2. Public Works will provide a presentation and project update on WTP3 – Trident.

VIII. ACTION ITEMS

1. Consider and take appropriate action to ratify the emergency action taken by staff to authorize repairs to the wastewater treatment plant (WWTP) lift station discharge piping, based on public works' justification that the condition of the discharge piping presented an immediate risk to the continued and reliable operation of the wastewater system and required prompt repair to protect public health, safety, and the proper functioning of the wastewater system.

2. Approval of a Resolution No. 26-2226; Authorizing the release of two five-foot public utility and drainage easements adjacent to the common boundary line of Lot 911, a resubdivision of Lot 911A, Country Club Estates, Section Five, and Lot 910, Country Club Estates, Section Five, located at 21534 Lakefront Drive, Lago Vista, Texas.
3. Consider, discuss, and take action on the Planning and Zoning Commission's recommendation regarding the Comprehensive Plan Update and Future Land Use Map (FLUM), and provide direction to staff regarding preparation of the next draft.
4. Approve the minutes of the September 17, 2026, City Council Meeting.

IX. WORK SESSION

1. Discussion regarding the growing concerns and recent events related to e-bikes and illegal e-bike operations on city streets, public safety concerns, applicable changes to city ordinances, and other proactive safety measures that could be implemented to mitigate injuries and provide for safe operating behavior.
2. Discussion and possible action regarding next steps for the Texas Water Development Board Clean Water State Revolving Fund Application process.

X. ITEMS OF COMMUNITY INTEREST

XI. STAFF AND COUNCIL LIAISON REPORTS

- A. Routine Reports from City Staff.
- B. Routine Reports from City Council Board/Commission/Committee Liaisons.

XII. 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 7:00 pm on the 24th day of September 2026.

Robin Smith , City Secretary

THIS MEETING SHALL BE CONDUCTED PURSUANT TO THE TEXAS GOVERNMENT CODE SECTION 551.001 ET SEQ. AT ANY TIME DURING THE MEETING THE COUNCIL RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION ON ANY OF THE ABOVE POSTED AGENDA ITEMS IN ACCORDANCE WITH THE SECTIONS 551.071, 551.072, 551.073, 551.074, 551.075 OR 551.076.

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.

AT THIS MEETING AT THE STATED LOCATION, A QUORUM OF THE CITY COUNCIL WILL BE PHYSICALLY PRESENT, AND THIS NOTICE SPECIFIES THE INTENT TO HAVE A QUORUM PRESENT THERE, AND THE MEMBER OF THE CITY COUNCIL PRESIDING OVER THE MEETING WILL BE PHYSICALLY PRESENT AT THAT LOCATION. ONE OR MORE MEMBERS OF THE CITY COUNCIL MAY PARTICIPATE IN THIS MEETING REMOTELY, AND IF SO, VIDEOCONFERENCE EQUIPMENT PROVIDING TWO-WAY AUDIO AND VIDEO DISPLAY AND COMMUNICATION WITH EACH MEMBER WHO IS PARTICIPATING BY VIDEOCONFERENCE CALL WILL BE MADE AVAILABLE.

CONTINUATION OF MEETING: If the City Council is unable to complete consideration of the posted agenda, the Council may recess and continue the meeting on the following regular business day, including the following Friday when applicable, as authorized by Texas Government Code § 551.0411. The date, time, and location of the continued meeting will be publicly announced before recess.

[Adopted Budget 2026-2027](#)



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: October 1, 2026

SUBMITTED BY: Shane Saum, Mayor

SUBJECT: Proclamation for Tourism Friendly Texas Community.

FINANCIAL IMPACT: n/a



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: October 1, 2026

SUBMITTED BY: Ernesto Rios, Director of Public Works

SUBJECT: Public Works will provide a presentation and project update on WTP3 – Trident.

ATTACHMENTS:
[09212026_WTP3 CC Update.pdf](#)

Water Treatment Plant 3

Trident Unit Operational Update

Purpose: Provide a brief, factual update on the observed issues, staff actions, and next steps. The exact root cause has not been confirmed.

Current status

Visual inspection completed

Cause not confirmed

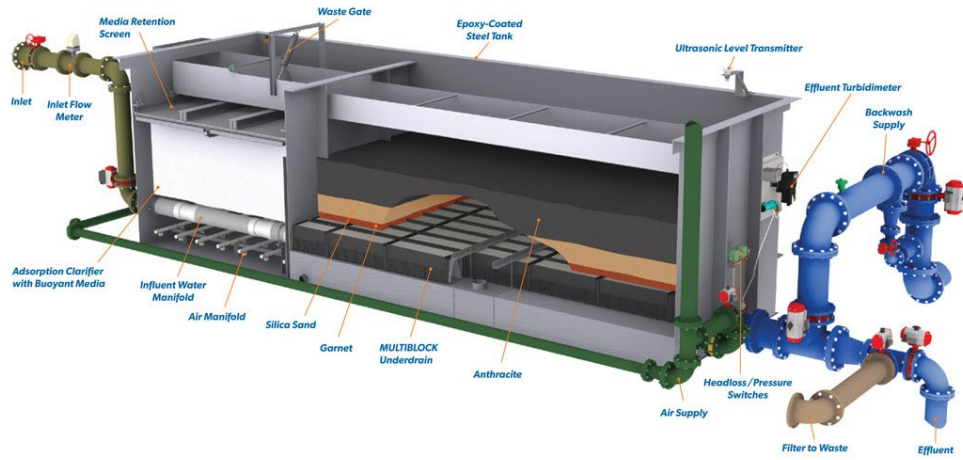


Actual WTP 3 Trident unit exterior.

What the Trident Unit Does

WTP 3 uses an automated Trident package treatment unit as part of the drinking water treatment process.

Complete Package Plant



Representative Trident package unit diagram.

Image note

The diagram is for illustration

KEY POINT

The unit uses filter media to remove solids before treated water continues through the plant. That media is intended to stay inside the filtration section of the unit.



Actual WTP 3 Trident unit.

Observed Issue: Filter Media Found Outside Intended Area

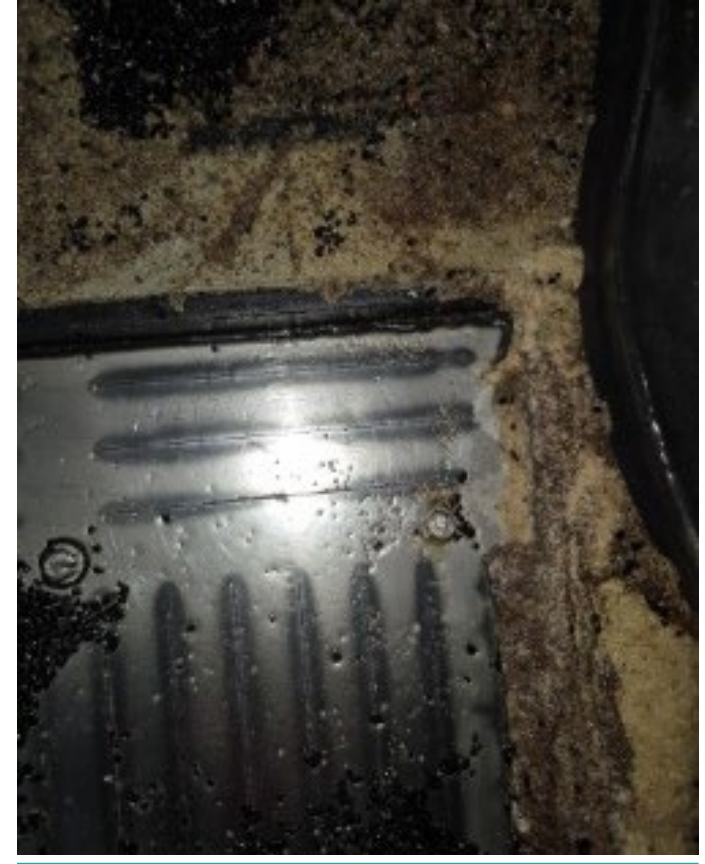
Staff found anthracite and silica sand downstream of the Trident unit, including in the strainer and transfer pump station.



Grout Fragments coming off



Grout not visible around internal panel area.



Close-up of panel area, rubber plastic exposed.

Known at this time

Filter media is downstream. The location and cause of the media movement still require final confirmation.

Proactive Visual Inspection

To move the evaluation forward, staff drained the Trident unit and completed a more detailed visual inspection.



Trident unit operational.



Trident Unit drained and Filter media dug out in three locations.

What staff did

- Drained the Trident unit to allow a closer visual inspection.
- Dug into the filter media in three separate locations.
- Checked the exposed panel areas from the surface.
- Documented observed conditions with photos.

Purpose

This inspection was completed to better understand the issue before bringing forward a repair or maintenance option.

Visual Findings from Inspection

Staff observed separation and loss of grout around panels in the locations inspected.



Observed panel and grout area.



Close-up of observed condition.

OBSERVATIONS

- Grout around panels was observed separating and falling off in three inspected locations.
- One theory was that a panel may have collapsed; however, this was not visually observed from the surface during this inspection.
- A more complete determination may require removal of the remaining filter media.

Important clarification

The exact cause has not been confirmed. If the entire filter is removed, additional internal conditions may still be identified.

Actions Taken and Coordination Underway

Staff is continuing to monitor the unit while coordinating with contractors, specialists, and the original installer.



Actual WTP 3 Trident unit.

- Staff has remained on site monitoring, troubleshooting, and responding to shutdowns.
- The SCADA contractor has been on site to help confirm the issue is not a programming or automation issue.
- Chemical adjustments have been made to evaluate possible process-related contributors.
- The lagoon used for backwash water has been recleaned and reinspected.
- Staff is awaiting a quote from the original installer so the best option can be brought forward.

Current approach: continue troubleshooting, avoid premature conclusions, and bring forward a repair/maintenance option once scope and cost are better defined.

Current Status and Next Steps

The issue is being actively evaluated, and the maintenance timeline has been accelerated.



Excavated filter media area during inspection.

CURRENT STATUS

Staff has identified abnormal movement of filter media and observed grout separation around internal panel areas. The exact root cause has not been confirmed.

NEXT STEPS

- Receive and review quote from the original installer.
- Confirm the recommended repair or maintenance scope.
- Determine whether additional filter media removal is needed for full inspection.
- Schedule work in a way that protects water production as much as practical.

Public message: Staff is actively monitoring the unit, the issue is under evaluation, and the City is working toward a repair plan without identifying an unconfirmed cause.



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: October 1, 2026

SUBMITTED BY: Ernesto Rios, Director of Public Works

SUBJECT: Consider and take appropriate action to ratify the emergency action taken by staff to authorize repairs to the wastewater treatment plant (WWTP) lift station discharge piping, based on public works' justification that the condition of the discharge piping presented an immediate risk to the continued and reliable operation of the wastewater system and required prompt repair to protect public health, safety, and the proper functioning of the wastewater system.

ATTACHMENTS:

[09142026_CM WWTP LS Repairs Memorandum.pdf](#)

[09142026_WWTP LS Repairs PO Request.pdf](#)



MEMORANDUM

To: City Manager

From: Ernesto Rios, Director of Public Works

Date: September 14, 2026

Subject: Emergency Justification – WWTP Lift Station Discharge Piping Repair

Purpose

The purpose of this memorandum is to document Public Works' basis for classifying the repairs to the Wastewater Treatment Plant (WWTP) Lift Station discharge piping as an emergency and to identify the funding available for the work.

Existing Condition

Public Works identified active leaks affecting both the **6-inch and 8-inch discharge piping** at the WWTP Lift Station. The lift station remains operational; however, it is a critical component of the City's wastewater system and must remain in service to continuously convey incoming wastewater to the treatment facility.

The existing configuration does not provide a practical means to completely isolate the affected discharge piping while maintaining normal wastewater conveyance. Because wastewater continues to enter the facility, an unplanned shutdown or additional failure could significantly affect operations and increase the potential for sanitary sewer overflows, environmental impacts, and damage to City infrastructure.

Emergency Justification

Public Works is classifying this repair as an emergency because there is an **active failure of critical wastewater infrastructure**, and delaying corrective action increases the City's exposure to a more significant failure.

Although the lift station is currently operating, continued operation does not eliminate the existing risk. The active leaks may continue to deteriorate and could result in a loss of wastewater conveyance, sanitary sewer overflows, environmental impacts, damage to infrastructure, employee safety concerns, and substantially greater emergency response costs.

The City's Purchasing and Procurement Policy recognizes emergency purchases when conditions threaten public health or safety, may cause damage to persons or property, or when inaction could result in substantial financial loss to the City. Based on the current

condition of the WWTP Lift Station and the potential consequences of delaying corrective action, Public Works believes this repair meets the criteria for emergency procurement.

The intent of the emergency designation is to address a known and active failure under controlled conditions rather than waiting for the condition to progress into a complete failure.

Contractor Evaluation and Due Diligence

Although the condition requires prompt action, Public Works continued to evaluate available repair methods and contractor options rather than proceeding immediately with the first available proposal.

Five contractors visited the site to evaluate the condition and potential repair methods. During this process, staff identified significant operational and safety challenges associated with completing the work while the lift station remains active. Certain repair approaches presented concerns related to safely accessing and working within the lift station while maintaining wastewater operations.

Public Works also evaluated alternatives for maintaining wastewater conveyance while the affected piping is repaired. The objective of this evaluation was to identify a safe and practical repair method while minimizing operational risk and the City's financial exposure.

Following this evaluation, Public Works received a proposal from **Mills Construction, LLC in the amount of \$139,000**. The proposed scope includes installation of the 6-inch and 8-inch ductile iron discharge piping, scaffolding to allow work within the lift station to be performed safely, removal of concrete and piping, concrete repairs, coating repairs, and mobilization/insurance.

Funding

Public Works has identified existing funding sufficient to cover the proposed **\$139,000 emergency repair** as follows:

- **\$90,000** from Account **30-575-4700**
- **\$49,000** from Account **30-570-4761**

Total Funding Identified: \$139,000

Public Works will coordinate with Finance regarding any necessary budget transfer or account adjustment associated with the expenditure.

Recommendation



Public Works recommends that the WWTP Lift Station discharge piping repair be classified as an **emergency procurement** and that the City proceed through the applicable emergency purchasing and approval process.

Addressing the condition now allows the City to perform the repair in a planned and controlled manner while the facility remains operational. Delaying the work increases the possibility that the City may be required to respond to a complete failure under less controlled conditions, potentially resulting in wastewater overflows, environmental impacts, service disruption, additional infrastructure damage, and significantly greater emergency response costs.

Public Works will continue coordinating with the City Manager and Finance through completion of the procurement and repair.

Ernesto Rios
Director of Public Works

Type of Purchase Request

Date of Request:	09/14/26		
Vendor:	Mills Construction		
Description of Item(s) Being Purchased:	WWTP Lift Station Repairs 2 discharge pipes		
Amount:	\$ 139,000.00		
Budget Line Item Code Number:	30-575 (WWTP)	4700 Maintenance & Repairs	100%
	Fund / Department #2	4825 Information Technology	%
	Fund / Department #3	4825 Information Technology	%
	Fund / Department #4	4825 Information Technology	%
Requested By:	Ernesto Rios		
Is This a Budgeted Annual Expense?	NO Supervisor Approval		
How were the quoted obtained?	2 other quotes submitted, but they required LS shut down. 3 quote will do it live		
Director of Public Works Approval (\$3000-\$5000) / Date	<i>Ernesto Rios</i> 09/14/2026		
City Manager's Approval (\$5,001 to \$50,000) / Date			
City Council's Approval (\$50,000+) / Date			
P. O. Number			
Date P. O. Number Approved			

Instructions:

- **Print or email P. O. request to Eric.**
- **Attach pricing quote to your P. O. request if possible for both an emailed or a paper P. O. request.**



Re: Request for Quote – Lift Station Discharge Piping Replacement

From Nathan Porter <nporter@cccarterton.com>

Date Wed 7/29/2026 5:31 PM

To Ernesto Rios <Ernesto.Rios@lagovistatexas.gov>; Eric DelaCruz <Eric.DelaCruz@lagovistatexas.gov>

Cc Curtis Jeffrey <Curtis.Jeffrey@lagovistatexas.gov>; Luis Contreras <Luis.Contreras@lagovistatexas.gov>; Thomas Flarida <Tom.Flarida@lagovistatexas.gov>; Thomas Hoomana <Tom.Hoomana@lagovistatexas.gov>

Ernesto,

Thank you for speaking with me this afternoon. As we discussed, CCCarlton will not be able to quote this project as originally discussed when we met onsite and looked at it. This is due to OSHA regulations and the repairs needing to be made inside a live wet well. For the work needing to be completed, all 4 of the influent pipes will need to be bypassed to allow for personnel to make safe entry into the wet well. As we discussed, CCC is willing to look at putting together pricing to do the work currently requested, but the city would need to set up and have all influent piping bypassing the wet well. CCC is willing to look at pricing additional manholes and bypassing operations but will need some additional information to get pricing. Please let us know if you would like to meet onsite or teams call to discuss things in more detail.

Thank you,

Nathan Porter

V.P. of Plant Operations

C.C. Carlton

(512) 317-6214

From: Ernesto Rios <Ernesto.Rios@lagovistatexas.gov>

Sent: Monday, July 20, 2026 11:34 AM

To: Eric DelaCruz <Eric.DelaCruz@lagovistatexas.gov>

Cc: Curtis Jeffrey <Curtis.Jeffrey@lagovistatexas.gov>; Luis Contreras <Luis.Contreras@lagovistatexas.gov>; Thomas Flarida <Tom.Flarida@lagovistatexas.gov>; Thomas Hoomana <Tom.Hoomana@lagovistatexas.gov>

Subject: Request for Quote – Lift Station Discharge Piping Replacement

Hello,

The City of Lago Vista is requesting a quote for the replacement of the discharge piping at WWTP lift station located at:

**21011 Seminole Drive
Lago Vista, Texas**

The failure occurred within the existing **6-inch and 8-inch discharge piping**. The affected piping is identified within the clouded area shown on the attached drawing.

The scope of work is to replace the affected discharge piping, including all necessary fittings, valves, supports, connections, and related components required for a complete and operational installation.

The City's intent is to complete this work without shutting down the lift station. The contractor should provide a proposed means and methods for maintaining continuous lift station operation during construction, including temporary piping, bypass pumping, isolation, sequencing, or other necessary measures.

Please include the following in your quote:

- Replacement of the affected 6-inch and 8-inch discharge piping
- All associated fittings, valves, supports, restraints, and connections
- Proposed pipe material, pressure rating, coatings, and installation method
- Proposed plan to maintain continuous lift station operation
- Temporary bypass pumping or temporary piping, as required
- Removal and disposal of the existing piping and materials
- Required tie-ins, testing, startup, and site cleanup
- Labor, equipment, materials, mobilization, and restoration
- Estimated project schedule and construction duration
- Material and equipment lead times
- Itemized pricing
- Warranty information
- Assumptions, exclusions, and any recommended additional work

Attached are drawings and photographs of the lift station for reference. The affected area is identified by a cloud on the drawing. A site visit is highly recommended before submitting a quote to verify existing conditions, dimensions, access, sequencing, and bypass requirements.

Because this work is urgent, please provide your earliest availability for a site visit and your anticipated schedule for completing the replacement.

Thank you,

Director of Public Works

City of Lago Vista

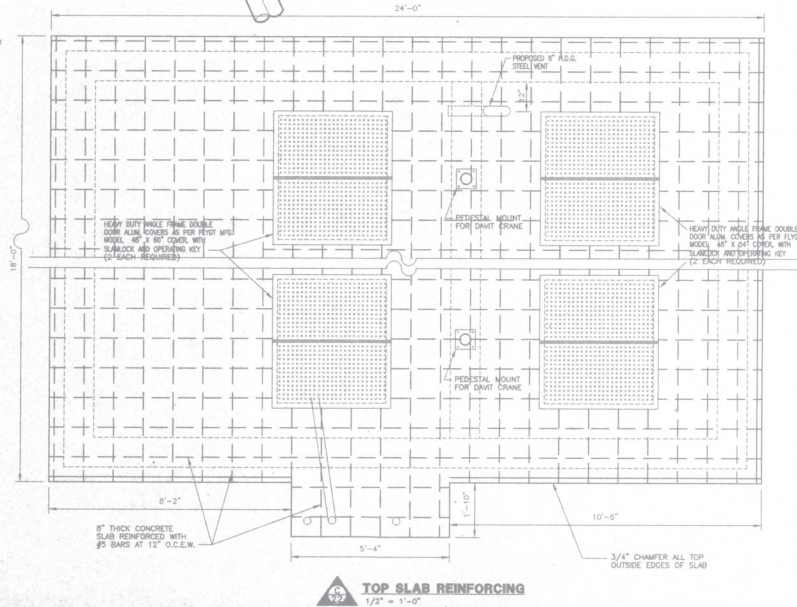
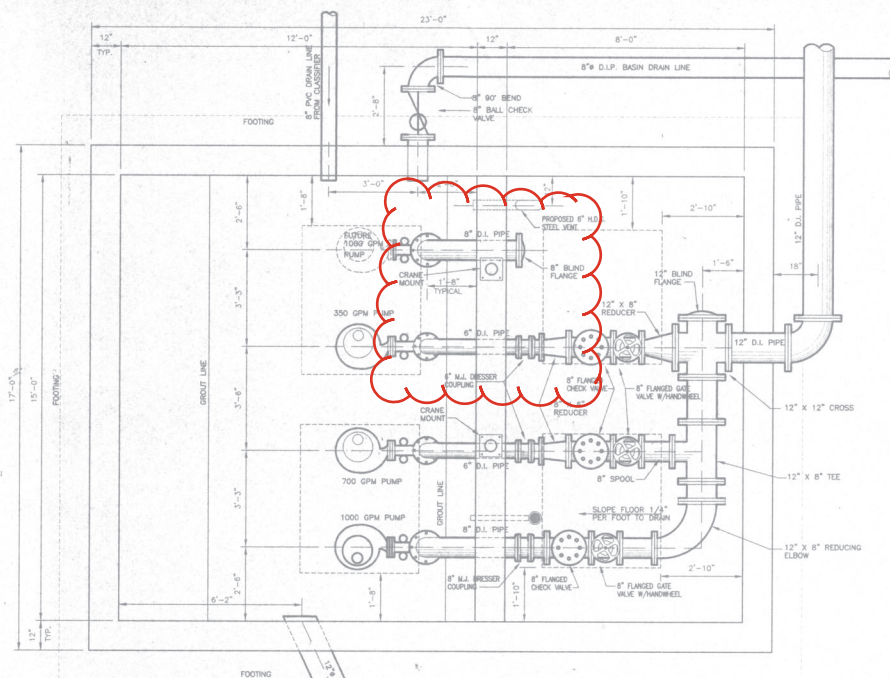
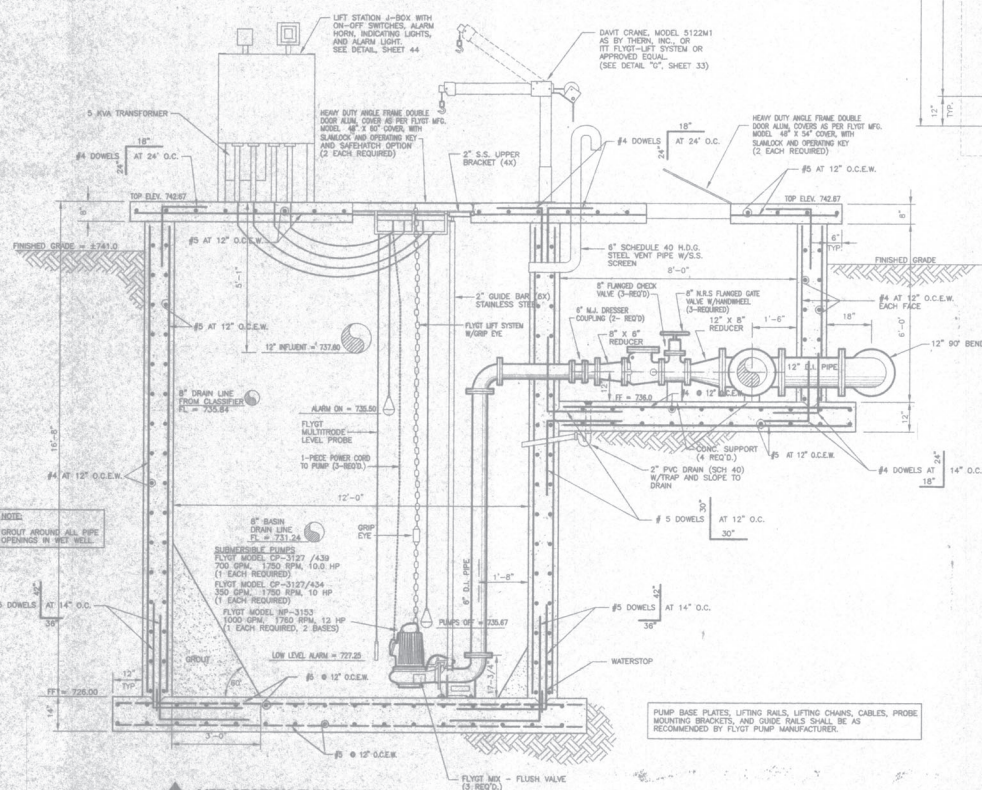
Ernesto.rios@lagovistatexas.gov

512-267-1155 E.t. 301 Office

512-599-4073 Direct

“If everyone is moving forward together, then the success will take care of its self”

-Henry Ford



PROJECT NO. 99-115	DESIGNED BY: J.L.M.
FILE NAME: LYWTP22.DWG	DRAWN BY: J.L.M.
DATE:	CHECKED BY: T.E.H.
SCALE: PLOT AT 1/2"=1'-0"	REVISED BY:

 **HAYNIE
CONSULTING, INC.**
Civil Engineers and Land Surveyors
1010 Provident Lane
Round Rock, TX 78664 512-837-2446

NOISE

TE:

BY:

PLOT DATE: 10-17-2000

**CITY OF LAGO VISTA
WASTEWATER TREATMENT PLANT
EXPANSION PROJECT
1.0 MGD PHASE ONE**

PLANT LIFT STATION LAYOUT & DETAILS

SHEET TITLE:

11

1

22 OF 46

OWNER: THE CITY OF LAGO VISTA, TEXAS 78645



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	October 1, 2026
SUBMITTED BY:	Tam Pieklik, Development Services Supervisor
SUBJECT:	Approval of a Resolution No. 26-2226; Authorizing the release of two five-foot public utility and drainage easements adjacent to the common boundary line of Lot 911, a resubdivision of Lot 911A, Country Club Estates, Section Five, and Lot 910, Country Club Estates, Section Five, located at 21534 Lakefront Drive, Lago Vista, Texas.
BACKGROUND:	Property owners Matthew Tenney and Genevieve Reid submitted a request to release two five-foot public utility and drainage easements located along the common boundary line between Lot 911, a Resubdivision of Lot 911A, Country Club Estates, Section Five, recorded in Document No. 2022000007, and Lot 910, Country Club Estates, Section Five, recorded in Volume 47, Page 41 of the Plat Records of Travis County, Texas. The property is located at 21534 Lakefront Drive and is identified by Travis Central Appraisal District Property ID Nos. 964319 and 175726. The owners intend to consolidate the two lots into one larger lot. As part of the review process, City staff verified that all easement-interest holders have released or disclaimed their interests and confirmed that the easements are no longer needed for public utility or drainage purposes. The subdivision plats and an exhibit identifying the easements proposed for release are included with the resolution.
RECOMMENDATION:	Approval of Resolution No. 26-2226; Staff recommends approval of the resolution authorizing the release of the two five-foot public utility and drainage easements at 21534 Lakefront Drive and authorizing the City Manager, or the City Manager's designee, to execute any necessary documents.
ATTACHMENTS:	Resolution No. 26-2226 Easement Release 21534 Lakefront.pdf Spectrum.pdf pec_easement_release.pdf Easement App Lakefront.pdf ATT.pdf

RESOLUTION NO. 26-2226

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS, AUTHORIZING THE RELEASE OF TWO, FIVE-FOOT PUBLIC UTILITY AND DRAINAGE EASEMENTS ADJACENT TO THE COMMON BOUNDARY LINE OF LOT 911, A RESUBDIVISION OF LOT 911A, COUNTRY CLUB ESTATES, SECTION FIVE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, RECORDED IN DOCUMENT NO. 2022000007 AND LOT 910, COUNTRY CLUB ESTATES, SECTION FIVE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, RECORDED IN VOLUME 47, PAGE 41, PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND LOCATED AT 21534 LAKEFRONT DRIVE, LAGO VISTA, TEXAS; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, the applicants and property owners, Matthew Tenney and Genevieve Reid, request the release of two, five-foot public utility and drainage easements adjacent to the common boundary line of Lot 911, a Resubdivision of Lot 911A, Country Club Estates, Section Five, a Subdivision in Travis County, Texas, as recorded in Document No. 2022000007 and Lot 910, Country Club Estates, Section Five, a Subdivision in Travis County, Texas, as recorded in Volume 47, Page 41, Plat Records of Travis County, Texas, the subdivision plats are attached as Exhibit A

Whereas, the owners plan to consolidate the two lots into one larger lot - an exhibit showing the location of the easements to be abandoned is attached as Exhibit B;

Whereas, Staff has verified all easement interest holders have abandoned their easement interests and confirmed that the easements may be released;

Whereas, the easements are located on a properties addressed as 21534 Lakefront Drive, Lago Vista, Texas, Travis CAD ID Nos. 964319 and 175726;

Whereas, Staff recommends Council authorize the release of two, five-foot public utility and drainage easements adjacent to the common boundary line of Lot 911, a Resubdivision of Lot 911A, Country Club Estates, Section Five, a Subdivision in Travis County, Texas, as recorded in Document No. 2022000007 and Lot 910, Country Club Estates, Section Five, a Subdivision in Travis County, Texas, as recorded in Volume 47, Page 41, Plat Records of Travis County, Texas and located at 21534 Lakefront Drive, Lago Vista, Texas; and

Whereas, the City Council has considered the matter and deems it in the public interest to authorize this action.

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

Section 1: Findings. All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council of the City of Lago Vista, Texas, and they are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

Section 2: The City Council authorizes the release of two, five-foot public utility and drainage easements adjacent to the common boundary line of Lot 911, a Resubdivision of Lot 911A, Country Club Estates, Section Five, a Subdivision in Travis County, Texas, as recorded in Document No. 2022000007 and Lot 910, Country Club Estates, Section Five, a Subdivision in Travis County, Texas, as recorded in Volume 47, Page 41, Plat Records of Travis County, Texas and located at 21534 Lakefront Drive, Lago Vista, Texas and authorizes the City Manager, or his designee, to execute any necessary documents.

Section 3: It is hereby officially found. and determined that the meeting at which this Resolution was passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED this the 1st day of October 2026.

CITY OF LAGO VISTA, TEXAS

Shane Saum, Mayor

ATTEST:

Robin Smith, City Secretary

STATE OF TEXAS:
COUNTY OF _____:

KNOW ALL MEN BY THESE PRESENTS: THAT, ROBERT D. TANNER, BEING THE OWNER OF LOTS 1, 2 & 51, BLOCK P, LAGO VISTA, SECTION 3, PHASE 4, A SUBDIVISION LOCATED IN TRAVIS COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN VOLUME 32, PAGE 7 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING DESCRIBED IN VOLUME 1284, PAGE 1623, AND VOLUME 11016, PAGE 180 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND DOCUMENT NO. 2014185112, CORRECTED IN DOCUMENT NO. 2015010422 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY REPEAT THE SAME AS SHOWN HEREON AND DO HEREBY ADOPT THIS PLAT OF SAID SUBDIVISION TO BE KNOWN AS "LOT 1A, BLOCK P, LAGO VISTA, SECTION 3, PHASE 4" AS THE OFFICIAL PLAT OF SAME.

ROBERT D. TANNER - OWNER

STATE OF TEXAS:
COUNTY OF _____:

BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ROBERT D. TANNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT (S)HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CITY OF LAGO VISTA APPROVAL:

ADMINISTRATOR, CITY OF LAGO VISTA, TEXAS _____ DATE _____

ATTEST:

CITY SECRETARY, CITY OF LAGO VISTA, TEXAS _____ DATE _____

PER THE CURRENT CITY ORDINANCE NO. 19-11-07-02, THIS SUBDIVISION IS WITHIN THE CITY LIMITS OF LAGO VISTA, DATED THE 7TH DAY OF NOVEMBER, 2019.

STATE OF TEXAS:
COUNTY OF BURNET:

I, K.C. LUST, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS REPEAT OF "LOT 1A, BLOCK P, LAGO VISTA, SECTION 3, PHASE 4", WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION TO THE BEST OF MY BELIEFS AND KNOWLEDGE.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2026.

K.C. LUST, R.P.L.S. NO. 5273

STATE OF TEXAS:
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS:

I, _____, COUNTY CLERK OF TRAVIS COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF

AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THIS THE _____ DAY OF _____, 2026, AT _____ O'CLOCK _____ A.M., IN VOLUME

_____ PAGE _____ OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AS

DOCUMENT NO. _____

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2026.

BY: _____
DEPUTY

PRELIMINARY - ADMINISTRATIVE REVIEW
PURSUANT TO THE STATE OF TEXAS ADMINISTRATIVE CODE SECTION 138.33(*), THIS DOCUMENT IS "PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT"

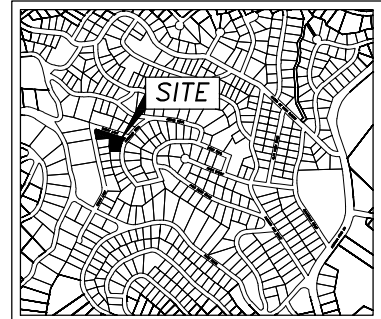
NOTES:

- PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOT 1A, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF LAGO VISTA, TEXAS.
- OWNER TO CONFIRM ALL SETBACK, EASEMENT, AND DESIGN REGULATIONS PRIOR TO DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY WITH THE PROPER REGULATORY AGENCY.
- ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE SETBACKS AS SET FORTH IN THE CITY OF LAGO VISTA CODE OF ORDINANCE, THIS PROPERTY APPEARS TO BE ZONE R-1S(18A), SINGLE FAMILY RESIDENTIAL(SMALL LOT).
- SITE CLEARING, ROUGH CUTTING, CUTS AND FILLS SHALL BE IN ACCORDANCE WITH ARTICLE 10.100 OF THE CITY OF LAGO VISTA CODE OF ORDINANCES.
- THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS ON THE ORIGINAL PLAT RECORDED IN VOLUME 32, PAGE 7, PLAT RECORDS TRAVIS COUNTY, TEXAS.
- THIS PLAT HEREBY DELETES AND TAKES PLACE OF LOTS 1, 2 & 51, BLOCK P, LAGO VISTA, SECTION 3, PHASE 4, A SUBDIVISION LOCATED IN TRAVIS COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN VOLUME 32, PAGE 7, PLAT RECORDS TRAVIS COUNTY, TEXAS.
- SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48453C0203, EFFECTIVE 01/22/2020.
- BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM 4203 (NAD83) - CENTRAL ZONE.
- THE COORDINATES SHOWN HEREON ARE GRID VALUES, FOR SURFACE VALUES APPLY A COMBINED SCALE FACTOR OF 1.0001116 FEET.
- GRANTOR HAS GRANTED, SOLD, AND CONVEYED AND BY THESE PRESENTS DOES HEREBY DEDICATE A NON-EXCLUSIVE, PERPETUAL PUBLIC UTILITY EASEMENT ("PUE"), TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, FOR THE PURPOSE OF PLACING, CONSTRUCTING, OPERATING, REPAIRING, MAINTAINING, REBUILDING, REPLACING, RELOCATING, AND REMOVING, OR CAUSING TO BE PLACED, CONSTRUCTED, OPERATED, REPAIRED, MAINTAINED, REBUILT, REPLACED, RELOCATED, AND REMOVED, STRUCTURES OR IMPROVEMENTS REASONABLY NECESSARY AND USEFUL FOR: TELECOMMUNICATIONS FACILITIES, CABLE, FIBER, AND OTHER ELECTRONIC DATA TRANSMISSION FACILITIES, AND AN ELECTRIC DISTRIBUTION LINE CONSISTING OF VARIABLE NUMBER OF WIRES, POLES, AND ALL NECESSARY OR DESIRABLE APPURTENANCES AND OTHER FACILITIES USEFUL OR NECESSARY FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRIC UTILITY SERVICE, INCLUDING WATER MAINS AND SERVICE LINES, WASTEWATER PIPES AND SERVICE LINES, DRAINAGE PIPE AND CHANNEL SYSTEMS, AND ALL OTHER ASSOCIATED APPURTENANCES WITH THE AFOREMENTIONED UTILITIES.

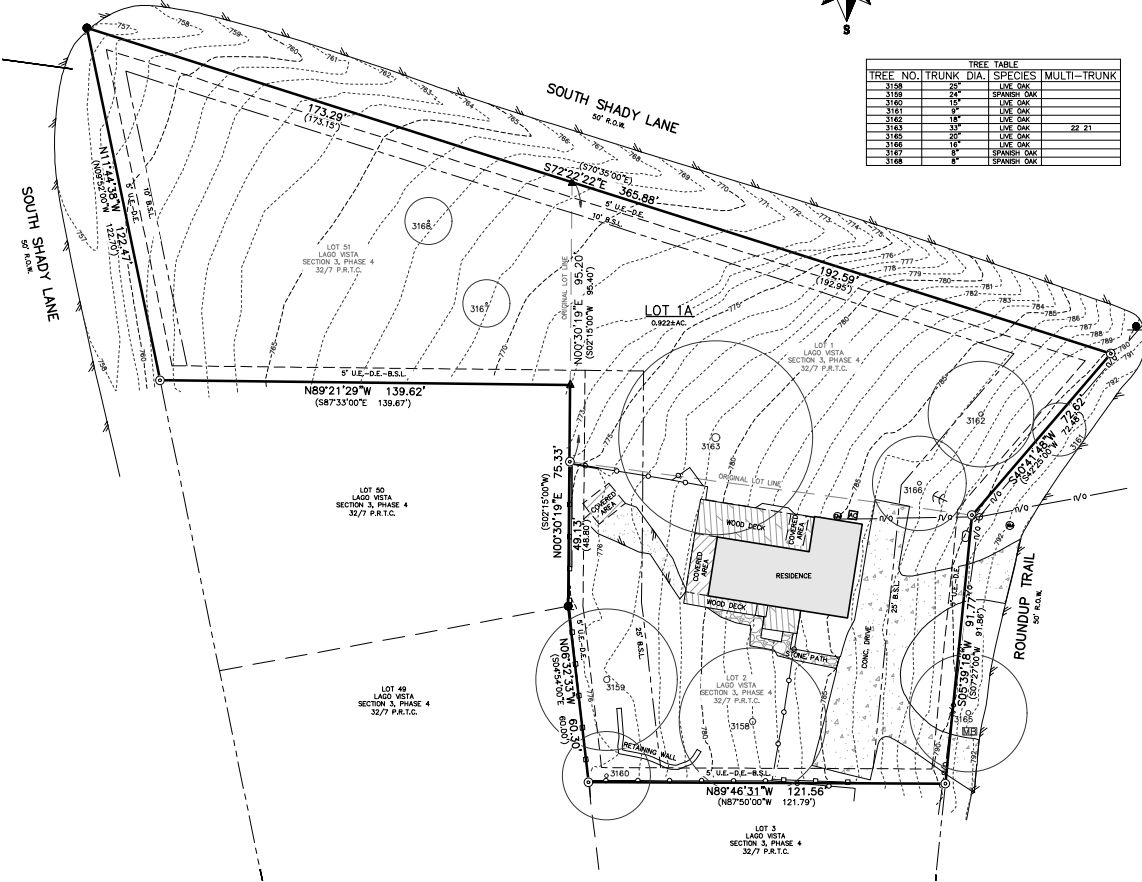
Exhibit A Subdivision Plat



LEGEND	
●	1/2" IRON PIN FOUND (UNLESS NOTED)
○	1/2" IRON PIPE FOUND
⊙	ROD NAIL FOUND
—	VOLUME/PAGE
P.R.T.C.	PLAT RECORDS TRAVIS CO.
()	RECORD INFO/SUBJECT
B.S.L.	BLOCK SETBACK LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
A.C.	AIR CONDITIONER
M.B.	MAILBOX
U.P.	UTILITY POLE
G.W.	GUY WIRE
O.U.	OVERHEAD UTILITY
W.M.	WATER METER
E.M.	ELECTRIC METER
T.G.	TODD/PAVEMENT/GRAVEL
C.L.F.	CHAIN LINK FENCE
W.P.F.	WOOD PRIVACY FENCE
—	OVERHANG/COVERED AREA
-115-	MINOR CONTOUR
-820-	MAJOR CONTOUR
—	SIGN
—	L.P. TANK



LOCATION MAP
(NOT TO SCALE)



TREE TABLE				
TREE NO.	TRUNK DIA.	SPECIES	MULTI-TRUNK	
3158	24"	LIVE OAK		
3159	24"	SPANISH OAK		
3160	18"	LIVE OAK		
3161	9"	LIVE OAK		
3162	18"	LIVE OAK		
3163	32"	LIVE OAK	22	21
3164	18"	LIVE OAK		
3165	18"	LIVE OAK		
3166	18"	LIVE OAK		
3167	18"	LIVE OAK		
3168	8"	SPANISH OAK		

BEING A REPEAT OF LOTS 1, 2 & 51, BLOCK P, LAGO VISTA, SECTION 3, PHASE 4, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN VOLUME 32, PAGE 7, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, TO BE KNOWN AS

LOT 1A, BLOCK P, LAGO VISTA, SECTION 3, PHASE 4

PROJ. NO. 26225	1500 OLLIE LANE MARBLE FALLS, TX 78654 PH 325-388-3300/830-693-8815 WWW.CUPLINASSOCIATES.COM	SCALE 1" = 30'	2 1	1 OF 1
PREPARED FOR: ROBERT TANNER			DATE NO. DESCRIPTION	28
TECH: JTM				
APPROVED: K.C. LUST				
FIELDWORK PERFORMED ON: 03/19/2026				
FILE PATH PROJECTS 2026\26225\DWG\26225 REPEAT 3-30-26.dwg				
COPYRIGHT 2026	PROFESSIONAL FIRM NO. 10124900			

§STATE OF TEXAS
§KNOW ALL MEN BY THE PRESENTS:
§COUNTY OF TRAVIS

THAT WE, THE OWNERS OF LOT 911, OF THE RESUBDIVISION OF LOT 911A, REPLAT OF LOTS 911 AND 942, COUNTRY CLUB ESTATES SECTION FIVE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO PLAT AS RECORDED IN DOCUMENT NO. 202200007 and LOT 910, COUNTRY CLUB ESTATES SECTION FIVE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO PLAT AS RECORDED IN VOLUME 47, PAGE 41 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND CONVEYED TO ME BY INSTRUMENT OF RECORD IN DOCUMENT NO. 2024106637 and 2024115122 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY AMEND SAID TRACT AS SHOWN HEREON, AND DO ADOPT THIS PLAT AS THE AMENDED PLAT TO BE KNOWN AS "AMENDED PLAT OF LOT 911 AND 910, COUNTRY CLUB ESTATES SECTION FIVE", AND DO DEDICATE TO THE PUBLIC THE USE ALL STREETS AND EASEMENTS SHOWN HEREON.

Matthew Tenney
21534 Lakefront
Lago Vista, Texas 78645

Genevieve Reid
21534 Lakefront
Lago Vista, Texas 78645

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Matthew Tenney, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED AND IN THE CAPACITIES THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20__

PRINT NAME
NOTARY PUBLIC IN AND FOR:
MY COMMISSION EXPIRES:

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Genevieve Reid, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED AND IN THE CAPACITIES THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20__

PRINT NAME
NOTARY PUBLIC IN AND FOR:
MY COMMISSION EXPIRES:

NOTES:

1. THE EASEMENTS ALONG THE COMMON LINE BETWEEN LOTS 29025 AND 29026 ARE RELEASED IN FULL BY:

- A.) CITY OF LAGO VISTA
- B.) AT&T TELEPHONE, L.P.
- C.) PERDERNALES ELECTRIC COOPERATION, INC.
- D.) SPECTRUM CABLE

2. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON THIS LOT, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF LAGO VISTA.

3. ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE SETBACKS AS SET FORTH IN THE CITY OF LAGO VISTA ZONING ORDINANCE.

4. SITE CLEARING, ROUGH CUTTING, CUTS AND FILLS SHALL BE IN ACCORDANCE WITH ARTICLE 10.100 OF THE CITY OF LAGO VISTA CODE OF ORDINANCES.

5. THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS ON THE ORIGINAL PLATS RECORDED IN DOCUMENT NOS. 202200007, 200000030 AND VOLUME 47, PAGE 41 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

6. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR ANY PART OF ANY VEGETATIVE GROWTH OR OTHER APPURTENANCE FOR CONSTRUCTION OR MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM IN THESE EASEMENTS AND ALL OR ANY PART OF ANY GROWTH OR CONSTRUCTION WHICH IN ANY WAY HINDERS OR INTERFERES WITH THE RIGHT OF INGRESS AND EGRESS TO THESE EASEMENTS FOR ANY NECESSARY USE WITHOUT ASKING ANYONE'S PERMISSION.

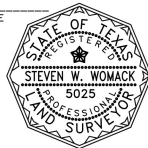
7. Grantor has granted, sold, and conveyed and by these presents does hereby dedicates a non-exclusive, perpetual public utility easement (PUE), together with the right of ingress and egress, for the purpose of placing, constructing, operating, repairing, maintaining, rebuilding, replacing, relocating, and removing, or causing to be placed, constructed, operated, repaired, maintained, rebuilt, replaced, relocated, and removed, structures or improvements reasonably necessary and useful for: telecommunications facilities, cable, fiber, and other electronic data transmission facilities, and an electric distribution line consisting of variable number of wires, poles, and all necessary or desirable appurtenances and other facilities useful or necessary for the transmission and distribution of electric utility service, including water mains and service lines, wastewater pipes and service lines, drainage pipe and channel systems, and all other associated appurtenances with the aforementioned utilities

NO PORTION OF THE SURVEY, AS SHOWN HEREON, LIES WITHIN THE LIMITS OF A FLOOD HAZARD AREA OR WITHIN THE LIMITS OF THE 100 YEAR FLOOD AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON FEMA FLOOD PANEL NO. 48453C0195J, EFFECTIVE DATE 1/22/20 FOR TRAVIS COUNTY, TEXAS.

I, STEVEN W. WOMACK, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

STEVEN W. WOMACK
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5025

DATE



CITY OF LAGO VISTA APPROVAL:

ADMINISTRATOR, CITY OF LAGO VISTA, TEXAS DATE

ATTEST:

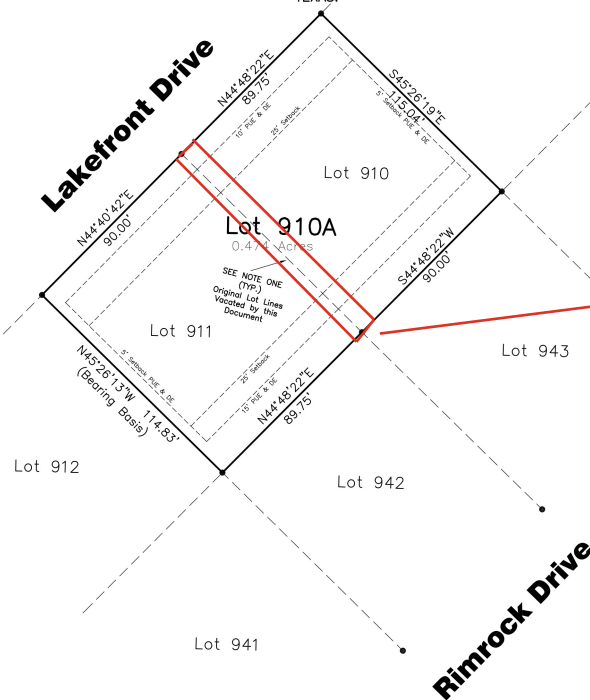
CITY SECRETARY, CITY OF LAGO VISTA, TEXAS DATE

THIS SUBDIVISION IS WITHIN THE CITY LIMITS OF THE CITY OF LAGO VISTA, THE 8th DAY OF DECEMBER, 2021 A.D.

Amended Plat

OF
LOT 911, RESUBDIVISION OF LOT 911A, COUNTRY CLUB ESTATES,
SECTION FIVE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS,
ACCORDING TO PLAT AS RECORDED IN DOCUMENT NO. 202200007
OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

and
LOT 910, COUNTRY CLUB ESTATES SECTION FIVE, A SUBDIVISION
IN TRAVIS COUNTY, TEXAS, ACCORDING TO PLAT AS RECORDED IN
VOLUME 47, PAGE 41 OF THE PLAT RECORDS OF TRAVIS COUNTY,
TEXAS.

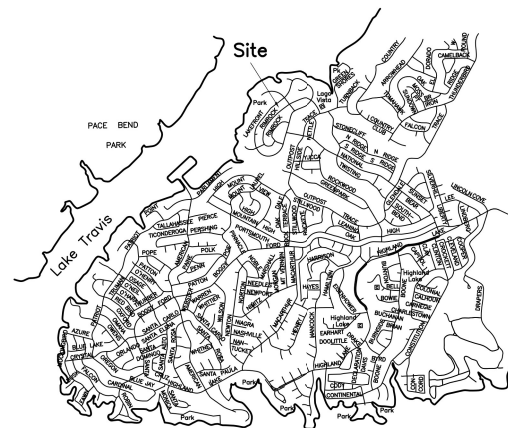


LOTS: 1
ACREAGE: 0.4740
C.F. OF NEW STREETS: 0

OWNER:
Matthew Tenney and Genevieve Reid
21534 Lakefront
Lago Vista, Texas 78645

SURVEYOR:
STEVE WOMACK
10703 SIERRA OAKS
AUSTIN, TEXAS 78759
PHONE: (512) 638-0220

Exhibit B Easement to be vacated



Vicinity Map

Not to Scale

§STATE OF TEXAS
§KNOW ALL MEN BY THESE PRESENTS:
§COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATION OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20__, AT ____ O'CLOCK ____ M., AND DULY RECORDED ON THIS, THE ____ DAY OF _____, 20__, AT ____ O'CLOCK ____ M., IN THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS, AS DOCUMENT NO. _____

WITNESS MY HAND AND SEAL OF OFFICE ON THIS, THE ____ DAY OF _____, 20__

BY: _____
DEPUTY

FILED FOR RECORD AT ____ O'CLOCK ____ M., THIS THE ____ DAY OF _____, 20__

BY: _____
DEPUTY

Amended Plat

OF
LOT 911A, OF THE RESUBDIVISION OF LOTS 911 AND 942,
COUNTRY CLUB ESTATES SECTION FIVE, A SUBDIVISION IN TRAVIS
COUNTY, TEXAS, ACCORDING TO PLAT AS RECORDED IN DOCUMENT
NO. 200000030 OF THE PLAT RECORDS OF TRAVIS COUNTY,
TEXAS.

SCALE: 1" = 40' DATE: 0/28/25

FIELD BOOK: 86

DRAWN BY: STAFF

FILE NAME: 21-112

APPROVED BY: STAFF

PROJECT NO: 21-112

SHEET

1

OF 1

Martin Salazar

Martin.salazar@charter.com

730 W Stassney Lane

Austin, TX 78745

EASEMENT RELEASE STATEMENT FOR VACATION OF PROPERTY

A request for release of the P.U.E. easement(s) has been made on the property legally described as:

Subdivision or Section: **Club Estates , Section 5**

Lot and Block Numbers: **Lots 910 & 911**

Street Address: **21534 Lakefront Drive, Lago Vista, 78645**

Property Owner: **Mathew Tenney & Genevieve Reid**

STATEMENT

 X Charter Communications **does not** have a need for an easement on the property as described in the accompanying document.

 Charter Communications **does** have a need for an easement on the property as described in the accompanying document.

Charter Communications

Construction

Title

Martin Salazar

Print Name

[Signature]

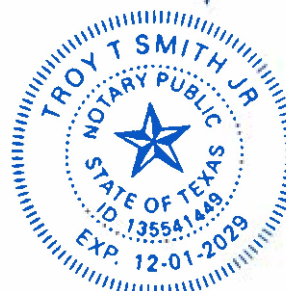
Signature

State of Texas County of Travis

This instrument was acknowledged before me on 4/30/24

By

[Signature]
Notary Public



RELEASE OF INTEREST IN PUBLIC UTILITY EASEMENT

STATE OF TEXAS §
 §
 COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, pursuant to that plat with respect to Country Club Estates, Section 5 dated as of July 15, 1969 recorded in Volume 47, Page 41, in the Official Public Records of Travis County, Texas, the plat provided for certain public utility easements; and,

WHEREAS, Matthew Tenney & Genevieve Reid, current owners of Lot(s) 910 & 911 of Country Club Estates Subdivision desire that the public utility easement(s) affecting the property as described herein and on the attached Exhibit A, be fully released and abandoned; and,

NOW, THEREFORE, be it known that Pedernales Electric Cooperative, Inc., a Texas electric cooperative corporation ("PEC") whose mailing address is P.O. Box 1, Johnson City, Texas, 78636, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby FULLY RELEASE its interest in the public utility easement(s) as described on the attached Exhibit A, and referred to hereinabove.

Nothing herein shall be construed as an amendment, modification, release or abandonment of any other transmission or distribution easement granted to PEC.

EXECUTED: 4/23/2026, 2026.

PEDERNALES ELECTRIC COOPERATIVE, INC.

BY:

Sonny Ponce
 Sonny Ponce
 Director of Regional Operations, Cedar Park District

STATE OF TEXAS §
 COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, on this day personally appeared Sonny Ponce, Director of Regional Operations, Cedar Park District, of Pedernales Electric Cooperative, Inc., a Texas electric cooperative corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on 4/23/2026

[Signature]
 Notary Public in and for the State of Texas

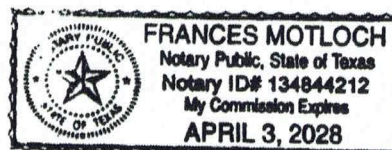
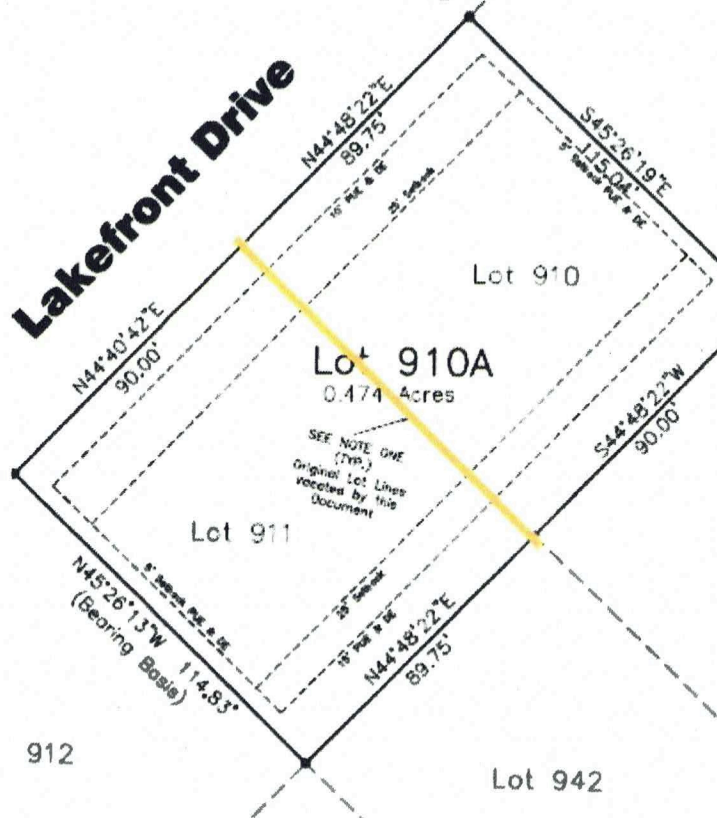


EXHIBIT A
Public Utility Easement Interest to be Released

That certain portion of the public utility easement described as the five-foot common lot line of Lots 910 & 911 of Country Club Estates Subdivision

Amended Plat

OF
 LOT 911, RESUBDIVISION OF LOT 911A, COUNTRY CLUB
 SECTION FIVE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS
 ACCORDING TO PLAT AS RECORDED IN DOCUMENT NO. 2
 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS
 and
 LOT 910, COUNTRY CLUB ESTATES SECTION FIVE, A SUBDIVISION
 IN TRAVIS COUNTY, TEXAS, ACCORDING TO PLAT AS RECORDED IN
 VOLUME 47, PAGE 41 OF THE PLAT RECORDS OF TRAVIS
 TEXAS



Disclaimer: This Exhibit is for informational purposes only and does not represent an on-the-ground survey and was not prepared for or suitable for legal, engineering, or surveying purposes.

UTILITY EASEMENT

THE STATE OF TEXAS

§

COUNTY OF TRAVIS

§

KNOW ALL MEN BY THESE PRESENTS:

§

The undersigned Matthew Tenney & Genevieve Reid,

(Printed Name exactly as it/they appear on Deed Record)

("Grantor") (whether one or more), for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby GRANT AND CONVEY unto PEDERNALES ELECTRIC COOPERATIVE, INC. ("Grantee") whose mailing address is P.O. Box 1, Johnson City, Texas 78636, and its contractors, agents, successors and assigns, a permanent easement and right-of-way ("Easement") as hereinafter described for an overhead and/or underground electric distribution line or lines, including, without limitation, poles, guys and anchors, variable number of wires, cables, conduit, enclosures, switches, steel or concrete boxes, concrete or composite pads, transformers, cable risers; and communication systems, as related to the distribution of electricity, energy, power, light, heat, or energy services; or broadband/communication services or any other services provided only by Grantee or its affiliate; and all necessary or desirable appurtenances related thereto (collectively, the "Facilities"), over, in, under, below, above, through, across and upon the following described lands located in TRAVIS County, Texas (the "Property"):

Subdivision: Being Lot(s) 911, of Country Club Estates Subdivision, Section , a subdivision in TRAVIS County, Texas, according to the map or plat thereof recorded in Volume/Document No. 47 —, Page 41, of the Official Real Property Records in TRAVIS County, Texas.

The area of the Easement hereby conveyed for Facilities shall be: twenty (20) feet in width, being ten (10) feet on each side of the centerline of the Facilities as built (or twenty (20) feet in total if Facilities are built less than ten (10) feet from a property line) (the "Easement Area") or as more particularly described in Exhibit A if attached hereto. Any Facilities (guys and anchors or pads, transformers or switches) if installed outside the Easement Area shall be considered part of the Easement Area.

The purpose of the Easement is to place and construct; to re-construct, upgrade, to install and add; to relocate, replace, remove, and repair; and to inspect, patrol, maintain and operate the Facilities; the right to place temporary structures; and further to cut, trim, treat and/or remove from said Easement Area and adjacent lands any and all vegetation and parts thereof, or other obstructions which may endanger, or interfere with establishing and continued access, efficiency, and safety of said lines, systems or their appurtenances.

Grantee has the right of pedestrian, vehicular, and equipment ingress and egress over and under the Property, or any of Grantor's adjacent lands, to and from the Easement Area.

Grantor may not place or construct any structures or other obstacles over, in, under, below, above, across and upon the Easement Area that substantially interfere with the Grantee's use and enjoyment of the Easement Area.

Grantor warrants that Grantor is the owner of the Property and has the authority to execute this Easement.

TO HAVE AND TO HOLD the above-described Easement and rights unto Grantee and its successors and assigns, until this Easement is released by written instrument executed by the Grantee and recorded in the Official Real Property Records of the County or Counties in which the Property is located.

Grantor, Grantor's heirs, legal representatives, and successors and assigns, do hereby bind themselves to warrant and forever defend all and singular the above-described Easement and rights unto Grantee its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

[Remainder of page intentionally left blank]

The undersigned has executed this Easement to be effective as of the 23 day of April, 2026.

Grantor(s):

[Signature]
(Grantor's Legal Signature)

Matthew Tenney
(Printed Legal Name)

[Signature]
(Grantor's Legal Signature)

Genevieve Reid
(Printed Legal Name)

ACKNOWLEDGMENT

THE STATE OF Texas §

COUNTY OF Travis §

BEFORE ME, the undersigned authority, on this day personally appeared Matthew Tenney, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 23 day of April, 2026.

[Signature]
Notary Public in and for
The State of Texas

THE STATE OF Texas §

COUNTY OF Travis §

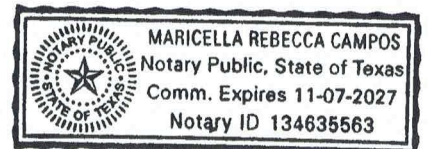
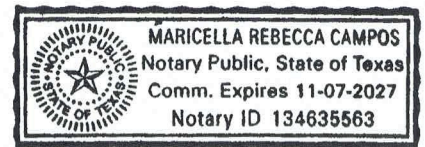
BEFORE ME, the undersigned authority, on this day personally appeared Genevieve Reid, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 23 day of April, 2026.

[Signature]
Notary Public in and for
The State of Texas

Please Return to:

Pedernales Electric Cooperative, Inc.
Cedar Park Planning Department
P.O. Box 2620
Cedar Park, TX 78630





Development Services
5803 Thunderbird Street PO Box 4727
Lago Vista, TX 78645

Office: 512-267-5259
E-mail: development@lagovistatexas.gov

Application for Vacation of Easement

Application is hereby made for the release of the following easement(s) as described below (please print): The easement is on property legally described as:

Subdivision: Club Estates Section: 5 Block: _____

Lot Numbers: Lots 910& 911

Street Address: 21534 Lakefront Drive, Lago Vista, TX 78645 2024106637, 2024115122,

As recorded in Volume 47, Page 41, of the Plat Records of Travis County, Texas.

Provide common description of the easement requested for release, indicating the amount of the easement to be released (Ex: Five foot P.U.E. & D.E. on either side of the common lot line between lots X and X).

Filing an amended plat to turn 2 lots into one, vacating the common lot line and PUE between Lots 910 and 911.

Reason for requesting release: (Ex: Single Family Residence, Accessory Building, etc.)

Lot We are filing an amended plat to turn 2 lots into one, vacating the common lot line between 910 and 911.

[Please note: If multiple owners are making this request, complete name/address/phone must be provided for all.]

Property owner's name(s): Matthew Tenney and Genevieve Reid

Mailing address: 21534 Lakefront Drive, Lago Vista, TX 78645

Phone: (814) 7864703 () Email: matthewtenney86@gmail.com
Day time Cell State Zip code

The undersigned Owner/Applicant/Agent understands that the processing of the Easement Release Application will be handled in accordance with the procedure for requesting release of easements established by each utility provider. It is further understood that acceptance of this application does not obligate the Utility Provider to release the subject easement.

Matthew Tenney Genevieve Reid Sept 10, 2026
Signature of Applicant/Agent Date

I authorize the following person/company to act on my behalf as my designated agent.

Name of agent/company: _____
Name of Company Name of Contact

Phone Numbers: () () Email: _____
Daytime Cell

Signature of Applicant/Agent

Date



SOUTHWESTERN BELL TELEPHONE COMPANY
RELEASE OF EASEMENT

THIS RELEASE OF EASEMENT, entered into by *SOUTHWESTERN BELL TELEPHONE COMPANY*, a Delaware corporation, GRANTOR AND, Omayra Santos Otero and Josue Rivera Class, GRANTEE, wherein GRANTOR in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, does by these presents ABANDON, RELEASE, RELINQUISH AND DISCLAIM to GRANTEE, as is, all or a specific portion of certain easements for telecommunication purposes hereinafter described that affects land owned by GRANTEE situated in Travis County, Texas, and described as follows:

Club Estates, Section 5
Lots 910 & 911
2024106637, 2024115122, in Volume 47, Page 41, Travis Co

Said land of GRANTEE being subject to:
Filing an amended plat to turn 2 lots into one, vacating the common lot line and PUE between Lots 910 and 911.

TO HAVE AND TO HOLD same, together with all rights and appurtenances to the same belonging, unto GRANTEE, their heirs, successors and assigns forever.

IN WITNESS WHEREOF, GRANTOR has caused this Release of Easement to be executed by its duly authorized officers this 16th day of June 2026.

SOUTHWESTERN BELL TELEPHONE COMPANY

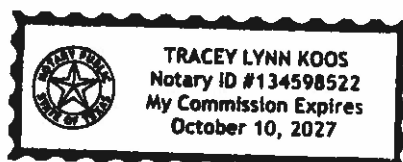
Name: Alfredo F Garza
Title: OSP Design Engineer

THE STATE OF TX
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally
Appeared Alfredo Garza, known to me to be the person whose name is subscribed to the foregoing instrument as Manager, Engineering-Design of Southwestern Bell Telephone Company, a Delaware corporation, and acknowledged to me that he/she executed the same for purposes and considerations therein expressed in the capacity stated, and as the apt and deed of said corporation.

Given under my hand and seal of office this the 16th day of June, 2026.

Notary Public in and for the State of TX
My Commission Expires October 10 2027





Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: October 1, 2026

SUBMITTED BY: Tam Pieklik, Development Services Supervisor

SUBJECT: Consider, discuss, and take action on the Planning and Zoning Commission's recommendation regarding the Comprehensive Plan Update and Future Land Use Map (FLUM), and provide direction to staff regarding preparation of the next draft.

BACKGROUND: At the direction of City Council, staff has continued work on the City's Comprehensive Plan update, including review and refinement of the Future Land Use framework, place-type descriptions, implementation language, and Future Land Use Map (FLUM). The Planning and Zoning Commission previously reviewed the Comprehensive Plan draft and Future Land Use Map. During its review, the Commission considered the eleven-place-type framework contained in the February 2026 staff draft, the Comprehensive Plan Subcommittee redline, and proposed revisions to the Future Land Use Map. The Future Land Use Map is intended to serve as a long-range policy guide and does not rezone property, approve development, create development entitlements, or authorize specific land uses or densities.

Following its review, the Planning and Zoning Commission recommended that the Comprehensive Plan Subcommittee redline be used as the basis for final text refinement, organization, simplification, and removal of repetitive or unnecessary material, while retaining the eleven-place-type framework contained in the February 2026 staff draft.

The eleven place types are:

- Rural Residential Tier 1
- Rural Residential Tier 2
- Rural Residential Tier 3
- Neighborhood Residential
- Neighborhood Transition
- Neighborhood Activity Center
- Regional Commercial District
- Employment & Service District
- Civic Places
- Parks & Conservation

- **Scenic View & Corridor Preservation**, functioning as an overlay. The Commission further recommended retaining the corresponding density guidance, FAR/height guidance, typical lot-size and character targets, key determination factors, and narrative descriptions contained in the February 2026 staff draft. These provisions are intended as planning-level guidance and do not create zoning, density, subdivision, site-plan, or development entitlements. For the Future Land Use Map, the Commission recommended using the Harris/Stewart February 22 marked-up FLUM map and legend as the policy basis for the revised map. Staff was directed to carry forward the place-type designations shown on that map without substantive change. Staff could translate the hand-marked map into GIS, clean up boundaries, address unmarked or unclear areas, apply overlays, and add clarifying detail consistent with the February 2026 staff draft and eleven-place-type framework. The Commission recommended that marked designations not be changed unless specifically directed by City Council. Staff has incorporated the Comprehensive Plan redline comments into the current draft and updated the Future Land Use Map consistent with the Commission's recommendation. Staff notes that the marked-up map did not identify any areas as Rural Residential Tier 3 (RR-3). Consistent with the Commission's direction, staff did not independently assign an RR-3 designation. Additional Comprehensive Plan maps remain under development and are dependent, in part, on Council direction regarding the FLUM. These include:
 - **Thoroughfare Map**: Classification of City streets by type and function. This map is being developed using available roadway information because local centerline data and measurements have not previously been established for this purpose.
 - **Evacuation and Emergency Access Map**: Identification of areas where additional consideration for emergency access and evacuation should be incorporated. Development of this map is dependent on the final FLUM and Thoroughfare Map.
 - **Utility and Infrastructure Map**: Identification of infrastructure and transmission needs necessary to support anticipated development and land uses at buildout. This map will be coordinated with the FLUM and applicable master planning documents.

FINDINGS:

Staff requests that City Council review the Planning and Zoning Commission's recommendation, the revised Comprehensive Plan draft, and the updated Future Land Use Map and provide direction regarding:

1. The proposed eleven-place-type Future Land Use framework;
2. The revised Future Land Use Map and the place-type

designations shown on the map;

3. Whether Council desires any direction regarding the use or designation of Rural Residential Tier 3 (RR-3);

4. Any additional revisions Council would like incorporated into the Comprehensive Plan or FLUM; and

5. Whether staff should proceed with preparation of the next Comprehensive Plan draft, completion of the supporting maps, and any required public hearing and adoption process.

ATTACHMENTS:

[Comp Plan Place Types.pdf](#)

[Layout.pdf](#)

[FLUM w-legend \(2\).pdf](#)

Place Type / Tier	Total Acreage	Residential Density (du/ac, gross)	Commercial / Nonresidential Intensity (FAR / Height – guidance)	Typical Lot Size & Character Target	Key Determination Factors
Rural Residential Tier 1	1,566	≤ 0.33	N/A	3 acres minimum (larger lots common)	High environmental sensitivity; steep slopes, floodplains, limited infrastructure, scenic/ridgeline importance, established ranchette patterns; lowest-intensity residential appropriate.
Rural Residential Tier 2	2,770	0.3 – 1.0	N/A	2 acres minimum	Partial infrastructure availability; moderate environmental constraints; established 2–3 acre estate patterns; functions as transition from Tier 1 to neighborhood-scale development.
Rural Residential Tier 3	0	~1.0	N/A	1 acre minimum	Established 1–2 acre plats; adequate infrastructure for limited neighborhood development; appropriate transition to Neighborhood Residential areas.
Neighborhood Residential	6,596	1 – 4	N/A	Match established subdivisions	Stable, detached single-family neighborhoods; intensity reflects existing plats and long-standing neighborhood character. Historic/legacy plats; one principal dwelling unit per platted lot; attached or multifamily only via rezoning/PDD + replat.
Neighborhood Transition	592	4 – 8	N/A	~0.20 acres (guidance)	Intentionally mapped transition areas; step-down in height and intensity required adjacent to detached residential neighborhoods.
Neighborhood Activity Center	620	8 – 18	FAR 0.25–1.00; 2–5 stories (scaled by adjacency)	N/A	Compact, walkable centers intentionally mapped for mixed-use; higher-intensity residential integrated with services and employment.
Regional Commercial District	498	N/A	FAR 0.15–0.50; 1–3 stories	N/A	Regional-serving commercial activity; strong buffering, access management, and compatibility near residential areas.
Employment & Service District	175	N/A	FAR 0.20–0.60; 1–4 stories	N/A	Employment-focused uses; campus or corridor form; buffering required adjacent to residential areas.
Civic Places	551	N/A	Context-driven; typically 1–4 stories	N/A	Public, institutional, and community-serving facilities; intensity determined by adjacency and service function.
Parks & Conservation	3,460	N/A	No FAR (support facilities only)	N/A	Environmental protection, recreation, and open space; development subordinate to landscape and habitat preservation.
Scenic View & Corridor Preservation	0	Governed by underlying place type	Governed by underlying place type	Governed by underlying place type	Overlay guidance protecting viewsheds, ridgelines, gateways; additional siting, height, lighting, and canopy considerations apply.

RURAL RESIDENTIAL

Rural Residential Neighborhoods represent Lago Vista's most natural and environmentally sensitive areas. These places are defined by open landscapes, native vegetation, scenic views, and limited infrastructure. The intent of this place type is to preserve the Hill Country character by ensuring that development remains secondary to the land itself. Residential development is appropriate only at a rural scale and character, such as large-lot single-family homes, ranchettes, or conservation-oriented layouts that permanently protect significant open space. Buildings should be widely spaced and carefully sited to respect topography, tree cover, drainage patterns, and viewsheds, avoiding suburban or urban development patterns. Non-residential uses may be appropriate when they are clearly limited in scale and supportive of the rural setting. These may include limited agricultural activities, home-based businesses, and small-scale, tourism-oriented uses such as bed-and-breakfast establishments, provided they are low-impact and compatible with surrounding properties. Industrial uses are not appropriate in this place type. Civic and institutional uses, such as public gathering spaces or essential utility and service facilities, may be appropriate where they are designed to minimize visual, environmental, and traffic impacts. Parks, trails, conservation lands, greenbelts, and water quality features are integral to this place type and should be prioritized as permanent elements of the landscape.

Residential Uses	• Large-lot single-family detached homes • Ranchettes and estate-scale residences • Conservation-oriented residential development • Homesteads and estate residences
Commercial Uses	• Limited agricultural uses • Home-based businesses • Small-scale tourism or destination uses • Overnight accommodations such as bed-and-breakfasts
Civic/ Institutional Uses	• Places of public assembly • Essential utility and service facilities
Green Spaces	• Parks and recreation facilities • Conservation lands and natural areas • Open space and trail corridors • Water quality and environmental protection features
Industrial Uses	• Not appropriate
Tree Canopy	• 70-80%
Design Guidance	• Based on Tier
Density Guidance	• Residential density within Rural Preservation Neighborhoods varies by Rural Residential tier as described above and shall be guided by environmental conditions, infrastructure capacity, established development patterns, and scenic considerations • Density varies by Rural Residential tier as described above and is driven by environmental conditions, infrastructure capacity, and established development patterns • Density should be driven by environmental constraints rather than lot yield

RURAL RESIDENTIAL TIER SYSTEM

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

TIER 1

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

Minimum Lot Size: 3 acres minimum

Key Determination Factors: Applied where one or more of the following conditions are present at a scale that materially limits development intensity: (a) steep slopes, floodplains, critical environmental features, recharge zones, or sensitive watersheds; (b) limited or absent roadway, water, wastewater, or emergency-service infrastructure; (c) existing development pattern characterized by ranchettes or large tracts with minimal subdivision; (d) location within identified scenic viewsheds, ridgelines, wildlife corridors, or environmentally sensitive landscapes; or (e) policy intent to preserve the most rural character and lowest residential intensity regardless of theoretical yield.

TIER 2

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

Minimum Lot Size: 2 acres minimum

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

TIER 3

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

Minimum Lot Size: 1 acre minimum

Key Determination Factors: Applied where conditions support the lowest-intensity form of neighborhood development, including: (a) established subdivision plats reflecting consistent 1–2 acre lot patterns; (b) roadway and utility infrastructure adequate to serve limited neighborhood-scale development; (c) proximity or adjacency to Neighborhood Residential place types where a gradual transition in intensity is appropriate; and (d) community expectations, market conditions, and adopted plans support preservation of large-lot neighborhood character rather than further subdivision.

Neighborhood Residential areas encompass the City’s established and evolving neighborhoods where daily life occurs. These places are intended to provide stable, livable residential environments that are comfortable in scale, familiar in form, and adaptable over time while maintaining neighborhood identity. Residential uses are the primary focus of this place type and may include a range of housing forms that are compatible in scale and character. Buildings should relate to the street, maintain human-scaled proportions, and contribute to cohesive neighborhood patterns through consistent setbacks, landscaping, and architectural rhythm. Limited non-residential uses may be appropriate when they serve the surrounding neighborhood and are designed to remain secondary to the residential character. These may include small-scale civic uses, neighborhood-serving services, or home-based businesses where impacts are minimal. Industrial uses are not appropriate in Neighborhood Residential areas. Parks, trails, open spaces, and neighborhood civic spaces are strongly encouraged and should be integrated into neighborhood design to support walkability, connectivity, and community interaction.

Residential Uses	• Detached single-family homes • Cottage-style housing • Small-scale attached homes where consistent with established patterns
Commercial Uses	• Home-based businesses • Limited neighborhood-serving services
Civic/ Institutional Uses	• Neighborhood-scale civic uses • Schools and community facilities where compatible
Green Spaces	• Neighborhood parks and open spaces • Trails and pedestrian connections
Industrial Uses	• Not appropriate
Tree Canopy	• 50-60%
Design Guidance	• Buildings should relate to the street and reinforce walkability • Consistent setbacks, block patterns, and landscaping • Architectural compatibility emphasized over uniformity
Density Guidance	• Typical range: 1–4 units per acre, matching established subdivision patterns

Residential Uses	• Duplexes • Townhomes • Cottage courts • Small-scale multifamily residential buildings
Commercial Uses	• Home-based businesses • Limited neighborhood-serving services
Civic/ Institutional Uses	• Neighborhood-scale civic uses • Community facilities where compatible
Green Spaces	• Shared open spaces • Trails and pedestrian connections • Landscaped buffers
Industrial Uses	• Not appropriate
Tree Canopy	• 45-65%
Design Guidance	• Step-down building heights adjacent to lower-density neighborhoods • Enhanced buffering and screening near detached residential areas • Parking minimized and screened from public view
Density Guidance	• Typical range: 4–8 units per acre, applied only where Transition areas are intentionally mapped

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

Neighborhood Activity Centers are compact, walkable hubs that bring together housing, services, employment, and gathering spaces in close proximity. These areas are intended to serve nearby neighborhoods by supporting daily needs, local businesses, and social interaction while remaining distinctly local in scale and character. A mix of residential and non-residential uses is appropriate within Neighborhood Activity Centers, provided development is organized around high-quality building form and pedestrian-oriented design. Buildings should frame streets and public spaces, emphasize active ground floors, and create a comfortable public realm. Residential uses may be located above or adjacent to commercial or civic uses. Commercial and civic uses should be neighborhood-serving rather than regional in nature. Industrial uses are not appropriate in this place type. Public spaces such as plazas, courtyards, and trail connections should be integral components that support walkability and community life.

Residential Uses	• Apartments and condominiums • Townhomes and attached residential buildings • Residential units within mixed-use buildings
Commercial Uses	• Neighborhood-serving retail and services • Restaurants, cafés, and personal services • Offices and professional services
Civic/ Institutional Uses	• Civic and cultural facilities • Public gathering spaces
Green Spaces	• Plazas and courtyards • Trails and pedestrian connections
Industrial Uses	• Not appropriate
Tree Canopy	• 30-40%
Design Guidance	• Buildings should frame streets and public spaces • Active ground floors prioritized along primary pedestrian routes • Parking located behind or beneath buildings
Density Guidance	• Typical residential range: 8–18 units per acre, applied only where Activity Centers are intentionally mapped

Residential Uses	Residential uses integrated within mixed-use developments
Commercial Uses	- Regional retail and entertainment uses - Hospitality and lodging - Offices and professional services - Larger service-oriented commercial uses
Civic/ Institutional Uses	Civic uses that support regional activity
Green Spaces	- Landscaped buffers and open spaces - Pedestrian connections
Industrial Uses	Limited industrial uses compatible in form and impact
Tree Canopy	20-30%
Design Guidance	- Shared access and consolidated driveways - Enhanced landscaping and visual buffering - Buildings organized into cohesive centers rather than strip patterns
Density Guidance	Non-residential intensity guided by FAR and height ranges appropriate to context

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

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

Residential Uses	Residential uses only when integrated into mixed-use
Commercial Uses	- Offices and professional services - Business and service uses supporting employment
Civic/ Institutional Uses	Training, education, or service facilities related to employment
Green Spaces	- Landscaped setbacks and open spaces - Pedestrian connections
Industrial Uses	Light, low-impact industrial and service uses
Tree Canopy	20-30%
Design Guidance	- Strong buffering where adjacent to residential areas - High-quality building materials and landscaping - Efficient circulation for service and employment uses
Density Guidance	Employment-focused intensity guided by FAR and height ranges

Residential Uses	• Not appropriate.
Commercial Uses	• Not appropriate.
Civic/ Institutional Uses	• Passive recreation facilities and support structures only
Green Spaces	• Parks • Greenbelts • Conservation lands • Trails and water quality features
Industrial Uses	• Not appropriate.
Tree Canopy	• 85-100%
Design Guidance	• Design should follow natural landforms, avoid ridgelines where feasible, and minimize grading and impervious cover • Materials, colors, and lighting should reinforce a natural character and reduce visibility from surrounding areas • Trails, access points, and support facilities should be integrated into the landscape rather than imposed upon it
Density Guidance	• Built facilities limited to accessory structures (e.g., restrooms, trailheads, shelters) scaled to serve park and conservation functions

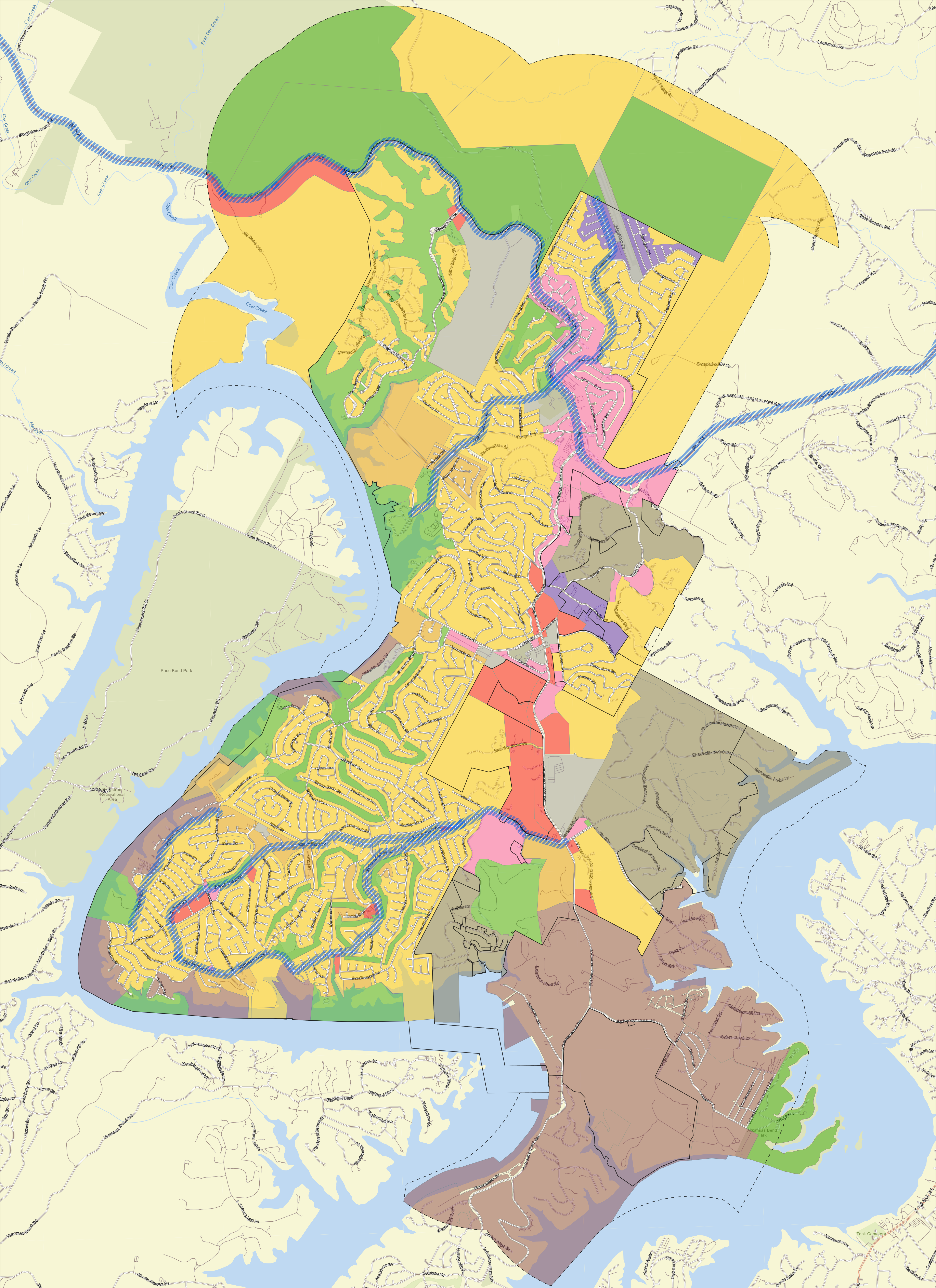
Parks & Conservation Areas form the environmental and open-space framework that shapes Lago Vista's growth and preserves its Hill Country identity. These areas protect sensitive environmental systems, water quality, wildlife habitat, and scenic landscapes while providing opportunities for recreation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

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

Residential Uses	Residential uses only when integrated into a coordinated mixed-use civic environment
Commercial Uses	Limited commercial uses may be appropriate only when clearly ancillary to civic or institutional functions, such as cafés, meeting-support services, or professional offices directly associated with public or institutional operations
Civic/ Institutional Uses	Government facilities, public safety facilities, libraries, schools, community centers, utilities, cultural facilities, and other public or institutional uses that serve community needs and provide essential services
Green Spaces	- Civic plazas, courtyards, publicly accessible open spaces, landscaped setbacks, and civic greens designed to support gathering, accessibility, and transition to surrounding uses. - Pedestrian connections linking civic facilities to neighborhoods, activity centers, and trail networks
Industrial Uses	Not appropriate, except for limited utility or service functions directly associated with civic infrastructure and designed to minimize visual, noise, and operational impacts
Tree Canopy	30-50%
Design Guidance	- Context-sensitive building scale and massing responsive to adjacent place types - Strong buffering and landscape transitions where adjacent to residential or conservation areas - High-quality architectural materials and durable construction reflective of long-term public investment - Buildings oriented to reinforce civic presence, public access, and pedestrian connectivity. Parking and service areas located and screened to minimize visual impacts
Density Guidance	Non-residential intensity guided by FAR and height ranges appropriate to context

Residential Uses	Aligned with the base Place Type
Commercial Uses	Aligned with the base Place Type
Civic/ Institutional Uses	Aligned with the base Place Type
Green Spaces	Aligned with the base Place Type
Industrial Uses	Aligned with the base Place Type
Tree Canopy	Aligned with the base Place Type
Design Guidance	- Buildings should step with natural topography and avoid silhouetting along ridgelines and horizon lines - Height, massing, and roof forms should be designed to visually recede into the landscape - Lighting, signage, and infrastructure should minimize glare and visual intrusion, particularly along corridors and viewpoints - Site layouts should preserve view corridors from public roadways, parks, and water bodies
Density Guidance	Aligned with the base Place Type

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



Civic Places Employment & Service District Neighborhood Activity Center Neighborhood Residential Neighborhood Transition Parks & Conservation Regional Commercial District Rural Residential Tier 1 Rural Residential Tier 2 Scenic Corridor City Limits City ETJ (DRAFT) City Of Lago Vista Future Land Use Map Spatial Reference: NAD 1983 CORSSg6 StatePlane Texas Central FIPS 4203 Ft US Drafted Drawn By 7/27/2026 City of Lago Vista N 0 750 1,500 3,000 Feet 53
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FUTURE LAND USE PLACE TYPES

Place Type / Tier	Total Acreage	Residential Density (du/ac, gross)	Commercial / Nonresidential Intensity (FAR / Height – guidance)	Typical Lot Size & Character Target	Key Determination Factors
Rural Residential Tier 1		≤ 0.33	N/A	3 acres minimum (larger lots common)	High environmental sensitivity; steep slopes, floodplains, limited infrastructure, scenic/ridgeline importance, established ranchette patterns; lowest-intensity residential appropriate.
Rural Residential Tier 2		0.3 – 1.0	N/A	2 acres minimum	Partial infrastructure availability; moderate environmental constraints; established 2–3 acre estate patterns; functions as transition from Tier 1 to neighborhood-scale development.
Rural Residential Tier 3		~1.0	N/A	1 acre minimum	Established 1–2 acre plats; adequate infrastructure for limited neighborhood development; appropriate transition to Neighborhood Residential areas.
Neighborhood Residential		1 – 4	N/A	Match established subdivisions	Stable, detached single-family neighborhoods; intensity reflects existing plats and long-standing neighborhood character. Historic/legacy plats; one principal dwelling unit per platted lot; attached or multifamily only via rezoning/PDD + replat.
Neighborhood Transition		4 – 8	N/A	~0.20 acres (guidance)	Intentionally mapped transition areas; step-down in height and intensity required adjacent to detached residential neighborhoods.
Mixed Use Neighborhood Activity Center		8 – 18	FAR 0.25–1.00; 2–5 stories (scaled by adjacency)	N/A	Compact, walkable centers intentionally mapped for mixed-use; higher-intensity residential integrated with services and employment.
Regional Commercial District		N/A	FAR 0.15–0.50; 1–3 stories	N/A	Regional-serving commercial activity; strong buffering, access management, and compatibility near residential areas.
Employment & Service District		N/A	FAR 0.20–0.60; 1–4 stories	N/A	Employment-focused uses; campus or corridor form; buffering required adjacent to residential areas.
Civic Places		N/A	Context-driven; typically 1–4 stories	N/A	Public, institutional, and community-serving facilities; intensity determined by adjacency and service function.
Parks & Conservation		N/A	No FAR (support facilities only)	N/A	Environmental protection, recreation, and open space; development subordinate to landscape and habitat preservation.
Scenic View & Corridor Preservation		Governed by underlying place type	Governed by underlying place type	Governed by underlying place type	Overlay guidance protecting viewsheds, ridgelines, gateways; additional siting, height, lighting, and canopy considerations apply.

DRAFT 02-04-2026

City of Lago Vista
August 3, 2023





Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: October 1, 2026

SUBMITTED BY: Robin Smith, City Secretary

SUBJECT: Approve the minutes of the September 17, 2026, City Council Meeting.

RECOMMENDATION: Approval of the September 17, 2026, City Council Meeting Minutes.

ATTACHMENTS:
[26-09-17-CC-draft minutes.pdf](#)



**CITY COUNCIL REGULAR
MEETING MINUTES
THURSDAY, SEPTEMBER 17, 2026
3:00 PM
CITY COUNCIL CHAMBERS
5803 THUNDERBIRD
LAGO VISTA, TX**

Shane R Saum, Mayor
Adam Benefield, Member
Norma Owen, Member
Paul Prince, Member
Amanda Chavarria, Member
Karen Van Ness, Member
Jess Hall, Member
Isaac Turner, City Manager
Brad Bullock, City Attorney

Present: Shane R Saum, Adam Benefield, Norma Owen, Paul Prince, Amanda Chavarria, Karen Van Ness, Jess Hall, Isaac Turner, Brad Bullock
Police Chief, Ron Joy

REGULAR SESSION WILL RECONVENE AT

4:00PM JOIN MEETING VIA VIDEO CONFERENCE

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

<https://meet.goto.com/242387805>

You can also dial in using your phone.

Access Code: 242-387-805

United States: +1 (646) 749-3122

I. CALL TO ORDER, CALL OF ROLL

Shane R. Saum, Mayor

Amanda Chavarria, Council Member

Jess Hall, Council Member

Adam Benefield, Council Member

Norma Owen, Mayor Pro Tem

Karen Van Ness, Council Member

Paul Prince, Council Member

Interim City Manager, Isaac Turner

Mayor Saum called the meeting to order at 3:00 pm.

II. EXECUTIVE SESSION

Convene into a closed Executive Session pursuant to;

City Council convened into Executive Session at 3:01 pm. Councilor Prince noted he would like to speak about the appointment of Planning & Zoning Commission vacancy.

1. Consultation with City Attorney pursuant to Texas Government Code § 551.071 regarding legal issues related to one or more items listed on this agenda, where confidential attorney-client advice is necessary.
2. Consultation with City attorney pursuant to Texas Government Code 551.074, to discuss Interim City Manager assignments and duties.
3. Consultation with City attorney pursuant to Texas Government Code § 551.071 legal advice regarding Hotel Occupancy Tax reimbursement requests and the proposed services

agreement with the North Lake Chamber of Commerce & Visitor Center

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

Reconvene from Executive Session into open session to act as deemed appropriate in City Council's discretion regarding:

Council reconvened into open session at 4:16 pm.

Attorney, Brad Bullock recaps items discussed in Executive Session, Action items 1-3. Executive Session items 2 and 3.

1. Consultation with City Attorney pursuant to Texas Government Code § 551.071 regarding legal issues related to one or more items listed on this agenda, where confidential attorney-client advice is necessary.

No Action

2. Consultation with City attorney pursuant to Texas Government Code 551.074, to discuss Interim City Manager assignments and duties.

No Action

3. Consultation with City attorney pursuant to Texas Government Code § 551.071 legal advice regarding Hotel Occupancy Tax reimbursement requests and the proposed services agreement with the North Lake Chamber of Commerce & Visitor Center

Council discussed this item.

Attorney Brad Bullock explains state law on Hot Fund re-imbursement.

The Mayor proposed to have strategic planning prior to an agreement with the Chamber of Commerce.

IV. INVOCATION

The Invocation was led by Father Ed Koharchik with St. Mary Catholic Church.

V. PLEDGE OF ALLEGIANCE, PLEDGE TO TEXAS FLAG

VI. CITIZEN COMMENTS

In accordance with the Open Meetings Act, Council 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 Mayor 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. The Council will reconvene from executive session at or around 4:00 p.m.

[Citizen Participation Registration Form](#)

Citizen Comments received by Paul Roberts, and Michael Rinebold.

VII. ITEMS OF COMMUNITY INTEREST

VIII. PRESENTATIONS & PROCLAMATIONS

IX. PUBLIC HEARING AND POSSIBLE ACTION

Open Public Hearing at 4:41 pm. Closed Public hearing at: 5:08 pm
Finance Director, Nichole Navarro presents the budget. Public
Comments received by Gene Harris. Mayor Pro Tem discusses
Economic Development Corporation (EDC) decision package.

1. Public hearing to receive citizen comments and views regarding the proposed City of Lago Vista budget for fiscal year 2026-2027, commencing on October 1, 2026, and ending on September 30, 2027.

a. The City provided the following information in compliance Texas Government Code § 551.043(c): (i) a copy of the City's proposed budget may be located on the City's home page of its website and at <https://tx-lagovista.civicplus.com/184/Budget> ; and (ii) Taxpayer Impact Statement – For the median-valued homestead property a comparison of the current property tax bill in dollars pertaining to the property for the current fiscal year FY 2025/26, an estimate if the proposed budget is adopted for the upcoming FY 2026/27, and an estimate of a balanced budget at the no-new-revenue tax rate for the upcoming FY 2026/27 is below:

Median-Valued Homestead Property of \$300,463.00	Property Tax Bill in Dollars
Current FY 2025/2026	\$ 1,261.94
An estimate if the proposed budget is adopted for FY 2026/27	\$ 1,358.06
An estimate if a balanced budget is funded and adopted at the no-new- revenue tax rate for FY 2026/27	\$ 1,358.06

b. The City Council of the City of Lago Vista, Texas will conduct a public hearing to receive citizen comments and views regarding the City of Lago Vista Texas levying Ad Valorem Taxes for use and support of the Municipal Government of the City of Lago Vista for the fiscal year beginning October 1, 2026, and terminating September 30, 2027; providing for apportioning each levy for specific purposes; and providing when taxes shall become due and when same shall become delinquent if not paid.

X. ACTION ITEMS

1. Discussion, consideration, and possible action regarding Ordinance No. 26-09-17-01; an Ordinance of the City of Lago Vista, Texas adopting a Budget for Fiscal Year beginning October 1, 2026, and ending September 30, 2027; appropriating the various amounts thereof and repealing all Ordinances or parts of Ordinances in conflict therewith; and providing for an effective date.

The City provided the following information in compliance Texas Government Code §

551.043(c): (i) a copy of the City’s proposed budget may be located on the City’s home page of its website and at <https://tx-lagovista.civicplus.com/184/Budget> ; and (ii) Taxpayer Impact Statement – For the median-valued homestead property a comparison of the current property tax bill in dollars pertaining to the property for the current fiscal year FY 2025/26, an estimate if the proposed budget is adopted for the upcoming FY 2026/27, and an estimate of a balanced budget at the no-new-revenue tax rate for the upcoming FY 2026/27 is below.

Median-Valued Homestead Property of \$300,463.00	Property Tax Bill in Dollars
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An estimate if the proposed budget is adopted for FY 2026/27	\$ 1,358.06
An estimate if a balanced budget is funded and adopted at the no-new-revenue tax rate for FY 2026/27	\$ 1,358.06

Council ask staff questions regarding the budget.

CIP Manager, Victor Manzano responds to Council’s questions.

Council directed staff to complete the paving project on Austin Blvd. and proceed with other street projects. Council also directed staff to proceed with moving to type 1 effluent.

Interim City Manager, Isaac Turner requested the Council allow him additional time to discuss the matter with staff and bring the item back to Council for further discussion.

Moved by Norma Owen; seconded by Paul Prince to Approve.

The Mayor proceeded with a roll-call vote.

Motion Passed: 4- 3

Voting For: Norma Owen, Paul Prince, Karen Van Ness, Jess Hall

Voting Against: Shane R Saum, Adam Benefield, Amanda Chavarria

2. Discussion, consideration, and possible action regarding Resolution No. 26-2223, a resolution of the City Council of the City of Lago Vista, Texas, ratifying the increase in total property tax revenue reflected in the Fiscal Year 2026-2027 budget, as required by Section 102.007(c) of the Texas Local Government Code.

Moved by Norma Owen; seconded by Paul Prince to Approve.

The Mayor proceeded with a roll-call vote.

Motion Passed: 4- 3

Voting For: Norma Owen, Paul Prince, Karen Van Ness, Jess Hall

Voting Against: Shane R Saum, Adam Benefield, Amanda Chavarria

3. Discussion, consideration, and possible action regarding Ordinance No. 26-09-17-02; an Ordinance of the City of Lago Vista, Texas levying Ad Valorem Taxes for use and support of the Municipal Government of the City of Lago Vista for the fiscal year beginning October 1, 2026, and terminating September 2027; providing for apportioning each levy for specific purposes; and providing when taxes shall become due and when same shall become delinquent if not paid.

Moved by Norma Owen; seconded by Paul Prince to Approve.
The Mayor proceeded with a roll-call vote.

Motion Passed: 4- 3

Voting For: Norma Owen, Paul Prince, Karen Van Ness, Jess Hall

Voting Against: Shane R Saum, Adam Benefield, Amanda Chavarria

4. Discussion, consideration, and possible action regarding Resolution No. 26-2224, a resolution of the City Council of the City of Lago Vista, Texas, appointing an individual to fill a vacancy on the Planning & Zoning Commission.

Councilor Prince discussed the item. Following discussion, Council decided not to fill the vacancy.

5. Discussion, consideration, and possible action regarding the official ballot for the election of Places 1–4 of the Board of Trustees for the Texas Municipal League Intergovernmental Risk Pool (TMLIRP), including recording the City’s selections.

Moved by Adam Benefield; seconded by Amanda Chavarria to
Approve the selections made for the TMLIRP ballot.

Motion Passed: 7- 0

Voting For: Shane R Saum, Adam Benefield, Norma Owen, Paul Prince, Amanda Chavarria, Karen Van Ness, Jess Hall

Voting Against: None

6. Discussion, consideration, and possible action regarding interim filtration for the Lago Vista Golf Course effluent irrigation system, including authorization for staff to obtain pricing via a change order for installation of flushing WYE strainers.

Councilor Benefield discusses the item and Council directed questions to CIP Manager Victor Manzano. No Action was taken.

7. Approve the minutes of the September 3, 2026, City Council Meeting.

Moved by Amanda Chavarria; seconded by Adam Benefield to

Approve. Motion Passed: 7- 0

Voting For: Shane R Saum, Adam Benefield, Norma Owen, Paul Prince, Amanda Chavarria, Karen Van Ness, Jess Hall

Voting Against: None

XI. WORK SESSION

1. Discussion and possible action on upcoming strategic planning dates.
Interim City Manager, Isaac Turner provided an update regarding potential dates for strategic planning. Staff will continue working to establish dates for strategic planning.

XII. STAFF AND COUNCIL LIAISON REPORTS

A. Routine Reports from City Staff

Chief Ron Joy introduced the City's new HR Director, Victoria Guillen. Chief Joy provided Council with an update regarding E-bike educational information and announced National Night Out will be held on October 6th in the City Hall parking lot.

B. Routine Reports from City Council Board/Commission/Committee Liaisons.

Councilor Chavarria provided an update that Keep Lago Vista Beautiful (KLVB) held its monthly meeting on September 10, 2026, and elected new officers for the 2026–2027 term. The next meeting will be held on October 8, 2026, at 6:00 p.m. in the Library Meeting Room.

XIII. ADJOURNMENT

Mayor Saum adjourned the meeting at 7:05 pm.



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: October 1, 2026

SUBMITTED BY: Ron Joy, Chief of Police

SUBJECT: Discussion regarding the growing concerns and recent events related to e-bikes and illegal e-bike operations on city streets, public safety concerns, applicable changes to city ordinances, and other proactive safety measures that could be implemented to mitigate injuries and provide for safe operating behavior.

ATTACHMENTS:

[E Bike Presentation City Council 10 1 26.pdf](#)



ELECTRIC BICYCLES IN TEXAS: KEY LAWS & ENFORCEMENT



DEFINITION OF ELECTRICAL BIKE:

Texas Transportation Code - TRANSP § 664.001

(4) “Electric bicycle” means a bicycle:

(A) equipped with:

(i) fully operable pedals; and

(ii) an electric motor of fewer than 750 watts; and

(B) with a top assisted speed of 28 miles per hour or less.

(5) “Top assisted speed” means the speed at which the bicycle's motor ceases propelling the bicycle or assisting the rider.

CLASSES OF ELECTRICAL BIKES

TRANSPORTATION CODE § 664.001.

Class 1	Class 2	Class 3
Pedal-Assist	Throttle-Assist	Pedal-Assist
		
Motor provides assistance only when the rider is pedaling and ceases at 20 mph.	May be propelled by throttle alone and ceases at 20 mph.	Motor provides assistance only when the rider is pedaling and ceases at 28 mph.
All classes have a motor of less than 750 watts.		

ILLEGAL BIKES

Illegal Vehicles (Electric or Gas)

- Dirt Bikes & Mini Dirt Bikes
- Mini Motorcycles & Pocket Motorcycles

These vehicles do NOT meet the definition of an E-bike if they can go **faster than 28 MPH** or if they have a motor of **more than 750 watts**.



STREETS



SIDEWALKS



TRAILS



SHARED-USE
PATHS

SAME RIGHTS & DUTIES AS REGULAR BICYCLES

TRANSPORTATION CODE § 551.002

- An operator of an electric bicycle has the same rights, privileges, and responsibilities as an operator of a regular bicycle.
- This includes all traffic laws applicable to bicycles.

✓ **E-Bikes follow the same rules as bicycles**

✓ **Ride on the right side of the roadway**

✓ **Obey all traffic signs & signals**

✓ **Must yield when required**

✓ **Always yield to pedestrians**

✓ **Ride at a safe speed near people**

✓ **Riding Two Abreast (Side-by-Side)**



EQUIPMENT REQUIREMENTS

Transportation Code § 551.104

- **Brakes:** Capable of making the wheels skid on dry, level pavement.
- **Steering:** Able to turn the front wheel.
- **Lamp:** White light visible from 500 feet to the front.
- **Red Reflector:** Visible from 300 feet, or a red lamp visible from 500 feet to the rear.
- **Side Reflectors:** Visible from the side.

Only
required
at night
time



MAXIMUM AGE FOR CLASS 3 ELECTRIC BICYCLE



A person may not operate a
Class 3 electric bicycle unless
the person is **15 years of age or
older.**

Texas Transportation Code - TRANSP § 551.107.
Operation of Electric Bicycle

NO TITLE, REGISTRATION, LICENSE, OR INSURANCE REQUIRED.

TRANSPORTATION CODE § 551.107 (A)

- ✓ No title required
- ✓ No registration required
- ✓ No driver's license required
- ✓ No insurance required



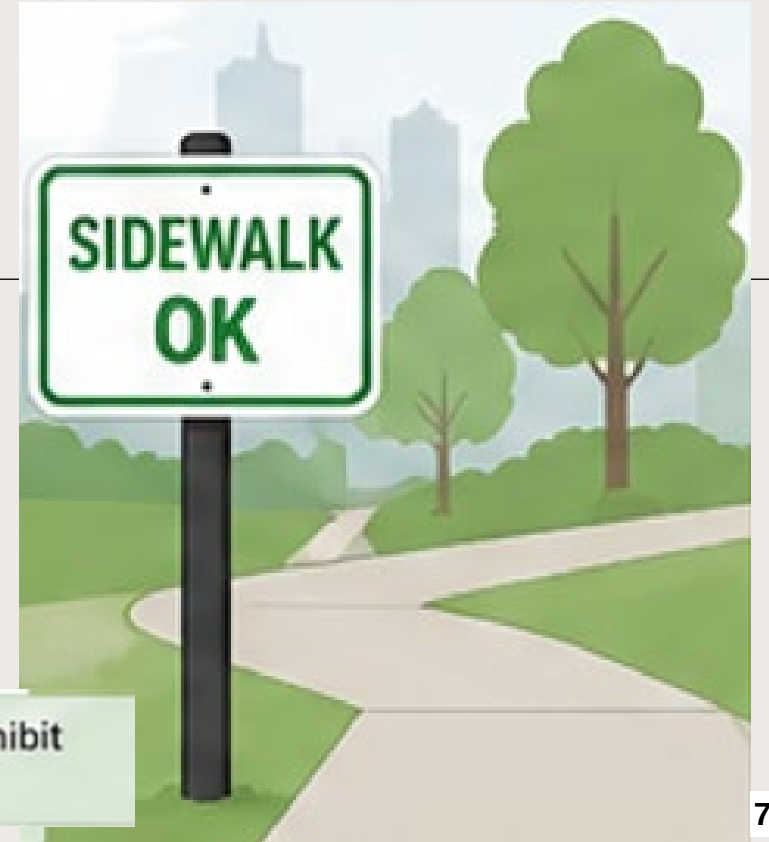
OPERATION ON SIDEWALKS

TRANSPORTATION CODE § 551.201

- Electric bicycles do not meet the definition of a “motor vehicle” in section 551.201 of the Texas Transportation Code.
- Therefore, electric bicycles may be operated on sidewalks unless prohibited by city ordinance.



Always check local ordinances—cities may prohibit operation on sidewalks.



RIDING ON POA PROPERTY (PRIVATE PROPERTY RULES)

Some roads, trails, and amenities are POA (Property Owners Association) property

- POA areas may have **their own rules and restrictions**
- E-bikes may be:
 - Restricted in certain areas
 - Limited by speed or type

Posted signs and POA rules must be followed

- Violations may result in:
 - Removal from property by POA



LAGO VISTA CITY ORDINANCES

- ARTICLE 12.500 - TRAFFIC REGULATIONS GENERALLY
 - ARTICLE 12.1100 - BICYCLE HELMETS
 - ARTICLE 1.1900 - GOLF COURSES



ARTICLE 12.500 TRAFFIC REGULATIONS GENERALLY

Section 12.514: Bicycles

(a) A person propelling a bicycle **shall** not ride other than upon or astride a permanent and regular seat attached thereto. No bicycle **shall** be used to carry more persons at one time than the number for which it is designed or equipped. A person operating a bicycle upon a city street at less than the speed of the other traffic on the roadway at that time **shall** ride as near as practical to the right curb or edge of the roadway, except when:

- (1) The person is overtaking and passing another vehicle proceeding in the same direction;
- (2) The person is preparing for a left turn at an intersection or onto a private road or driveway; or
- (3) Conditions on the roadway, including fixed or moving objects, parked or moving vehicles, pedestrians, animals, surface hazards or substandard width lanes, make it unsafe to ride next to the right curb or edge of the roadway.

(b) Persons riding bicycles upon a roadway **shall not ride more than two abreast except** on paths or parts of roadways set aside for the exclusive use of bicycles. Persons riding two abreast shall not impede the normal and reasonable flow of traffic on the roadway. If persons are riding two abreast on a laned roadway they must ride in a single lane. Every bicycle when in use at **night time shall** be equipped with a light on the front which shall emit a white light visible from all distances from fifty (50) feet to three hundred (300) feet to the rear when directly in front of lawful upper beams of head lamps on a motor vehicle. A lamp emitting red light visible from a distance of five hundred (500) feet to the rear may be used in addition to the red reflector. Every bicycle **shall** be equipped with a brake which will enable the operator to make the braked wheels skid on dry, level, clean pavement.



Included in State
Law as well

ARTICLE 12.500 TRAFFIC REGULATIONS GENERALLY

Section 12.512 Clinging to Moving Vehicles

No person riding upon any bicycle, motorcycle, coaster, sled, roller skates or any toy vehicle **shall** attach the same or himself to any moving vehicle upon any roadway.



ARTICLE 12.1100 - BICYCLE HELMET

Sec 12.1101 - Definitions

Helmet means a properly fitted crash helmet that is not structurally damaged and that conforms to the standards of the American National Standards Institute, the American Society for Testing and Materials, the Snell Memorial Foundation or the current federal regulatory agency which mandates the standards for manufacture of the helmet.

Sec 12.1102 - Helmet Required

It is unlawful for a parent to knowingly, intentionally or negligently permit a child **14 years of age or younger** to operate, be carried on or ride on a bicycle or in any side car, trailer, carrier, seat or other device attached to a bicycle unless the child is wearing a helmet.



ARTICLE 1.1900 – GOLF COURSES

Section 1.1902 Authorized Vehicles

Use of the golf course is limited to the following vehicles: (1) golf carts; and (2) nonmotorized bicycles. The authorized vehicles may only be operated on the provided cart paths, and may not be taken off the paths and used on any grass, gravel, or other nonpaved surface. Emergency vehicles and city vehicles are allowed at all times.

Section 1.1903 Prohibited Uses

The following vehicles may not be used on the golf course facilities, either on the provided cart paths or anywhere else: (1) unauthorized motorized vehicles; (2) skateboards; (3) long boards; (4) roller blades; and (5) roller skates. This is a nonexclusive list, and includes any motorized or nonmotorized vehicles that are not specifically authorized by Section 1.1902.



COMMON ISSUES & COMPLAINTS WITHIN OUR COMMUNITY



- Underage riders on class 3 E-bikes
- Riding unauthorized/illegal E-bikes on the roadway
- Riding E-Bikes on private property and/or places where prohibited (golf course, parks)
- Riding more than two abreast on the road
- Riding on the wrong side of the road
- Riding too fast on sidewalks & not yielding to pedestrians
- Riding recklessly (wheelies)
- Juveniles getting injured from recklessly riding
- Riding in and out of traffic



SOMETHING TO THINK ABOUT...

Mother charged with Manslaughter after son's illegal e-motorcycle crash turns deadly

“An American hero who survived flying combat missions in Vietnam could not survive walking across the street in Lake Forest because of a 14-year-old child.”

TODD SPITZER
District Attorney of Orange County

BREAKING NEWS

MOM CHARGED FOR SON'S ALLEGED E-BIKE CRASH

POLICE: TEEN FATALLY STRUCK 81-YEAR-OLD WAR VETERAN & SUBSTITUTE TEACHER

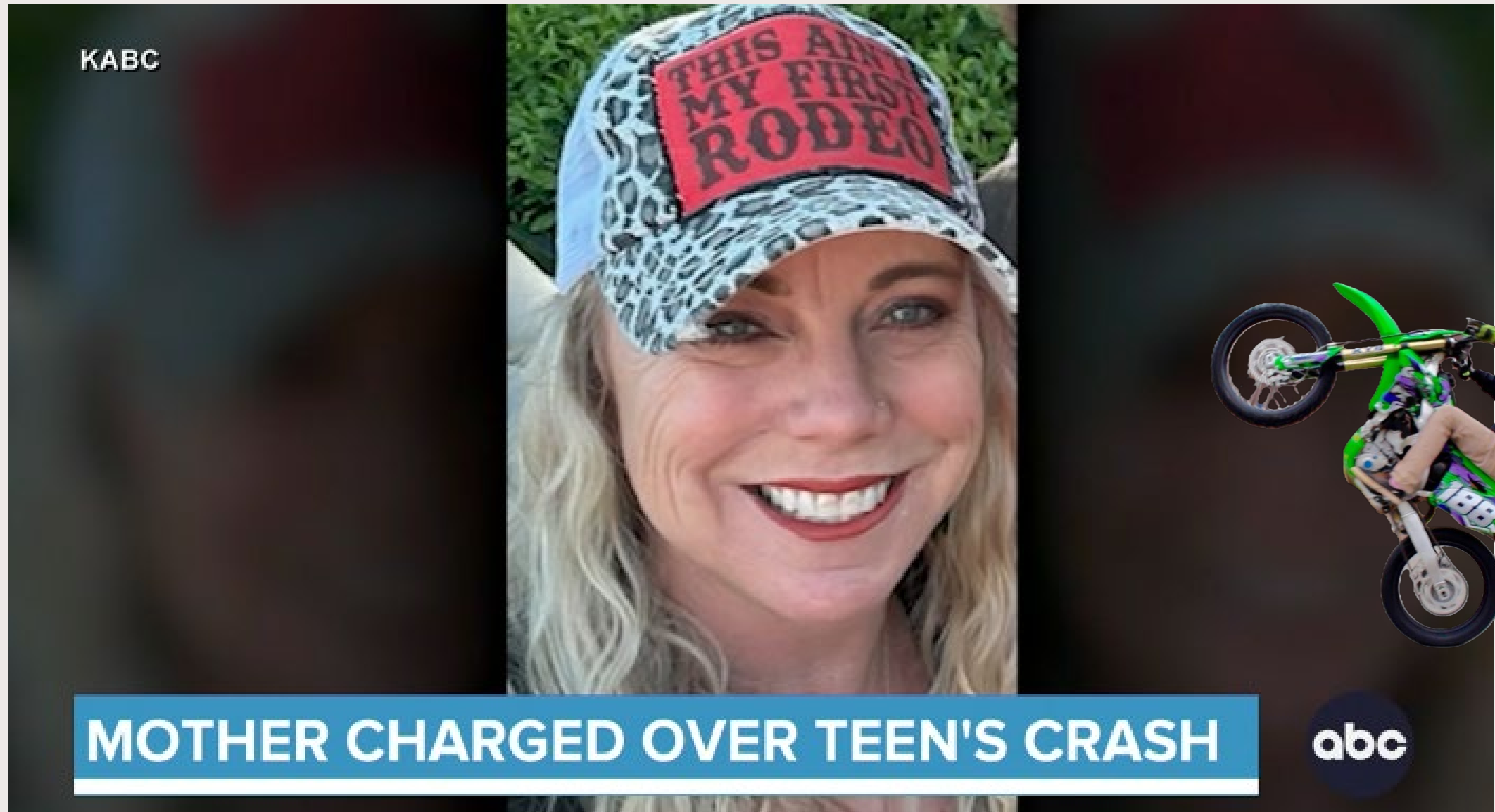
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#WORLDNEWSTONIGHT



SOMETHING TO THINK ABOUT...

Mother charged with Manslaughter after son's illegal e-motorcycle crash turns deadly





RIDE SMART

WITH

LAGO VISTA PD



QUESTIONS??



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	October 1, 2026
SUBMITTED BY:	Shane Saum, Mayor
SUBJECT:	Discussion and possible action regarding next steps for the Texas Water Development Board Clean Water State Revolving Fund Application process.
BACKGROUND:	On September 2nd, Lago Vista received a letter from the TWDB inviting us to apply for the CWSRF after our initial Intended Use Plan was deemed eligible for up to \$28.2M for our “Lago Vista Dual Purpose Wastewater Treatment Plant Project.” In that letter it stated we have to submit our intent to apply form by Oct. 2nd. The completed application must be received by November 2, 2026. A pre-application meeting is required.
FINDINGS:	Council and staff need to discuss next steps, project scope and our overall potential funding strategy.