



**AGENDA
CITY COUNCIL REGULAR MEETING
CITY COUNCIL CHAMBERS
5803 THUNDERBIRD
LAGO VISTA, TX
OCTOBER 16, 2025 AT 1:00 PM**

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

Kevin Sullivan, Mayor

Rob Durbin, Mayor Pro-Tem

Shane Saum, Council Member

Adam Benefield, Council Member

Norma Owen, Council Member

Paul Roberts, Council Member

Paul Prince, Council Member

II. EXECUTIVE SESSION

Convene into a closed Executive Session pursuant to;

1. Consultation with Legal Counsel concerning all regular meeting agenda items requiring confidential, attorney/client advice (as needed) pursuant to Texas Government Code Section 551.071.
2. Discussion regarding the evaluation of the City Manager. (Government Code Section 551.074)

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 Legal Counsel concerning all regular meeting agenda items requiring confidential, attorney/client advice (as needed) pursuant to Texas Government Code Section 551.071.

2. Discussion regarding the evaluation of the City Manager. (Government Code Section 551.074)

IV. PLEDGE OF ALLEGIANCE, PLEDGE TO TEXAS FLAG

V. INVOCATION

VI. ITEMS OF COMMUNITY INTEREST

Pursuant to Texas Government Code Section 551.0415, the City Council may report on any of the following items:

- a. Expression of thanks, gratitude, and condolences.
- b. Information regarding holiday schedules.
- c. Recognition of individuals, i.e. Proclamations.
- d. Reminders regarding City Council events.
- e. Reminders regarding community events.
- f. Health and safety announcements.

VII. 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 3:00 p.m.

[Citizen Participation Registration Form](#)

VIII. CONSENT AGENDA

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

1. Action regarding the August 7, 2025, Regular City Council Meeting Minutes.
2. Action regarding the September 11, 2025, Called City Council Budget Workshop Meeting Minutes.
3. Action regarding the September 25, 2025, Called City Council Meeting Minutes.
4. Consideration and Possible action on Resolution 25-2160 authorizing the disposition of City surplus property.
5. Consideration and Possible action to approve Ordinance No. 25-10-16-01, an Ordinance authorizing a rezoning from temporary restricted (TR1) to general commercial retail (C-2) with conditions of approximately 4.035 acres identified as Travis County Appraisal District Property ID Number 984238.

6. Consideration and Possible action to approve Ordinance No. 25-10-16-02, an Ordinance authorizing a rezoning from temporary restricted (TR-1) to general commercial retail (C-2) with conditions on approximately 3.776 acres identified as Travis County Appraisal District Property ID Number 999032.
7. Consideration and Possible action to approve Ordinance No. 25-10-16-03 request to rezone a parcel of land from C-1A "Professional Office, Neighborhood Retail" District to C- 2 "General Commercial / Retail" District on approximately 1.8681 acres of land addressed as 8039 Bronco Ln, TX 78748 and being Lot 5, Blk A of Lago Vista Retail Subdivision Addition, Lago Vista, Travis County, Texas. Said property generally described as approximately 685' ESE of the intersection of Bronco Lane and Bar K Ranch Rd. and 242' NW of the Post Office Site.
8. Consideration and Possible action to approve resolutions for the releasing or vacating of utility easements.

IX. ACTION ITEMS

1. Consideration and Possible action surrounding the city's strategy and priorities related to reaching an agreement between itself and the Rusty Allen Airport POA and any possible items the council would like to recommend the AAB take up for possible recommendation back to council.
2. Consideration and Possible action to approve all formation documents for the Lago Vista Type B Economic Development Corporation (EDC).
3. Consideration and Possible action to approve Ordinance No. 25-10-16-06 an amendment to Chapter 10, Section 2.16 (Subdivision Ordinance) to Add Cross-Reference to Preliminary Plat Submittal Calendar; Direction to Publish Calendar on City Website.
4. Consideration and Possible action to appoint a representative or representatives to the Capital Area Council of Governments.
5. Consideration and Possible action regarding revisions to the Short-term rental (STR) Ordinance - Section 22.23 of the Lago Vista Code of Ordinances.

X. WORK SESSION

1. Discuss Holiday events and displays.
2. Discuss Taxpayer Savings Incentive Program.
3. Update from the Irrigation sub-committee.
4. Update from the Finance Committee.
5. Consideration and possible action to direct staff to review and possibly suggest a potential amendment to the PID Policy relating to maintenance responsibilities for Public Parkland.
6. Joint Work Session with Planning & Zoning to review the proposed Comprehensive

Master Plan to begin on or after 5:30 pm.

XI. STAFF AND COUNCIL LIAISON REPORTS

A. Routine Reports from City Staff.

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

- Charter Review Committee, Councilor Prince & Councilor Saum
- Building and Standards Commission, Councilor Benefield
- Keep Lago Vista Beautiful, Councilor Benefield
- Lago Vista Starry Skies, Councilor Benefield
- Airport Advisory Board, Councilor Saum
- Planning & Zoning Commission, Mayor Pro Tem Durbin
- Economic Development Advisory Committee, Councilor Owen
- Lago Vista Independent School District, Councilor Owen
- Lago Vista Property Owner's Association, Councilor Owen
- Turnback Canyon Trail Conservancy, Councilor Owen
- Golf Course Advisory Committee, Councilor Prince
- Library Advisory Board, Councilor Prince
- Parks & Recreation Advisory Committee, Councilor Prince
- Board of Adjustment, Councilor Roberts
- Governmental Affairs, Councilor Saum
- Water Issues; Lower Colorado River Authority Board, Texas Water Development Board, and other entities as appropriate, Councilor Saum
- Youth Advisory Committee, Mayor Sullivan
- Capital Area Council of Governments, Mayor Sullivan
- Texas Department of Transportation, Mayor Sullivan
- Cap Metro, Mayor Sullivan

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 6:00 pm on the 9th day of October 2025.

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.



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: October 16, 2025

SUBMITTED BY: Robin Smith, City Secretary

SUBJECT: Action regarding the August 7, 2025, Regular City Council Meeting Minutes.

RECOMMENDATION: Approval of the August 7, 2025, Regular City Council Meeting Minutes.

ATTACHMENTS:
[2025-08-07 Minutes Regular City Council Meeting.pdf](#)

These minutes have been prepared to satisfy the requirements of Section 551.021 of the Texas Government Code. Video recordings of most City meetings can be viewed at:
<https://lagovistatx.new.swagit.com/videos/354461>

**REGULAR MEETING MINUTES
LAGO VISTA CITY COUNCIL
AUGUST 7, 2025, AT 1:00 PM
CITY COUNCIL CHAMBERS**

REGULAR SESSION WILL RECONVENE AT 3:00PM

1. CALL TO ORDER, CALL OF ROLL

Kevin Sullivan, Mayor
Rob Durbin, Mayor Pro-Tem
Shane Saum, Council Member (virtual)
Adam Benefield, Council Member

Norma Owen, Council Member
Paul Roberts, Council Member
Paul Prince, Council Member

Staff present:

Charles West, City Manager

Brad Bullock, City Attorney

Susie Quinn, Interim City Secretary

Jan Steele, Library Director

Eric Zeno, Economic Development Director

Tiffany Sparks, HR Director

Eric De La Cruz, Procurement Manager

Nichole Navarro, Finance Director

Mayor Kevin Sullivan called the regular meeting of the Lago Vista City Council to order at 1:00 PM. All council members were present, with Councilmember Saum joining virtually.

(0:00:15 to 0:01:26)

2. EXECUTIVE SESSION

Convene into a closed Executive Session at 1:01 PM pursuant to;

- A. Consultation with Legal Counsel concerning all regular meeting agenda items requiring confidential, attorney/client advice (as needed) pursuant to Texas Government Code Section 551.071.
- B. City Council will convene into executive session pursuant to Texas Government Code § 551.071(1) to consult with the City Attorney regarding legal issues related to Tessera parkland dedication, a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct clearly conflicts with the Open Meetings Act and pending or contemplated litigation related thereto.
- C. Consultation with Legal Counsel concerning the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of an employee pursuant to Texas Government Code Section 551.074 - Development Services Director.

- D. Consultation with Legal Counsel concerning the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of an employee pursuant to Texas Government Code Section 551.074 - Police Chief.
- E. Consultation with Legal Counsel concerning the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of an employee pursuant to Texas Government Code Section 551.074 - City Manager.

(0:01:28 to 0:04:54)

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

Reconvened from Executive Session into open session at 3:04 PM to act as deemed appropriate in City Council's discretion regarding:

- A. Consultation with Legal Counsel concerning all regular meeting agenda items requiring confidential, attorney/client advice (as needed) pursuant to Texas Government Code Section 551.071.

No action

- B. City Council will convene into executive session pursuant to Texas Government Code § 551.071(1) to consult with the City Attorney regarding legal issues related to Tessera parkland dedication, a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct clearly conflicts with the Open Meetings Act and pending or contemplated litigation related thereto.

No action

- C. Consultation with Legal Counsel concerning the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of an employee pursuant to Texas Government Code Section 551.074 - Development Services Director.

No action

- D. Consultation with Legal Counsel concerning the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of an employee pursuant to Texas Government Code Section 551.074 - Police Chief.

No action

- E. Consultation with Legal Counsel concerning the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of an employee pursuant to Texas Government Code Section 551.074 - City Manager.

No action

Mayor Sullivan stated that Item 2E was placed on the agenda by the City Manager for him to provide some feedback to Council.

City Attorney Brad Bullock provided a summary of additional legal questions discussed during executive session, including:

- Questions related to item 11b regarding the city's authority to change the order of certain work to be performed

- Questions on item 11c regarding potential updates to city ordinances based on the recent Texas legislative session
- Questions about item 11e regarding actions required under the drought contingency plan and the city's authority to make changes to its own plan

(0:04:55 to 0:06:36)

4. INVOCATION

The invocation was led by Charles West, City Manager.

5. PLEDGE OF ALLEGIANCE, PLEDGE TO TEXAS FLAG

Mayor Sullivan led Council and the audience in the Pledge of Allegiance and Pledge to Texas Flag.

(0:06:37 to 0:12:29)

6. 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.

Dave Stewart provided comments on several topics:

- He noted the LCRA template for Drought Contingency Plans had been updated, making the city's plan out of compliance. He suggested this would be a simple update to make.
- Regarding the wastewater treatment plant permit, he urged the council to include engineering in this year's budget to expand the Cedar Breaks facility, noting the current plant is nearing capacity at 82.7% of its 750,000 gallon/day permit.
- He cautioned about potential changes to the golf course irrigation system design, specifically mentioning concerns about diffusion uniformity calculations and maintaining the current 3.45 acre-feet per acre application rate that was previously approved by TCEQ.

Councilmember Paul Roberts followed up on Stewart's comments, noting he had previously requested updated water and wastewater capacity numbers from staff. He confirmed the wastewater plant is currently at about 82.6% capacity.

(0:12:37 to 0:20:30)

7. ITEMS OF COMMUNITY INTEREST

Pursuant to Texas Government Code Section 551.0415, the City Council may report on any of the following items:

- a. Expression of thanks, gratitude, and condolences.
- b. Information regarding holiday schedules.
- c. Recognition of individuals, i.e. Proclamations.
- d. Reminders regarding City Council events.
- e. Reminders regarding community events.
- f. Health and safety announcements.

Mayor Sullivan provided several updates:

- Applications are open for the Charter Review Committee through August 11th.

- City Council candidate applications are being accepted through August 18th for the November 4th election.
- The first annual Lago Vista Splash Bash event will be held August 23rd at the city pool.

Councilmember Norma Owen announced she was placing an order for the Lions Club barbecue fundraiser.

A. Proclamation Declaring August 17, 2025, as Aviation Day in the City of Lago Vista.

Mayor Sullivan remembered George Eads, who recently passed away, for his role in founding Rusty Allen Airport. He presented a proclamation, proclaiming August 19, 2025, as National Aviation Day in Lago Vista, honoring Rusty Allen Airport.

8. PRESENTATIONS

(0:20:34 to 0:38:18)

A. Receive annual report from the Library Advisory Board.

Mike Zaydel presented the Library Advisory Board's annual report. Key points included:

- Improved offerings for middle and high school students, including an active teen library group
- Updates to the board's annual and long-range work plans
- Completion of an outdoor green space in collaboration with Keep Lago Vista Beautiful
- Receipt of several grants for programs and materials
- Ongoing efforts for historical preservation, including plans to digitize old newspaper archives
- Upcoming projects like LED lighting upgrades and donor recognition plans

Council members expressed appreciation for the library's efforts and discussed potential improvements to the library's storage facilities.

(0:38:20 to 1:00:12)

B. Receive annual report from the Building and Standards Commission.

Frank Robbins presented the Building and Standards Commission's annual report, highlighting:

- Delays in addressing certain issues due to lack of staff resources
- Concerns about enforcement of unsafe building ordinances
- Recent work on drainage-related amendments to Chapter 3
- The need to clarify the commission's authority to make recommendations to the council

Council members discussed the commission's role and potential charter amendments to clarify its advisory capacity.

(1:00:20 to 1:25:12)

C. Receive annual report from the Golf Course Advisory Committee.

Larry Russell presented the Golf Course Advisory Committee's annual report, covering:

- Improvements in course conditions, particularly the greens
- Comparative data showing Lago Vista's golf fees and revenues relative to other municipal courses
- The need for irrigation system upgrades to improve course conditions and increase play/revenue
- A new work plan focused on optimizing the course's financial position and reinforcing its value to residents and non-residents

Council members discussed the potential for future improvements and investments in the golf course.

9. WORK SESSION

(1:28:10 to 1:55:05)

A. FY 25-26 Budget Workshop

Councilmember Prince presented an analysis of the proposed budget, comparing it to targets set earlier in the year. Key points of discussion included:

- Discrepancies in projected year-end totals for various departments
- Significant underspending in some departments compared to their budget requests
- The need for more accurate budget projections and reporting
- Potential areas for budget reductions or reallocations

Finance Manager Nichole Navarro provided clarification on some of the budget figures and explained certain discrepancies.

(1:55:06 to 2:08:06)

B. Present Tax Rates to City Council

City Manager Charles West presented the tax rates:

- No-new-revenue rate: 0.430564
- Voter approval rate: 0.506442

West recommended keeping the current tax rate, noting it would still result in slightly increased revenue due to new property added to the tax rolls.

(1:25:20 to 1:28:00)

10. CONSENT AGENDA

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

A. Action regarding the June 26, 2025, Regular City Council Meeting Minutes.

- B. Action regarding the July 7, 2025, Regular City Council Meeting Minutes.
- C. Consider approval of Ordinance No. 25-08-07-01, an ordinance ordering and establishing procedures for the 2025 General Election in the City of Lago Vista to elect officials for Mayor, Council Member Place 1, Council Member Place 3 and Council Member Place 5; providing for notice of the election; providing election precinct and polling places; providing for early voting; providing an effective date and open meetings clause; and providing for related matters.
- D. Consider approval of a Joint Election Agreement with Travis County for the November 4, 2025, election and approval of the corresponding Election Services Contract.
- E. Discussion, consideration, and possible action to approve Resolution 25-2143 authorizing the disposition of surplus property from the Police Department.
- F. Discussion, consideration, and possible action to approve a Resolution No. 25-2144 urging Travis County to avoid a property tax increase and instead pursue budget savings and state funding to support flood recovery.

Mayor Sullivan called for a motion to approve the consent agenda items A through F, with a correction to the June 26th meeting minutes changing "Robert Peck" to "James Peck". Councilmember Benefield moved to approve the consent agenda with this modification. Councilmember Saum seconded the motion. The motion passed unanimously.

11. ACTION ITEMS

(2:08:06 to 2:28:46)

- A. Discussion and possible action on Amendment No. 2 to the effluent ponds repair design project to include golf course irrigation design, or alternatively, direction on whether to proceed with the original golf course irrigation designer. Council to evaluate both proposals and determine which approach to move forward with.

The council discussed two proposals for the golf course irrigation design project:

- A proposal from Freese and Nichols (subcontracted by Heinz) for \$177,455
- An updated proposal from Les Hill for \$55,000

After discussion about the scope of work and previous payments made to Les Hill, the council decided to move forward with Hill's proposal.

Councilmember Benefield moved to approve Les Hill for agenda item 11A, with direction to staff to have a conversation with him regarding applying a \$10,000 retainer fee previously paid to the new \$55,000 contract. The motion also stipulated that the irrigation subcommittee, golf course personnel, public works staff, and others be able to discuss the parameters of the system, including concerns raised by Dave Stewart. Councilmember Prince seconded the motion. The motion passed unanimously.

(2:28:47 to 2:37:22)

- B. Discussion, consideration, and possible action awarding Lone Star Paving

Company's bid for RFP 25-07 in the amount of \$1,317,305.60 to repave over 23 City streets and authorize the City Manager to execute the contract.

Eric De La Cruz presented information on the street repaving project, noting it was an extension of the previous phase due to favorable pricing. The council discussed the progress of the overall street improvement plan and the use of CAP Metro funds for part of the project.

Councilmember Prince moved to approve awarding the contract to Lone Star Paving for RFP 25-07 in the amount of \$1,317,305.60. Mayor Pro Tem Durbin seconded the motion. The motion passed unanimously.

(2:37:24 to 2:52:56)

- D. Discussion, consideration, and possible action authorizing the City Manager to authorize Freese and Nichols, the City of Lago Vista Consulting Engineer Firm to perform a Development Code Review and Diagnostic Service of the City of Lago Vista's Development Codes.

City Manager West explained the need for a comprehensive review of the city's development codes to address conflicts and streamline processes. The council discussed the scope of the review and potential changes to be made.

Councilmember Owen moved to approve item 11D, authorizing the city manager to authorize Freese and Nichols to perform a development code review and diagnostic service based on the discussion, including adding Chapter 11 to the review, interviewing current council members before the election, considering Councilmember Roberts' comments about diagnostics versus recommendations, and having the city manager or subcommittee approve which developers are interviewed. Councilmember Benefield seconded the motion. The motion passed unanimously.

(2:52:57 to 2:58:29)

- C. Discussion, consideration and possible action regarding legislative compliance review on 2025 Texas Legislative Session mandates impacting city operations.

Councilmember Owen led a brief discussion on reviewing recent legislative changes and their impact on city operations. City Attorney Bullock agreed to provide an update at the next meeting regarding ordinance updates that his firm is already preparing for other cities.

No Action on This Item

(2:58:32 to 3:32:10)

- E. Consideration and possible action to remove the March 20, 2025, Stage 2 Water Restrictions as per the City's and LCRA's adopted Drought Contingency Plan and consider changes to the City's Drought Contingency Plan.

Mayor Sullivan provided an update on recent discussions with LCRA regarding lake levels and water management. The council discussed potential changes to the city's Drought Contingency Plan (DCP) and whether to remove current water restrictions.

Mayor Pro Tem Durbin moved to alter the city's Drought Contingency Plan sections 4, subsections 1 through 5, part B, by replacing the word "shall" with "may" regarding termination of water restriction stages. Councilmember Owen seconded the motion. The motion passed unanimously.

After further discussion on current lake levels and water usage:

Councilmember Benefield moved to approve item 11E to remove stage 2 water restrictions and move the water restrictions to normal. Mayor Pro Tem Durbin seconded the motion. The motion passed unanimously.

12. STAFF AND COUNCIL LIAISON REPORTS

(3:32:11 to 3:32:32)

- A. Routine Reports from City Staff
None

(3:32:32 to 3:38:59)

- B. Routine Reports from City Council Board/Commission/Committee Liaisons,
- Building and Standards Commission, Councilmember Benefield
 - To work on drainage issues, to be brought back to Council
 - Keep Lago Vista Beautiful, Councilmember Benefield
 - Lago Vista Starry Skies, Councilmember Benefield
 - Planning & Zoning Commission, Mayor Pro Tem Durbin
 - Economic Development Advisory Committee, Councilmember Owen
 - Lago Vista Independent School District, Councilmember Owen
 - Lago Vista Property Owner's Association, Councilmember Owen
 - Turnback Canyon Trail Conservancy, Councilmember Owen
 - Golf Course Advisory Committee, Councilmember Prince
 - Library Advisory Board, Councilmember Prince
 - Parks & Recreation Advisory Committee, Councilmember Prince
 - Board of Adjustment, Councilmember Roberts
 - Airport Advisory Board, Councilmember Saum
 - Governmental Affairs, Councilmember Saum
 - Water Issues; Lower Colorado River Authority Board, Texas Water Development Board, and other entities as appropriate, Councilmember Saum
 - Youth Advisory Committee, Mayor Sullivan
 - Upcoming meeting in August
 - Capital Area Council of Governments, Mayor Sullivan
 - Texas Department of Transportation, Mayor Sullivan
 - Updates on TxDOT projects, including delays to the planned traffic light at RR 1431 and Lohman Ford Road (to fall of 2026)
 - Cap Metro, Mayor Sullivan
 - Charter Review Committee, Councilmembers Saum and Prince
 - Discussion regarding replacing two members and new appointments will be on the next agenda

13. ADJOURNMENT

(3:39:01)

Mayor Sullivan adjourned the meeting at 6:48 PM.

CITY OF LAGO VISTA

Kevin Sullivan, Mayor

ATTEST:

Robin Smith, City Secretary

In a motion by Councilor,_____ seconded by Councilor_____ the foregoing instrument was passed and approved (___-__-____).



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: October 16, 2025

SUBMITTED BY: Robin Smith, City Secretary

SUBJECT: Action regarding the September 11, 2025, Called City Council Budget Workshop Meeting Minutes.

RECOMMENDATION: Approval of the September 11, 2025, Called City Council Budget Workshop Meeting Minutes.

ATTACHMENTS:
[25-09-11 CC budget - workshop minutes.pdf](#)

These minutes have been prepared to satisfy the requirements of Section 551.021 of the Texas Government Code. Video recordings of most City meetings can be viewed at:

<https://lagovistatx.new.swagit.com/videos/355260>

**BUDGET WORKSHOP MINUTES
LAGO VISTA CITY COUNCIL
CHAMBERS
SEPTEMBER 11, 2025, AT 1:00 PM
CITY COUNCIL CHAMBERS**

CALL TO ORDER, CALL OF ROLL

Mayor Sullivan called the meeting to order at 1:01 PM, Council present:

Kevin Sullivan, Mayor	Norma Owen, Council Member
Rob Durbin, Mayor Pro-Tem	Paul Roberts, Council Member
Shane Saum, Council Member	Paul Prince, Council Member
Adam Benefield, Council Member	

Staff present:

Charles West, City Manager	Brad Bullock, City Attorney
Robin Smith, City Secretary	Nichole Navarro, Finance Director
Eric Zeno, Economic Development Director	Eric De La Cruz, Procurement Manager
Paul Chrane, Interim Police Chief	Victor Manzano, Project Manager
Greg Saul, PGA Head Golf Pro	Jan Steele, Library Director

(0:00:07-4:50:36)

BUDGET WORKSHOP

Budget Workshop for the Fiscal Year 2025–2026.

Mayor Sullivan explained that they would be conducting a budget workshop for the fiscal year 2025-2026 and turned to City Manager Charles West for opening comments.

City Manager West joked about cutting council salaries and noted that staff had been working hard on the budget. He mentioned a productive meeting with the finance committee that helped establish baselines for their targets. He expressed confidence that they were close to where they needed to be and hoped that by the end of the day they would be in position to adopt the budget and tax rate on the 25th.

Mayor Sullivan asked council members what goals they hoped to accomplish during the workshop. Councilmember Prince discussed the recent finance subcommittee meeting, explaining that they had analyzed expenses with large one-time asset purchases backed out to see more consistent operational expenses. The finance committee agreed on target expense levels for both the utility fund and general fund. He was optimistic they could develop a more transparent budget than in previous years.

Councilmember Saum noted they had only received the updated budget draft an hour before the meeting and requested that staff present the changes. He expressed doubt they would reach final decisions today but stated his goal remained achieving the 42-cent tax rate previously

discussed.

Councilmember Benefield requested closure on funding for nonprofit organizations, particularly regarding the Chamber of Commerce and KLVB. She also wanted to review the budget priorities documented on May 1st to ensure all had been accounted for.

Councilmember Prince reiterated his agreement with the finance committee's goals and requested information about fund balances to assist with forecasting.

Councilmember Durbin emphasized the need to focus on needs over wants, noting that the city lacked resources for many desired amenities. He stressed the importance of maintaining existing assets rather than adding new ones.

Councilmember Roberts agreed with focusing on needs first and mentioned that he wanted to ensure funding for marketing and tourism.

Mayor Sullivan expressed hope that they could make substantial progress today to avoid a marathon session on the 25th.

The council then proceeded to address several key topics:

Chamber of Commerce Funding

A lengthy discussion ensued regarding the North Lake Chamber of Commerce (formerly Lago Vista Chamber). The Chamber representatives, including Executive Director Allison Sargent and Chamber Board President Justin, presented their case for increased funding.

Allison Sargent (Executive Director for the Chamber of Commerce) explained that the Chamber had been receiving a flat amount of \$48,000 annually for over a decade without adjustments for inflation. She noted the Chamber was in a dire financial situation with only 3-6 months of operational runway remaining. The Chamber requested \$185,000 from HOT (Hotel Occupancy Tax) funds, citing the city's HOT fund balance of \$1.2 million.

Chamber representatives explained that they had been operating at a deficit, spending \$95,000 in reserves over the past three years. They outlined upcoming events including a golf tournament on October 4th, Meet the Candidates Night on October 1st, Brews and Balloons on November 8th, and a New Year's Eve party.

Council members expressed concerns about:

- The legal requirements for HOT fund expenditures
- The need for proper accounting and oversight of funds
- Whether all Chamber activities qualified for HOT funding
- Transparency in how funds would be spent
- The Chamber's financial management practices
- The need for a contract with specific deliverables

City Attorney Bullock had previously advised that nonprofits must provide specific tourism-related services to qualify for HOT funds, and the city cannot simply allocate funds for general operations.

After extensive discussion, the council reached consensus that:

- HOT funds would be limited to qualified expenses

- The Chamber could be funded up to \$100,000, but only through reimbursement for documented HOT-eligible expenses
- The Chamber would need to provide receipts and documentation proving expenses were HOT-eligible
- A contract would be established with specific deliverables and potential clawback provisions
- The Chamber would need to be more financially self-sufficient through increased membership dues

Keep Lago Vista Beautiful (KLVB) Funding

The council discussed funding for KLVB, which is a club rather than a 501(c)(3) organization. The discussion centered around:

- How to legally fund KLVB since the city cannot contract with a club
- Whether to fully fund their request of approximately \$75,000
- Whether to support their plan for a concrete trail at Bound Point (estimated at \$41,000-\$50,000)

The council reached consensus to:

- Fund KLVB for everything except the trail (approximately \$34,000)
- Allow KLVB to return later with a more detailed presentation about the trail
- Have the city maintain control of funds with KLVB requesting materials as needed
- Potentially fund the trail through the tree mitigation fund rather than general fund if endorsed by PRAC and the Parks Director

Budget Review and Tax Rate Discussion

Finance Director Navarro presented an updated budget that incorporated feedback from the finance committee meeting. The revised budget included:

- A base budget with no fixed assets included
- Analysis of funds with one-time fixed asset purchases included
- A comprehensive view including capital improvement projects

Key points from the presentation:

- With fixed assets removed from departmental budgets, the general fund showed a balanced budget without requiring the utility fund transfer
- The utility fund showed a deficit of nearly \$500,000 with operational expenses alone, increasing to \$1.7 million with one-time purchases
- The golf course budget needed adjustment to reduce personnel expenses to match the lower transfer (\$250,000 instead of \$450,000)
- Staff identified opportunities to reduce costs, including financing the vac truck instead of paying the full \$500,000 up front

The council discussed the appropriate tax rate, with consensus forming around 0.42 as a reasonable rate that would fund general operations without a transfer from the utility fund. Council members expressed concerns about the utility fund's sustainability and the need to prioritize expenditures there.

The council also discussed:

- The need for staff raises (estimated at \$411,000 for a 5% raise city-wide)
- Potential reductions in vacant positions
- Financing options for large equipment purchases
- Concerns about street rehabilitation projects in areas without utilities

- Golf course operational costs and potential reallocation of maintenance expenses

(4:50:37)

ADJOURNMENT

Mayor Sullivan adjourned the meeting at 5:51 PM.

CITY OF LAGO VISTA

Kevin Sullivan, Mayor

ATTEST:

Robin Smith, City Secretary

On a motion by Councilor _____ and seconded by Councilor _____, the above and foregoing instrument was approved ____-____-____



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: October 16, 2025

SUBMITTED BY: Robin Smith, City Secretary

SUBJECT: Action regarding the September 25, 2025, Called City Council Meeting Minutes.

RECOMMENDATION: Approval of the September 25, 2025, Called City Council Meeting Minutes.

ATTACHMENTS:
[2025-09-25-minutes special meeting.pdf](#)

These minutes have been prepared to satisfy the requirements of Section 551.021 of the Texas Government Code. Video recordings of most City meetings can be viewed at: <https://lagovistatx.new.swagit.com/videos/354461>

**SPECIAL MEETING MINUTES
LAGO VISTA CITY COUNCIL
SEPTEMBER 25, 2025
CITY COUNCIL CHAMBERS
3:00 PM**

1. CALL TO ORDER, CALL OF ROLL

Kevin Sullivan, Mayor
Rob Durbin, Mayor Pro Tem
Shane Saum, Councilmember
Adam Benefield, Councilmember

Norma Owen, Councilmember
Paul Roberts, Councilmember
Paul Prince, Councilmember

Staff present:

Charles West, City Manager
Stan Heston, IT Director

Robin Smith, City Secretary
Eric De La Cruz, Procurement Manager

The special called meeting of the City Council was called to order by Mayor Sullivan at 3:00 PM. All council members were noted as present.

(0:00:19 to 0:00:57)

2. PLEDGE OF ALLEGIANCE, PLEDGE TO TEXAS FLAG

Mayor Sullivan led the Pledge of Allegiance to both flags.

(0:00:58 to 0:03:03)

3. 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.

Mayor Sullivan explained that in accordance with the Open Meetings Act, Council is prohibited from acting or discussing any items not on the agenda, other than factual responses to specific questions.

Amanda Chavarro addressed the Council about the need for respectful civil engagement, particularly during election season, stating that citizens should be free to choose leaders based on their platforms.

(0:08:53 to 0:14:32)

4. PUBLIC HEARING

- a. Public hearing to receive citizen comments and views regarding the proposed City of Lago Vista budget for fiscal year 2025-2026, commencing on October 1, 2025, and ending on September 30, 2026.

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 2024/25, an estimate if the proposed budget is adopted for the upcoming FY 2025/26, and an estimate of a balanced budget at the no-new-revenue tax rate for the upcoming FY 2025/26 is below:

Median-Valued Homestead Property of \$330,321.00	Property Tax Bill in Dollars
Current FY 2024/25	\$ 1,397.59
An estimate if the proposed budget is adopted for FY 2025/26	\$ 1,439.44
An estimate if a balanced budget is funded and adopted at the no-new-revenue tax rate for FY 2025/26	\$ 1,439.44

- 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, 2025, and terminating September 30, 2026; providing for apportioning each levy for specific purposes; and providing when taxes shall become due and when same shall become delinquent if not paid.

At 3:11 PM, Mayor Sullivan opened two public hearings simultaneously:

- a. **Public hearing regarding the proposed City of Lago Vista budget for fiscal year 2025-2026, commencing October 1, 2025, and ending September 30, 2026.**
- b. **Public hearing regarding the City of Lago Vista Texas levying Ad Valorem Taxes for use and support of the Municipal Government.**

City Manager West clarified that while the public notice referred to a "no new revenue rate," the intent was to adopt a tax rate of 0.42, which would be lower than the no new revenue rate.

Councilmember Prince asked for clarification on what the property tax would be for the median homestead property value of \$330,321 at the 0.42 tax rate. Staff confirmed it would be approximately \$1,387.35, representing a decrease of about \$10 from the current year.

With no further comments, Mayor Sullivan closed both public hearings at 3:12 PM.

(0:03:03 to 0:08:53)

5. CONSENT AGENDA

- a. Action regarding the August 21, 2025, Regular City Council Meeting Minutes.
- b. Action to approve resolutions for the releasing or vacating of utility easements at the 21301 Boggy Ford, 3402 & 3404 Constitution Dr., 20400 Bell In., 9403 Rolling Hills Tr., 3803 Constitution Dr., 4305 Cooper Ln., 2809 & 2901 Norton Ave, 3002 Constitution, and 21709 Pope Dr.

Mayor Sullivan explained that consent agenda items would be passed with no discussion unless an item is removed. He removed Item b., for separate discussion.

Mayor Pro Tem Durbin moved to approve consent agenda Item a., the August 21, 2025, Regular City Council Meeting Minutes. The motion was seconded by Councilmember Roberts and passed unanimously.

Mayor Sullivan then addressed item b regarding utility easement releases. He clarified that only 4 of the listed properties had sufficient information for consideration: 21301 Boggy Ford, 4305 Cooper Lane, 3002 Constitution, and 21709 Oak Drive.

During discussion, Mayor Sullivan noted his concern about a significant slope behind the Boggy Ford property that funnels into a drainage area and wanted confirmation that staff had reviewed it for drainage issues. Staff confirmed they had reviewed the properties.

Mayor Pro Tem Durbin expressed concern about voting on items added to the packet that day without sufficient time for review.

Mayor Sullivan moved to approve the resolution for releasing or vacating utility easements at 21301 Boggy Ford, 4305 Cooper Lane, 3002 Constitution, and 21709 Oak Drive. The motion was seconded by Councilmember Roberts and passed 6-1, with Mayor Pro Tem Durbin voting against.

(0:14:30 to 1:38:01)

6. ACTION ITEMS

- a. Discussion, consideration, and possible action regarding Ordinance No. 25-09-25-01; an Ordinance of the City of Lago Vista, Texas adopting a Budget for Fiscal Year beginning October 1, 2025, and ending September 30, 2026; 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 (ii) 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 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 2024/25, an estimate if the proposed budget is adopted for the upcoming FY 2025/26, and an estimate of a balanced budget at the no-new-revenue tax rate for the upcoming FY 2025/26 is below:

Median-Valued Homestead Property of \$330,321.00	Property Tax Bill in Dollars
Current FY 2024/25	\$ 1,397.59
An estimate if the proposed budget is adopted for FY 2025/26	\$ 1,439.44
An estimate if a balanced budget is funded and adopted at the no-new-revenue tax rate for FY 2025/26	\$ 1,439.44

City Manager West noted that they discovered impact fees had been incorrectly allocated, requiring an adjustment from \$1,000,000 to \$1,600,000 in the general fund to balance the budget. He added that the accounting had been corrected to prevent this issue in future budgets.

Councilmember Prince referred to his detailed budget analysis that he had posted on the Council discussion board, which included breakdowns of city spending by department and by categories of spending (personnel, operations, etc.). He noted that public safety represents the largest portion of general fund spending, followed by city administration.

Councilmember Benefield asked two key questions about the budget:

- Whether a budget could be considered balanced if it requires transfers from reserve accounts
- How sustainable it is to transfer millions from reserves annually

Councilmember Prince responded that the budget is balanced because all expenses are covered by available funds, regardless of their source. He explained that the \$1.6 million transfer from the utility fund was the lowest in 3-4 years and that over that period, the utility fund had accumulated more than it had transferred to the general fund. He expressed concern about using reserves for capital projects, which could deplete reserves more quickly, and suggested considering using more bond money instead.

City Manager West added that reserve funds are only used for one-time purchases, not recurring charges. He also mentioned that next year's budget would allocate shared expenses between funds rather than doing one large transfer, and that he had scheduled a meeting with UT Austin to determine appropriate reserve levels.

Councilmember Benefield questioned whether residents could argue they were being overtaxed on utilities to subsidize artificially low property taxes and asked about information he'd received suggesting reserves could be depleted by 2030.

Mayor Sullivan responded that financial advisors had not raised concerns about depleting reserves, though Finance Director Owens had raised the issue previously.

Finance Director Owens confirmed her financial model showed reserves would be depleted based on current Capital Improvement Plan (CIP) needs. She noted that the city has \$57 million in cash reserves but identified \$60 million in unfunded CIP needs over the next five years. While the original water and wastewater plan had identified \$255 million in needs, it had been reduced to \$100 million, with \$40 million to be covered by bonds. She emphasized the need to monitor the situation closely.

Mayor Sullivan emphasized the Council's responsibility to stay aware of financial conditions and make necessary adjustments over time, noting that future growth rates, project timing, and grant opportunities could significantly change projections.

Councilmember Saum mentioned the likelihood of receiving Water Development Board funding for wastewater projects, noting the city's improving position in the rankings each year. He also discussed the potential for congressional community project funding and increased state funding for water infrastructure.

Councilmember Saum proposed adding a "Taxpayer Savings Incentive Program" line item to each department's budget (with zero dollars allocated initially) to incentivize staff to find efficiencies and apply for grants. He explained that this approach was necessary because Texas law prohibits after-the-fact bonuses, but if budgeted for in advance, incentive programs might be possible.

Mayor Sullivan expressed concerns about the legality of such a program, and City Manager West indicated he was awaiting input from the City Attorney.

Several Councilmembers supported the concept while acknowledging the need for proper structuring to ensure it wouldn't incentivize harmful cost-cutting measures, like reducing necessary maintenance.

Councilmember Prince suggested that staff independently consider using more 2024 bond funds instead of utility reserve funds for utility projects, noting that about 15% of utility fund revenue was currently coming from reserves.

Mayor Pro Tem Durbin moved to approve and adopt Ordinance No. 25-09-25-01, adopting the 2025-2026 budget. The motion was seconded by Councilmember Saum and passed unanimously following a roll call vote.

Kevin Sullivan, Mayor	Yes	Norma Owen, Councilmember	Yes
Rob Durbin, Mayor Pro Tem	Yes	Paul Roberts, Councilmember	Yes
Shane Saum, Councilmember	Yes	Paul Prince, Councilmember	Yes
Adam Benefield, Councilmember	Yes		

- b. Discussion, consideration, and possible action regarding Ordinance No. 25-09-25-02; 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, 2025, and terminating September 30, 2026; providing for apportioning each levy for specific purposes; and providing when taxes shall become due and when same shall become delinquent if not paid.

Mayor Pro Tem Durbin moved that the property tax rate be decreased by the adoption of a tax rate of 42 cents per \$100 valuation of property, which is effectively a 0.0031 percent decrease in the tax rate, amending Ordinance 25-09-25-02 as presented in the packet to reflect a tax rate of 42 cents per \$100 valuation of property and approve the ordinance as amended. The motion was seconded by Councilmember Saum and passed unanimously following a roll call vote.

Kevin Sullivan, Mayor	Yes	Norma Owen, Councilmember	Yes
Rob Durbin, Mayor Pro Tem	Yes	Paul Roberts, Councilmember	Yes
Shane Saum, Councilmember	Yes	Paul Prince, Councilmember	Yes
Adam Benefield, Councilmember	Yes		

City Manager West thanked the Council and credited city staff, particularly Nichole (who was noted to be watching dolphins from a cruise ship), for their work on preparing the budget.

(1:38:03)

7. ADJOURNMENT

Mayor Sullivan adjourned the meeting at 4:03 PM.

CITY OF LAGO VISTA

Kevin Sullivan, Mayor

ATTEST:

Robin Smith, City Secretary



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: October 16, 2025

SUBMITTED BY: Eric DeLaCruz, Finance

SUBJECT: Consideration and Possible action on Resolution 25-2160 authorizing the disposition of City surplus property.

FINDINGS: The plotter's intermittent performance and is currently unused. The plotter is older and large and takes up valuable office space and storage. Once authorized, we will seek to auction this property.

FINANCIAL IMPACT: The sale will generate one-time revenue for the City to the general fund.

RECOMMENDATION: Approve Resolution 25-2160 , authorizing the disposition of surplus property.

ATTACHMENTS:
[Resolution 25-2160_Surplus_Property.pdf](#)

CITY OF LAGO VISTA, TEXAS

RESOLUTION NO. 25-2160

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS DECLARING VARIOUS PROPERTY AND/OR EQUIPMENT TO BE SURPLUS PROPERTY AND AUTHORIZING THE CITY MANAGER TO AUCTION/DISPOSE OF SUCH PROPERTY IN A MANNER WHICH IS BENEFICIAL TO THE CITY OF LAGO VISTA.

WHEREAS, the City of Lago Vista, Texas, owns several pieces of City property and/or equipment which have been replaced, are obsolete or are not currently used by the City, and

WHEREAS, such property and/or equipment have no or limited value to the City, and

WHEREAS, storage space for such property and/or equipment is extremely limited, and

WHEREAS, appropriate City staff members have evaluated the need for and the value to the City of each piece of property and/or equipment and have recommended disposal/auction of the items,

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

THAT, the City Council of the City of Lago Vista, Texas declares the following items, as listed in "Exhibit A" attached to this Resolution, to be surplus property and authorizes the City Manager to auction/dispose of the property in a manner which is beneficial to the City of Lago Vista.

AND, IT IS SO RESOLVED. PASSED AND APPROVED this 16th day of October 2025.

ATTEST:

Kevin Sullivan, Mayor

Robin Smith, City Secretary

On a motion by Councilor _____, seconded by Councilor _____, the above and foregoing instrument was passed and approved.

Exhibit A

Lago Vista, TX Surplus List

Department	Description	Category	VIN/Serial	Condition
Development Services	Map Plotter	Printer	TA0895	Unused sitting in city hallway. No room to store. This item is auctionable. Replaced in 2025



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: October 16, 2025

SUBMITTED BY: Brad Bullock, City Attorney

SUBJECT: Consideration and Possible action to approve Ordinance No. 25-10-16-01, an Ordinance authorizing a rezoning from temporary restricted (TR1) to general commercial retail (C-2) with conditions of approximately 4.035 acres identified as Travis County Appraisal District Property ID Number 984238.

RECOMMENDATION: Approve Ordinance No. 25-10-16-01.

ATTACHMENTS:
[Ordinance No. 25-10-16-01.pdf](#)

ORDINANCE NO. 25-10-16-01

AN ORDINANCE OF THE CITY OF LAGO VISTA, TEXAS, AUTHORIZING A REZONING FROM TEMPORARY RESTRICTED (TR-1) TO GENERAL COMMERCIAL RETAIL (C-2) WITH CONDITIONS ON APPROXIMATELY 4.035 ACRES IDENTIFIED AS TRAVIS COUNTY APPRAISAL DISTRICT PROPERTY ID NUMBER 984238, LOCATED IN THE CITY OF LAGO VISTA, TRAVIS COUNTY, TEXAS, AND SITUATED IN THE MARY CAMPBELL SURVEY ABSTRACT NO. 129, AND LOCATED THE WEST SIDE OF LOHMAN FORD ROAD, APPROXIMATELY 380 FEET SOUTH OF THE INTERSECTION OF LOHMAN FORD ROAD AND TRAVIS DRIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, this rezoning request is to establish consistent zoning with property adjacent to this 4.035-acre tract;

Whereas, General Commercial Retail (C-2) zoning allows for a wide variety of uses, such as professional offices, retail stores, medical clinics, or restaurants - given the proximity to the residential development and Lago Vista Independent School District property, the ordinance will provide conditions to ensure high-quality development;

Whereas, the subject property is currently undeveloped and zoned as Temporary Restricted (TR-1) prior to development, a subdivision plat would be required and, during platting, the developer will document responsibility for maintenance of landscaping, internal drive lanes, drainage ponds, or any other common areas;

Whereas, at its May 8, 2025, meeting, the Planning and Zoning Commission voted to recommend approval; and

Whereas, Staff recommends approval of the requested rezoning from TR-1 to C-2, subject to the following conditions:

1. Requiring that no storage facilities can be constructed on the property; and
2. Requiring that no gas stations can be constructed on the property.

Whereas, the City Council has considered these matters and deems it in the public interest to authorize these actions.

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

Part 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 Ordinance as if copied in their entirety.

Part 2: The City Council approves a rezoning from Temporary Restricted (TR-1) to General Commercial Retail (C-2) on approximately 4.035 acres identified as Travis County Appraisal District Property ID Number 984238, located in the City of Lago Vista, Travis County, Texas, situated in the Mary Campbell Survey Abstract No. 129, and located along the west side of Lohman Ford Road, approximately 380 feet south of the intersection of Lohman Ford Road and Travis Drive, subject to the following conditions:

1. Requiring that no storage facilities can be constructed on the property; and
2. Requiring that no gas stations can be constructed on the property.

Part 3: The City Council directs the Director of Planning to make the necessary changes to the City Zoning Map.

Part 4: It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable and, if any section, paragraph, sentence, clause, or phrase of this Ordinance should be declared invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining sections, paragraphs, sentences, clauses, or phrases of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such section, paragraph, sentence, clause, or phrase.

Part 5: This Ordinance shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Lago Vista, Texas, and it is accordingly so ordained.

Part 6: It is hereby officially found and determined that the meeting at which this Ordinance 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 after a Public Hearing on the 17th day of July 2025.

CITY OF LAGO VISTA, TEXAS

Kevin Sullivan, Mayor

ATTEST:

Robin Smith, City Secretary



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: October 16, 2025

SUBMITTED BY: Brad Bullock, City Attorney

SUBJECT: Consideration and Possible action to approve Ordinance No. 25-10-16-02, an Ordinance authorizing a rezoning from temporary restricted (TR-1) to general commercial retail (C-2) with conditions on approximately 3.776 acres identified as Travis County Appraisal District Property ID Number 999032.

RECOMMENDATION: Approve Ordinance No. 25-10-16-02.

ATTACHMENTS:
[Ordinance No. 25-10-16-02.pdf](#)

ORDINANCE NO. 25-10-16-02

AN ORDINANCE OF THE CITY OF LAGO VISTA, TEXAS, AUTHORIZING A REZONING FROM TEMPORARY RESTRICTED (TR-1) TO GENERAL COMMERCIAL RETAIL (C-2) WITH CONDITIONS ON APPROXIMATELY 3.776 ACRES IDENTIFIED AS TRAVIS COUNTY APPRAISAL DISTRICT PROPERTY ID NUMBER 999032, LOCATED IN THE CITY OF LAGO VISTA, TRAVIS COUNTY, TEXAS, AND SITUATED IN THE MARY CAMPBELL SURVEY ABSTRACT NO. 129, AND LOCATED THE WEST SIDE OF LOHMAN FORD ROAD, APPROXIMATELY 954 FEET SOUTH OF THE INTERSECTION OF LOHMAN FORD ROAD AND TRAVIS DRIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, this rezoning request is to establish consistent zoning with property adjacent to this 3.776-acre tract;

Whereas, General Commercial Retail (C-2) zoning allows for a wide variety of uses, such as professional offices, retail stores, medical clinics, or restaurants - given the proximity to the residential development and Lago Vista Independent School District property, the ordinance will provide conditions to ensure high-quality development;

Whereas, the subject property is currently undeveloped and zoned as Temporary Restricted (TR-1) prior to development, a subdivision plat would be required and, during platting, the developer will document responsibility for maintenance of landscaping, internal drive lanes, drainage ponds, or any other common areas;

Whereas, at its May 8, 2025, meeting, the Planning and Zoning Commission voted to recommend approval; and

Whereas, Staff recommends approval of the requested rezoning from TR-1 to C-2, subject to the following conditions:

1. Requiring that no storage facilities can be constructed on the property; and
2. Requiring that no gas stations can be constructed on the property.

Whereas, the City Council has considered these matters and deems it in the public interest to authorize these actions.

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

Part 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 Ordinance as if copied in their entirety.

Part 2: The City Council approves a rezoning from Temporary Restricted (TR-1) to General Commercial Retail (C-2) on approximately 3.776 acres identified as Travis County Appraisal District Property ID Number 999032, located in the City of Lago Vista, Travis County, Texas, situated in the Mary Campbell Survey Abstract No. 129, and located along the west side of Lohman Ford Road, approximately 954 feet south of the intersection of Lohman Ford Road and Travis Drive, subject to the following conditions:

1. Requiring that no storage facilities can be constructed on the property; and
2. Requiring that no gas stations can be constructed on the property.

Part 3: The City Council directs the Director of Planning to make the necessary changes to the City Zoning Map.

Part 4: It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable and, if any section, paragraph, sentence, clause, or phrase of this Ordinance should be declared invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining sections, paragraphs, sentences, clauses, or phrases of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such section, paragraph, sentence, clause, or phrase.

Part 5: This Ordinance shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Lago Vista, Texas, and it is accordingly so ordained.

Part 6: It is hereby officially found and determined that the meeting at which this Ordinance 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 after a Public Hearing on the 17th day of July, 2025.

THE CITY OF LAGO VISTA, TEXAS

Kevin Sullivan, Mayor

ATTEST:

Robin Smith, City Secretary



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: October 16, 2025

SUBMITTED BY: Brad Bullock, City Attorney

SUBJECT: Consideration and Possible action to approve Ordinance No. 25-10-16-03 request to rezone a parcel of land from C-1A "Professional Office, Neighborhood Retail" District to C- 2 "General Commercial / Retail" District on approximately 1.8681 acres of land addressed as 8039 Bronco Ln, TX 78748 and being Lot 5, Blk A of Lago Vista Retail Subdivision Addition, Lago Vista, Travis County, Texas. Said property generally described as approximately 685' ESE of the intersection of Bronco Lane and Bar K Ranch Rd. and 242' NW of the Post Office Site.

RECOMMENDATION: Approve Ordinance No. 25-10-16-03.

ATTACHMENTS:
[Ord. No. 25-10-16-03 Rezoning.pdf](#)

ORDINANCE NO. 25-10-16-03

AN ORDINANCE OF THE CITY OF LAGO VISTA, TEXAS, AUTHORIZING A REZONING FROM PROFESSIONAL OFFICE, NEIGHBORHOOD RETAIL (C-1A) TO GENERAL COMMERCIAL RETAIL (C-2) WITH CONDITIONS ON APPROXIMATELY 1.8681 ACRES OF LAND ADDRESSED AS 8039 BRONCO LANE, LAGO VISTA, TEXAS 78748 AND LEGALLY DESCRIBED AS BEING LOT 5, BLK A OF LAGO VISTA RETAIL SUBD ADDITION, LAGO VISTA, TRAVIS COUNTY, TEXAS AND GENERALLY DESCRIBED AS APPROXIMATELY 685 FEET EAST-SOUTHEAST OF THE INTERSECTION OF BRONCO LANE AND BAR K RANCH ROAD AND 242 FEET NORTHWEST OF THE POST OFFICE SITE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, this rezoning request is to establish consistent zoning with property adjacent to this 1.8681-acre tract;

Whereas, General Commercial Retail (C-2) zoning allows for a wide variety of uses, such as professional offices, retail stores, medical clinics, or restaurants – the property is located between significant commercial facilities and is near a major thoroughfare - the ordinance will provide conditions to ensure high-quality development;

Whereas, the subject property is currently undeveloped and zoned as Professional Office, Neighborhood Retail (C-1A) prior to development, a site development plan would be required and, during the design review, the developer will document responsibility for maintenance of landscaping, internal drive lanes, drainage ponds, or any other common areas;

Whereas, at its June 30, 2025 meeting, the Planning and Zoning Commission voted: passed unanimously to recommend approval; and

Whereas, Staff recommends approval of the requested rezoning from C-1A to C-2, subject to the following conditions:

1. The design review approval required by Section 6.105 of Chapter 14, the Lago Vista Zoning Ordinance, shall be deferred until sufficient progress on the site development plan review required by Chapter 3.5 of the Lago Vista Code of Ordinances has been completed in order that the details required by that review can properly be presented for consideration by the Planning and Zoning Commission in accordance with the procedures specified in Section 6.105(b)(2);
2. The site development plan application required by Chapter 3.5, the design review application required by Section 6.105 of Chapter 14, and the subdivision plat required by Section 2.24 of Chapter 10 shall be informed by a complete and administratively approved traffic impact analysis (TIA) in accordance with various provisions within the Lago Vista Code of Ordinances; and
3. The deferred design review application and approval shall include but not be limited

to accurate and detailed depictions of all proposed signage, a complete landscaping and protected tree preservation plan, lighting plans and schedules demonstrating compliance with all "dark sky" regulations, and proposed building elevations.

Whereas, the City Council has considered these matters and deems it in the public interest to authorize these actions.

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

Part 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 Ordinance as if copied in their entirety.

Part 2: The City Council approves a rezoning from Professional Office, Neighborhood Retail (C-1A) to General Commercial Retail (C-2) on approximately 1.8681 acres of land addressed as 8039 Bronco Lane, Lago Vista, Texas, 78748 and being legally described as Lot 5, Blk A of Lago Vista Retail Subd Addition, Lago Vista, Travis County, Texas and said property generally described as approximately 685 feet east-southeast of the intersection of Bronco Lane and Bar K Ranch Road and 242 feet northwest of the Post Office site, subject to the following conditions:

1. The design review approval required by Section 6.105 of Chapter 14, the Lago Vista Zoning Ordinance, shall be deferred until sufficient progress on the site development plan review required by Chapter 3 .5 of the Lago Vista Code of Ordinances has been completed in order that the details required by that review can properly be presented for consideration by the Planning and Zoning Commission in accordance with the procedures specified in Section 6.105(b)(2);
2. The site development plan application required by Chapter 3.5, the design review application required by Section 6.105 of Chapter 14, and the subdivision plat required by Section 2.24 of Chapter 10 shall be informed by a complete and administratively approved traffic impact analysis (TIA) in accordance with various provisions within the Lago Vista Code of Ordinances; and
3. The deferred design review application and approval shall include but not be limited to accurate and detailed depictions of all proposed signage, a complete landscaping and protected tree preservation plan, lighting plans and schedules demonstrating compliance with all "dark sky" regulations, and proposed building elevations.

Part 3: The City Council directs the Director of Planning to make the necessary changes to the City Zoning Map.

Part 4: It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable and, if any section, paragraph, sentence, clause, or phrase of this Ordinance should be declared invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining sections, paragraphs, sentences, clauses, or phrases of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such section, paragraph, sentence, clause, or phrase.

Part 5: This Ordinance shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Lago Vista, Texas, and it is accordingly so ordained.

Part 6: It is hereby officially found and determined that the meeting at which this Ordinance 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 after a Public Hearing on the 17th day of July, 2025.

CITY OF LAGO VISTA

ATTEST:

Kevin Sullivan, Mayor

Robin Smith, City Secretary

On a motion by Councilmember _____, seconded by Councilmember _____, the above and foregoing instrument was passed and approved.



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	October 16, 2025
SUBMITTED BY:	Charles West, City Manager
SUBJECT:	Consideration and Possible action to approve resolutions for the releasing or vacating of utility easements.
FINDINGS:	N/A
FINANCIAL IMPACT:	N/A
RECOMMENDATION:	Approve resolutions for the release or vacating of utility easements.
ATTACHMENTS:	
	Res. No. 2561_Final.pdf
	ROE Application 21301 Pioneer Cv.pdf

RESOLUTION NO. 25-2161

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS, AUTHORIZING THE RELEASE OF A FIVE-FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ADJACENT TO THE NORTHERN BOUNDARY LINE OF LOT 1047, BAR-K RANCHES, PLAT 1, A SUBDIVISION OF RECORD IN VOLUME 57, PAGE 55, PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND LOCATED AT 21301 PIONEER COVE, LAGO VISTA, TEXAS; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, the applicants and property owners, Josue Rivera Class and Omayra Santos Otero, request the release of a five-foot public utility and drainage easements adjacent to the northern boundary line of Lot 1047, Bar-K Ranches, Plat 1, a subdivision of record in Volume 57, Page 55, Plat Records of Travis County, Texas;

Whereas, the owners plan to consolidate the lot with an adjacent for one larger lot to allow for the construction of a single-family residence - an exhibit showing the location of the easements to be abandoned is attached as Exhibit A;

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

Whereas, the easement is located on a property addressed as 21301 Pioneer Cove, Lago Vista, Texas, Travis CAD ID No. 180831;

Whereas, Staff recommends Council authorize the release of a five-foot public utility and drainage easements adjacent to the northern boundary line of Lot 1047, Bar-K Ranches, Plat 1, a subdivision of record in Volume 57, Page 55, Plat Records of Travis County, Texas and located at 21301 Pioneer Cove, 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 a five-foot public utility and drainage easements adjacent to the northern boundary line of Lot 1047, Bar-K Ranches, Plat 1, a subdivision of record in Volume 57, Page 55, Plat Records of Travis County, Texas and located at 21301 Pioneer Cove, 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 16th day of **October, 2025.**

CITY OF LAGO VISTA, TEXAS

Kevin Sullivan, Mayor

ATTEST:

Robin Smith, City Secretary

On a motion by Councilmember _____, seconded by Councilmember _____, the above and foregoing instrument was passed and approved.

SCALE: 1"=20'

LOT 1043

LOT 1044

LOT 1045

 BEARING BASIS
 (S 32°37'30"W 216.14')
 S 32°37'30"W 216.39'

SURVEYOR'S NOTES

() DENOTES RECORD INFORMATION

[1] PER VOL. 4171, PG. 1272.

EASEMENT RESEARCH PERFORMED BY ALL POINTS AND THE UNDERSIGNED SURVEYOR WAS LIMITED TO INFORMATION SUPPLIED BY PLATINUM TITLE PARTNERS/OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY PER COMMITMENT G.F. #A20-32056-19, EFFECTIVE JANUARY 10, 2020; SCHEDULE B, PARAGRAPH 10.

LOT 1047 IS SUBJECT TO RESTRICTIVE COVENANTS AS STATED IN: VOL. 55, PG. 57; VOL. 4171, PG. 1272; VOL. 7616, PG. 304 & DOC. # 2000006308.

LOT 1047 IS SUBJECT TO THE ESMT. RIGHTS AS STATED IN VOL. 4171, PG. 1272.

THE ESMTS. RECORDED IN VOL. 610, PG. 116 & VOL. 993, PG. 96 DO NOT AFFECT LOT 1047.

THIS LOT IS SUBJECT TO ALL EASEMENT RIGHTS AND/OR CONDITIONS WHICH MAY APPEAR ON THE PLAT OF RECORD.

ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

LOT 1048

CURVE TABLE

①

C=N53°32'17"E 44.57'
 A=47.28' R=40.00'
 (C=N54°03'E 44.65')
 (R=40.00')

LOT No. 1047 BLOCK "-"
 SECTION - PHASE -
TRAVIS COUNTY, TEXAS
 CITY LAGO VISTA

SUBDIVISION / ADDITION BAR-K RANCHES PLAT ONE
 Book - Page(s) 57 Cabinet - PLAT RECORDS
 Volume 55 Slide -
 Document No. - Official Public Records of - County, Texas
 Reference: JOSUE RIVERA-CLASS AND OMAIRA SANTOS-OTERO

TO THE LIENHOLDERS AND/OR OWNERS OF THE PREMISES AND/OR PLATINUM TITLE PARTNERS/OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 The undersigned certifies that this survey was this day made by me or under my supervision on the ground of the real property shown on the survey and after the exercise of reasonable care and in reliance on record searches by the title company that this survey is correct to the best of the undersigned's knowledge and belief and that the property has access to and from a roadway, except as shown hereon. There are no visible discrepancies, conflicts, shortages or overlapping of improvements or encroachments except as shown hereon.



ALL POINTS SURVEYING

1714 FORTVIEW ROAD - SUITE 200

AUSTIN TX. 78704

TELE.: (512) 440-0071 - FAX: (512) 440-0199

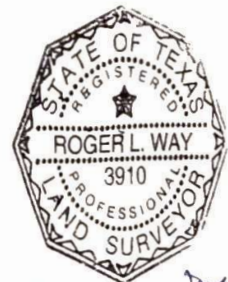
FIRM REGISTRATION # 10118900

21301 PIONEER COVE

(40' RADIUS)

LEGEND

- UTILITY LINE
- CHAIN LINK FENCE
- A/C UNIT
- ELEC. METER
- SEWER RISER
- WATER METER
- TELE. PED.
- IRON ROD FND.
- 1/2" IRON ROD W/
PLASTIC CAP STAMPED
"ALL POINTS" SET
- UTILITY POLE
- B.L. BUILDING LINE
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT



Roger L. Way
 FIELD WORK By: Date:
 DRAFTING CR 01-31-20
 SCN

SURVEY DATE: 02-03-20
 Job No. 01842520
 SCALE: 1"=20'



Development Services

5803 Thunderbird Street PO Box 4727
Lago Vista, TX 78645

Office: 512-267-5259

E-mail: development@lago-vista.org

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: Bar-K Ranches Plat One Section: _____ Block: _____

Lot Numbers: 1047 - 1048

Street Address: 21301 - ~~21302~~ Pioneer Cove Lago Vista TX 78645

As recorded in Volume 55, Page 57, 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).

5' PUE & DE & (1) 5' B.L. / combine 15' B.L. U)

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

Lot consolidation

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

Property owner's name(s): Omara Santa / Jose Rivera Class

Mailing address: 21301 Pioneer Cv Lago Vista TX 78645
Number & Street City State Zip code

Phone: (361) 443-0655 (757) 561-7477 Email: 00443033@gmail.com
Day time Cell

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.

[Signature] [Signature] 9.22.25
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

SCALE: 1"=20'

SURVEYOR'S NOTES

() DENOTES RECORD INFORMATION
[1] PER VOL. 4171, PG. 1272.

EASEMENT RESEARCH PERFORMED BY ALL POINTS AND THE UNDERSIGNED SURVEYOR WAS LIMITED TO INFORMATION SUPPLIED BY PLATINUM TITLE PARTNERS/OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY PER COMMITMENT G.F. #A20-32056-19, EFFECTIVE JANUARY 10, 2020; SCHEDULE B, PARAGRAPH 10.

LOT 1047 IS SUBJECT TO RESTRICTIVE COVENANTS AS STATED IN:
VOL. 55, PG. 57; VOL. 4171, PG. 1272; VOL. 7616, PG. 304 & DOC. # 2000006308.

LOT 1047 IS SUBJECT TO THE ESMT. RIGHTS AS STATED IN VOL. 4171, PG. 1272.

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THIS LOT IS SUBJECT TO ALL EASEMENT RIGHTS AND/OR CONDITIONS WHICH MAY APPEAR ON THE PLAT OF RECORD.

ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

LOT No. 1047 BLOCK "-"
SECTION - PHASE -
TRAVIS COUNTY, TEXAS
CITY LAGO VISTA

SUBDIVISION / ADDITION BAR-K RANCHES PLAT ONE
Book - Cabinet - PLAT RECORDS
Volume 55 Page(s) 57 Slide -
Document No. - Official Public Records of - County, Texas
Reference: JOSUE RIVERA-CLASS AND OMAIRA SANTOS-OTERO

TO THE LIENHOLDERS AND/OR OWNERS OF THE PREMISES AND/OR PLATINUM TITLE PARTNERS/OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
The undersigned certifies that this survey was this day made by me or under my supervision on the ground of the real property shown on the survey and after the exercise of reasonable care and in reliance on record searches by the title company that this survey is correct to the best of the undersigned's knowledge and belief and that the property has access to and from a roadway, except as shown hereon. There are no visible discrepancies, conflicts, shortages or overlapping of improvements or encroachments except as shown hereon.



ALL POINTS SURVEYING

1714 FORTVIEW ROAD - SUITE 200

AUSTIN TX. 78704

TELE.: (512) 440-0071 - FAX: (512) 440-0199

FIRM REGISTRATION # 10118900

21301 PIONEER COVE

(40' RADIUS)

BEARING BASIS
(S 32°37'30"W 216.14')
S 32°37'30"W 216.39'

15' P.U.E. & D.E., PLAT & [1]

25' B.L., [1]

48.6'

LOT 1047 HOUSE

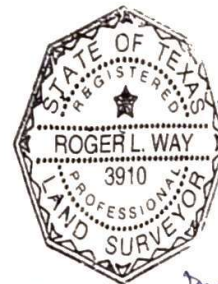
CONC. DRIVE

CURVE TABLE

①
C=N53°32'17"E 44.57'
A=47.28' R=40.00'
(C=N54°03'E 44.65')
(R=40.00')

LEGEND

- UTILITY LINE
- CHAIN LINK FENCE
- A/C UNIT
- ELEC. METER
- SEWER RISER
- WATER METER
- TELE. PED.
- IRON ROD FND.
- 1/2" IRON ROD W/
PLASTIC CAP STAMPED
"ALL POINTS" SET
- UTILITY POLE
- B.L. BUILDING LINE
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT



Roger L. Way

FIELD WORK CR 01-31-20
DRAFTING SCN

SURVEY DATE: 02-03-20
Job No. 01842520
SCALE: 1"=20'



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:

LOT 1047 BAR-K RANCHES PLAT ONE PAGE 57 VOLUME 55
STREET ADDRESS 21301 PIONEER CV, LAGO VISTA, TX 78645

Said land of GRANTEE being subject to:

The portion of said easements to be hereby released is described as follows:
5' PUE ON THE NORTH SIDE OF LOT 1047, as described above

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 4TH day of SEPTEMBER 2025.

SOUTHWESTERN BELL TELEPHONE COMPANY

Name: Alfredo F. Garza

Title: Sr. Specialist 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 5th day of September, 2025.



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

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 Bar K Ranches, Plat One dated as of August 16, 1971 recorded in Volume 55, Page 57, in the Official Public Records of Travis County, Texas, the plat provided for certain public utility easements; and,

WHEREAS, Omayra Santos-Otero & Josue Rivera-Class, current owners of Lot(s) 1047 & 1048 of Bar K Ranches, Plat One 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: August 14, 2025

PEDERNALES ELECTRIC COOPERATIVE, INC.

BY:

Sonny Ponce
Sonny Ponce
Director of Regional Operations

STATE OF TEXAS

§

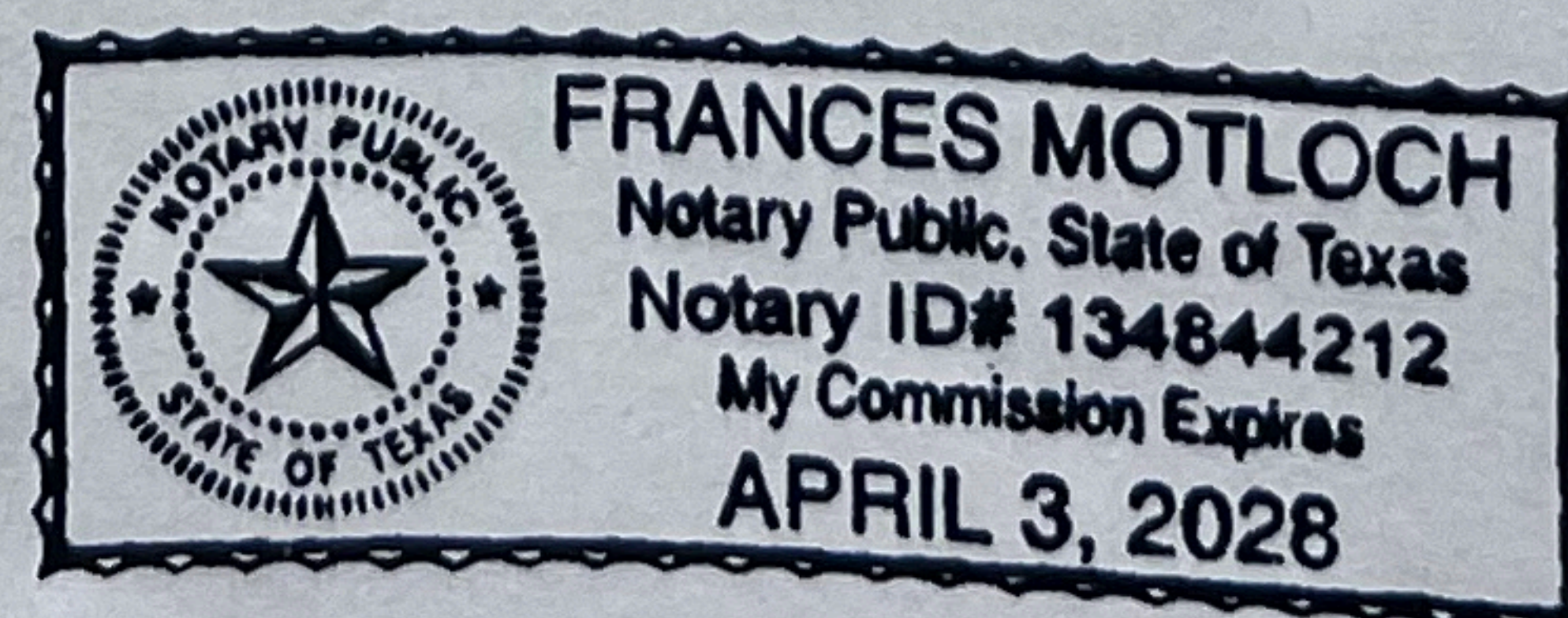
COUNTY OF WILLIAMSON

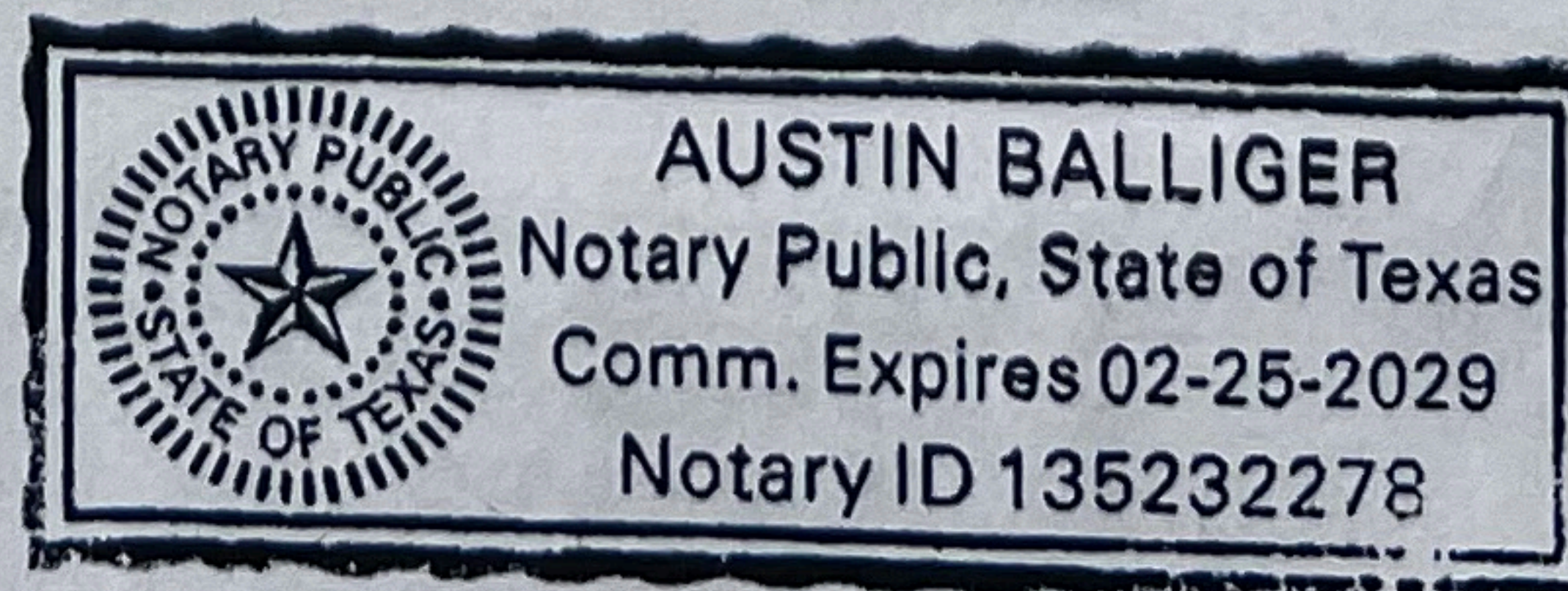
§

BEFORE ME, the undersigned authority, on this day personally appeared Sonny Ponce, Director of Regional Operations 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 August 14, 2025

Frances Motloch
Notary Public in and for the State of Texas







Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: October 16, 2025

SUBMITTED BY: Mayor Sullivan, City Council

SUBJECT: Consideration and Possible action surrounding the city's strategy and priorities related to reaching an agreement between itself and the Rusty Allen Airport POA and any possible items the council would like to recommend the AAB take up for possible recommendation back to council.



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: October 16, 2025

SUBMITTED BY: Brad Bullock, City Attorney

SUBJECT: Consideration and Possible action to approve all formation documents for the Lago Vista Type B Economic Development Corporation (EDC).

RECOMMENDATION: Approve Ordinance No. 25-16-10-04 and Ordinance No. 25-16-10-05.

ATTACHMENTS:

[Memo - creating EDC.docx](#)
[Draft certificate of formation.docx](#)
[Ord. No. 25-10-16-04 Creation of EDC.pdf](#)
[Ord. No. 25-10-02-05 Appropriating Funds to EDC.pdf](#)
[Texas_EDC_Creation_Checklist_with_Links.pdf](#)



MEMO

TO: Charles West, City Manager

FROM: Brad Bullock, Christina Demirs

MATTER: Formation of Type B Corporation

DATE: September 25, 2025

Questions Presented:

What are the steps for adopting a Type B sales tax and creating the Type B economic development corporation?

Analysis

1. Background. As you know, there are two types of sales tax for economic development – a “4A” and a “4B.” For reference purposes, their names are derived from their respective locations within the Development Corporation Act of 1979, which is codified in Local Gov’t Code Sec. 501, 502, 504 and 505.¹

Currently, the City has no economic development corporation, but desires to create a Type B economic development corporation. The City may impose a Section 4B tax if (1) there is voter approval, and (2) if the new combined local sales tax rate would not exceed two (2) percent. If these requirements were true, the City must fall within one of the following three categories to adopt a 4B tax:

1. The city would be eligible to adopt a Section 4A sales tax²; or
2. The city is located in a county with a population of 500,000 or more and the current combined sales tax rate does not exceed 8.25 percent at the time the Section 4B tax is proposed;³ or

¹Chapter 501, Local Government Code, referred to as the “Development Corporation Act of 1979,”

² Local Gov’t Code Sec. 505.002(3)

³ Local Gov’t Code Sec. 505.002(1)

3. The city has a population of 400,000 or more and is located in more than one county, and the combined state and local sales tax rate does not exceed 8.25 percent.⁴

Lago Vista qualifies to create a Type B EDC under No. 2 because it is located in a county with a population of 500,000 or more and the IF current combined sales tax rate does not exceed 8.25 percent at the time the Section 4Btax is proposed.

However, we are advised that Lago Vista does not have sales tax capacity at this time for a 4B tax; accordingly, the City may still create an EDC, but it must fund it with general fund dollars until a tax could be approved and implemented. Chapter 505 of the Texas Local Government Code authorizes home-rule cities like Lago Vista to create a Type B EDC. Creation only requires city council action by ordinance—not an election—if sales tax funding is not being sought at this time.

Tex. Loc. Gov't Code § 505.003(a): “A Type B corporation may be created to perform the functions this chapter authorizes.”

Tex. Loc. Gov't Code § 505.251(a): “The governing body of a municipality by ordinance may authorize the creation of a Type B corporation.”

Election requirement: Only arises when the City seeks to levy a dedicated Type B sales tax under § 505.251(b). Because Lago Vista cannot impose additional sales tax, that election ordinance is not needed.

Accordingly, we have also created a funding ordinance for your review.

2. (a) Spending Applicable to Both 4A AND 4B Taxes. Generally, both the 4A and 4B sales taxes (and general fund dollars) for economic development may be spent on development projects and incentives that create “primary jobs.”⁵ Primary jobs are defined to include jobs in crop or animal production, forestry and logging, fishing, mining, utilities, manufacturing, wholesale trade, transportation and warehousing, financial-related industry, scientific research and development, corporate management, and prisons.⁶ Proceeds from both the 4A and 4B sales tax may also be spent to promote the City, provided that no more than ten (10) percent of the tax is used for promotional purposes.⁷

The City may also spend taxes (4A, 4B, or general fund dollars) on certain infrastructure that benefits any new or expanded business, provided the infrastructure consists of streets, road, rail spurs, water and electric utilities, gas utilities, drainage and related improvements, and telecommunications and internet improvements.⁸

⁴ Local Gov't Code Sec. 505.002(2)

⁵ Local Gov't Code Sec. 501.002(12)

⁶ Local Gov't Code Sec. 501.002(12) and Sec. 505.155

⁷ Local Gov't Code Sec. 505.103

⁸ Local Gov't Code Sec. 505.154 and 501.103.

(b) Spending Applicable ONLY to the 4B Tax. 4B sales taxes may be spent on: (1) sports stadiums; (2) entertainment and convention facilities; (3) city parks; (4) affordable housing; and (5) for cities with a population of less than 20,000 or less commercial and retail economic development incentives.⁹

3. Initiating an election to approve 4B tax (inapplicable at this time, but presented for information purposes). An election to adopt a 4B tax may be initiated by either:

- City Council approval of an ordinance calling for an election on the adoption of the 4B tax;¹⁰ or
- A petition signed by a number of qualified voters that equals at least 20 percent of the voters who voted in the most recent regular city election. If the city council receives such a petition, it is required to pass an ordinance to call an election on the imposition of the tax.¹¹

When a city orders an election on the sales tax for economic development, it must follow all applicable requirements for special elections contained in the Texas Election Code, the Municipal Sales and Use Tax Act (Chapter 321 of the Texas Tax Code), which include the following:

- **Election Dates:** The election must be held on a uniform election date as provided by Chapter 41 of the Election Code which is:
 - The second Saturday in May; or
 - The first Tuesday after the first Monday in November.¹²
- **Certifying Election Results:** If the voters approve the tax, the City Council must adopt a resolution or ordinance declaring the election results in meeting minutes. The City Secretary then sends, via certified or registered mail, the certified copy of the resolution or ordinance with the election results to the Revenue Accounting, Tax Allocation Section of the Comptroller's office containing the following information:
 - The date the election was held;
 - The proposition voted on;
 - Number of votes cast in favor of adoption;
 - Number of votes cast against adoption;

⁹ Local Gov't Code Sec. 505.152, 505.153, and 505.158 (any expenditure found by the board "to promote new or expanded business development " in the City.)

¹⁰ Local Gov't Code Sec. 505.251 (stating that Chapter 321 of the Texas Tax Code governs the imposition of a 4B tax) and Texas Tax Code Section 321.401(a) (Vernon 2002) (an election may be called by the adoption of a city ordinance by city council).

¹¹ Local Gov't Code Sec. 505.251 (stating that Texas Tax Code governs the imposition of a 4B tax) and Texas Tax Code Section 321.401(c) (Vernon 2002) (requiring that the city council pass an ordinance calling for a sales tax election of a petition is presented). See Chapter 277 of the Election Code for requirements for petition signatures.

¹² Texas Election Code, Ch. 41, Sec. 41.001(a).

- Number of votes by which the proposition was approved; and
 - A statement that the proposition did pass.
- **Effective Dates:** The change in the sales tax rate becomes effective after one full calendar quarter after notice of the election has been provided to the State Comptroller. The new tax rate applies to purchases on or after the first day of that calendar quarter as provided under Section 321.102(a) of the Tax Code.
- For example, a November 2025 election (November 4, 2025), the City should send notice to the Comptroller ***no later than*** the last full week in December 2025. On April 1, 2026, the new tax rate will take effect.

4. Time for Ordering Election (inapplicable but presented for information purposes): The city should order the election by ordinance at least 62 days prior to the date of the election.¹³ Although the Tax Code requires only that the city order the election at least 30 days before the date of the election, the election code states that for uniform election dates, a city must order an election not later than the 62nd day before the election.

5. Notice (inapplicable but presented for information purposes): The City must publish notice of the election at least once in a newspaper of general circulation in the City. The notice must be published no more than 30 days and no less than 10 days before the date of the election. The notice must state the nature and date of the election, the location of each polling place, hours that the polls will be open, and any other early voting and election-related information required by law. The notice must also include the wording of all the ballot propositions. The entire notice must generally be provided both in English and Spanish.

6. “Electioneering” Prohibited: The City is prohibited from expending public funds or public resources to influence the results of an election, referred to as “electioneering.” However, the City may publish fact sheets to inform the public of the applicable statistics and proposed plans for the use of the tax.

7. Ballot Language (inapplicable but presented for information purposes): The City could use the following language for the proposition, which would be adopted through a resolution or ordinance calling for same:

PROPOSITION

The adoption of a local sales and use tax at the rate of one half of one percent (1/2 cent) to undertake any economic development project authorized under the law applicable to a Type B corporation created under Chapter 505 of the Texas Local Government Code, as amended, including projects for the general promotion and development of new or expanded business enterprises, which may also include but is not limited to projects to provide public safety facilities, streets and roads, drainage and related improvements, demolition of existing structures, general municipally owned improvements, as well as any improvements or facilities that are related to any of those projects and any other project that promotes or develops

¹³ Texas Election Code, Ch. 3, Sec. 3.005(a).

new or expanded business enterprises, projects required or suitable for use for professional and amateur sports, athletic, entertainment, tourist, convention, and public park purposes and events, including stadiums, ball parks, auditoriums, amphitheaters, concert halls, parks and park facilities, open space improvements, museums, exhibition facilities, and related store, restaurant, concession, and automobile parking facilities, related area transportation facilities, and related roads, streets, and water and sewer facilities, and other related items that enhance any of those projects, as well as any and all costs associated with an authorized project in accordance with Texas Local Government Code Section 501.152, as well as administrative expenses, maintenance and operation expenses, promotional expenses, and the issuance of bonds for any of the above described scope of projects.

8. Additional action items to do before the election (inapplicable but presented for information purposes):

1. City would have to pass ordinance or resolution creating the Type B Corporation, i.e. approve the filing of the articles of incorporation/certificate of incorporation with the Texas Secretary of State;
 2. Appoint board members to the EDC and have new board and City Council approve bylaws of the new corporation.
-

CERTIFICATE OF FORMATION

**Lago Vista Economic Development Corporation,
A Type B Non-Profit Economic Development Corporation
Created Under Tex. Loc. Gov. Code Chapters 501, 502 And 505**

WE, THE UNDERSIGNED natural persons, each of whom is at least 18 years of age, and each of whom is qualified to sign this of Certificate of Formation of the Lago Vista Economic Development Corporation (the "Corporation") under the TEX. LOC. GOV. CODE Chapters 501, 502 and 505, as amended, with the approval of the City Council (the "Council") of the City of Lago Vista, Texas (the "City") as evidenced by the Resolution attached as Attachment "A" and made a part of these Articles for all purposes, do hereby adopt the following Certificate of Formation of the Corporation:

ARTICLE I

Name

The name of the Corporation is the "Lago Vista Economic Development Corporation," also referred to and known as "Lago Vista EDC".

ARTICLE II

Authorization

The Corporation is a nonprofit corporation and is a Type B industrial development corporation organized under TEX. LOC. GOV. CODE chapters 501, 502 and 505 (the "Code"). In the event of any conflict between any provision of this Certificate of Formation and the Code, then the provisions of the Code shall control.

ARTICLE III

Duration

The period of duration of the Corporation is perpetual.

ARTICLE IV

Purpose and Limitations

(a) The Corporation is organized exclusively for the purposes of benefiting and accomplishing public purposes of, and to act on behalf of, the City, and the specific purposes for which the Corporation is organized. The Corporation may issue bonds, notes, and other forms of debt instruments, and acquire, maintain, lease, and sell property, and interests therein, on behalf of the City, and expend the proceeds of any sales and use tax levied for the benefit of the Corporation for the promotion and development of commercial, industrial and manufacturing enterprises, to promote and encourage employment and the public welfare, pursuant to the Code. The Corporation may finance and undertake any such project, subject to the regulations and limitations set forth in

the Code. The Corporation is a constituted authority and a public instrumentality within the meaning of the regulations of the United States Treasury Department and the rulings of the Internal Revenue Service prescribed and promulgated pursuant to Section 103 of the Internal Revenue Service Code of 1954, as amended, and the Corporation is authorized to act on behalf of the City, as provided herein.

(b) In the fulfillment of its corporate purpose, the Corporation shall have and may exercise the powers described in this Article, together with all of the other powers granted to the corporations that are incorporated under the Code, and to the extent not in conflict with the Code, the Corporation shall additionally have and may exercise all of the rights, powers, privileges, authorities, and functions given by the general laws of the State of Texas to nonprofit corporations under the Texas Non-Profit Corporation Act, as amended, Chapter 22 of the Texas Business Organizations Code.

(c) The Corporation shall have the purposes and powers permitted by the Code pursuant to the authority granted in Article III, Section 52-a of the Texas Constitution, but the Corporation does not have, and shall not exercise the powers of sovereignty of the City, including the power to tax (except for the power to receive and use the sales and use taxes specified in the Code) and the police power, except that the Corporation shall have and may exercise the power of eminent domain when the exercise thereof is approved by the Council. However, for the purposes of the Texas Tort Claims Act (Subchapter A, Chapter 101, Texas Civil Practice and Remedies Code), the Corporation is a governmental unit and its actions are governmental functions.

(d) The Corporation is not a political subdivision or political corporation of the State of Texas within the meaning of its constitution and laws, including without limitation Article III, Section 52 of said constitution, and no agreements, bonds, debts or obligations of the Corporation are or shall ever be deemed to be the agreements, bonds, debts or obligations, or the lending of credit, or a grant of public money or thing of value, of or by the City, or any other political corporation, subdivision or agency of the State of Texas, or a pledge of the faith and credit of any of them.

ARTICLE V

Members

The Corporation has no members and is a non-stock corporation.

ARTICLE VI

Address and Registered Agent

The street address of the present registered office of the Corporation is Lago Vista City Hall, 5803 Thunderbird Street, Lago Vista, Texas 78645. The name of its initial registered agent at 5803 Thunderbird Street, Lago Vista, Texas is Charles West, City Manager of the City of Lago Vista, Texas. The Corporation's permanent registered agent, shall be Director of Economic Development, Eric Zeno, Interim Executive Director of the Corporation (or [name]'s successor to the position of Executive Director of the Corporation), who may be served with process at the present registered office of the Corporation.

ARTICLE VII
Board of Directors

(a) The affairs of the Corporation shall be managed by a Board of Directors consisting of seven (7) Directors appointed by the City Council of Lago Vista. Three directors must be persons who are not employees, officers, or members of the governing body of the City of Lago Vista. Eligibility for Board of Director Membership shall be as stated in the Corporation bylaws and otherwise consistent with applicable law.

(b) The names and street addresses of the persons who are to serve as the initial directors and the dates of expiration of their initial terms as directors are as follows:

NAMES	SEAT NO.	ADDRESS	TERM EXPIRES
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

(c) The terms of office for the Board of Directors shall be two years. A director holds office until the term of office expires or he or she is removed from office by the governing body of the City and until a successor is elected, appointed, or designated and qualified.

(d) Any vacancy occurring on the Board of Directors through death, resignation, removal, or otherwise shall be filled by appointment by the governing body of the City to hold office for a term to be determined as provided in the Corporations bylaws.

ARTICLE VIII
City Council Approval

The City has specifically authorized the Corporation, by Resolution, to act on its behalf to further the public purposes stated in said Resolution and this Certificate of Formation, and the City has, by said Resolution, approved this Certificate of Formation. A copy of said Resolution is attached to this Certificate of Formation and made a part hereof for all purposes.

ARTICLE IX

Restrictions

No dividends shall ever be paid by the Corporation and no part of its net earnings remaining after payment of its expenses shall be distributed to or inure to the benefit of its Directors or officers or any individual, firm, corporation or association, except that in the event the Board of Directors shall determine that sufficient provision has been made for the full payment of the expenses, bonds and other obligations of the Corporation, then any net earnings of the Corporation thereafter accruing shall be paid to the City. No part of the Corporation's activities shall be carrying on propaganda, or otherwise attempting to influence legislation, and it shall not participate in, or intervene in (including the publishing or distributing of statements), any political campaign on behalf of or in opposition to any candidate for public office.

ARTICLE X

Dissolution

If the Corporation ever shall be dissolved when it has, or is entitled to, any interest in any funds or property of any kind, real, personal or mixed, such funds or property or rights thereto shall not be transferred to private ownership, but shall be transferred and delivered to the City after satisfaction or provision for satisfaction of debts and claims.

ARTICLE XI

Original Incorporators/Organizer

The name and street address of each original Incorporator is:

Mayor Elect, Shane Saum	5803 Thunderbird St., Lago Vista, TX 78645
City Manager, Charles West	5803 Thunderbird St., Lago Vista, TX 78645
Director of Economic Development, Eric Zeno	5803 Thuderbird St., Lago Vista, TX 78645

Lago Vista City Hall
5803 Thunderbird Street,
Lago Vista, TX .

ARTICLE XII

BOARD OF DIRECTORS

The initial bylaws of the Corporation shall be in the form and substance approved by the City Council in its Resolution approving its Certificate of Formation. Such bylaws shall be adopted by the Corporation's Board and shall, together with these Articles of Incorporation, govern the internal affairs of the Corporation until and unless amended in accordance with these Articles.

This Certificate of Formation shall become effective upon filing with the Secretary of State of the State of Texas.

SIGNED AND DATED as of the ____ day of _____, 2025.

Organizer

ORDINANCE NO. 25-10-16-04

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS, AUTHORIZING THE CREATION OF THE LAGO VISTA ECONOMIC DEVELOPMENT CORPORATION (“LVEDC”), A TYPE B ECONOMIC DEVELOPMENT CORPORATION UNDER THE TEXAS LOCAL GOVERNMENT CODE; APPROVING THE CERTIFICATE OF FORMATION; APPOINTING THE INITIAL BOARD OF DIRECTORS; APPOINTING A REGISTERED AGENT AND DESIGNATING A REGISTERED OFFICE; APPROVING THE FORM OF BYLAWS; PROVIDING AUTHORIZATION TO FILE THE CERTIFICATE OF FORMATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Lago Vista, Texas, finds that it is in the best interest of the citizens of Lago Vista to authorize the creation of a Type B economic development corporation pursuant to Chapters 501, 502, and 505 of the Texas Local Government Code (the “Code”), for the purpose of promoting and developing new and expanded business enterprises and other lawful projects as authorized by the Code;

WHEREAS, the Certificate of Formation attached hereto as Exhibit “A” accurately reflects the intent of the City Council;

WHEREAS, the City Council desires to appoint the initial Board of Directors of the Lago Vista Economic Development Corporation in accordance with Tex. Loc. Gov’t Code § 505.051;

WHEREAS, the City Council further desires to appoint a Registered Agent and designate a Registered Office for the Lago Vista Economic Development Corporation in accordance with Tex. Loc. Gov’t Code § 505.056;

WHEREAS, the City Council finds it necessary and proper to authorize designated persons to execute and file the Certificate of Formation with the Texas Secretary of State as provided by law;

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

SECTION 1. INCORPORATION OF RECITALS. The above recitals are true and correct and are hereby adopted as findings of fact and made a part of this Ordinance for all purposes.

SECTION 2. CREATION OF CORPORATION; CERTIFICATE OF FORMATION. Pursuant to Tex. Loc. Gov’t Code § 505.251(a), the City Council hereby authorizes the creation of the Lago Vista Economic Development Corporation as a Type B economic

development corporation under the Code. The Certificate of Formation attached hereto as Exhibit “A” is approved.

SECTION 3. INITIAL BOARD OF DIRECTORS. The following individuals are appointed as the initial Board of Directors of the Corporation in accordance with Tex. Loc. Gov’t Code § 505.051:

- Name, Address
- Name, Address
- Name, Address
- Name, Address
- Name, Address
- Name, Address
- Name, Address

SECTION 4. REGISTERED AGENT AND REGISTERED OFFICE. Mayor Elect, Shane Saum, City Manager, Charles West, and Director of Economic Development, Eric Zeno is appointed as Registered Agents, and the registered office of the Corporation is designated as Lago Vista City Hall, 5803 Thunderbird Street, Lago Vista, Texas 78645.

SECTION 5. ORGANIZERS. The following individuals are authorized and directed to execute and file the Certificate of Formation with the Texas Secretary of State:

- Name, Title
- Name, Title
- Name, Title

SECTION 6. FORM OF BYLAWS. The form of Bylaws attached hereto as Exhibit “B” is approved for adoption by the initial Board of Directors. The Mayor is authorized to sign the Bylaws following their adoption by the initial Board.

SECTION 7. EFFECTIVE DATE. This Ordinance shall take effect immediately upon its passage and approval by the City Council.

PASSED AND APPROVED this 16th day of October, 2025.

Kevin Sullivan, Mayor

ATTEST:

Robin Smith, City Secretary

On a motion by Councilmember _____, seconded by Councilmember _____, the above and foregoing ordinance was passed and approved.

BYLAWS
of
LAGO VISTA ECONOMIC DEVELOPMENT
CORPORATION
A Non-Profit Corporation
Lago Vista, Texas

Section I
OFFICES

1.01. Registered Office and Registered Agent

The Lago Vista Economic Development Corporation (“Corporation”) shall have and continuously maintain in Lago Vista, Travis County, Texas a registered office, and a registered agent whose office is identical with such registered office, as required by the Texas Non-Profit Corporation Act. The Board of Directors may, from time to time, change the registered agent and / or the address of the registered office. Such change shall be reflected in appropriate amendments to documents filed with the Secretary of State’s office as required by law.

The registered office of the Corporation is located at 5803 Thunderbird St, Lago Vista, Texas 78645. The Registered Agent is its Executive Director, who receives mail at the same address.

1.02. Principal Office

The principal office of the Corporation in the State of Texas shall be located in the City of Lago Vista, County of Travis, and it may be, but need not be, identical with the registered office of the Corporation.

Section II
PURPOSES

2.01. Purposes

The Corporation is a non-profit corporation specifically governed by the Texas Development Corporation Act of 1979, as amended. The purpose of the Lago Vista Economic Development Corporation is to promote, assist, encourage, and develop business, commerce, tourism, economic development activities, and community development projects within the City of Lago Vista, in accordance with the Articles of Incorporation and Chapter 505 of the Texas Local Government Code.

The Economic Development Advisory Committee existent at the formation of the Corporation will cease to exist.

Section III **MEMBERS**

3.01. Members

The Corporation shall have no members.

Section IV **BOARD OF DIRECTORS**

4.01. Board of Directors

The business and affairs of the Corporation and all corporate powers shall be exercised by or under authority of the Board of Directors (the “Board”), appointed by the City Council of the City of Lago Vista (“City Council”), and subject to applicable limitations imposed by the Texas Non-Profit Corporation Act, the Texas Business Corporation Act, the Articles of Incorporation, or these By-Laws. The Board may, by contract, resolution, or otherwise, give general or limited or special power and authority to the Officers and employees of the Corporation to transact the general business or any special business of the Corporation, and may give Powers of Attorney to agents of the Corporation to transact any special business requiring such authorization.

The Board may plan and direct its work and will be charged with the responsibility of carrying out the Corporation’s programs as adopted and planned by the Board.

4.02. Numbers, Qualifications, Composition, and Term

The City Council shall appoint the Directors of the Corporation. The number of Directors shall be seven (7). Each Director shall meet the following qualification:

Reside within the corporate city limits of the City of Lago Vista, Texas. If the City Council is unable to find qualified Director(s) that reside within the City, it may seek and appoint a Director(s) that resides within the City’s extraterritorial jurisdiction. If the City is unable to find qualified Director(s) that reside within the City or within the City’s extraterritorial jurisdiction, the City may seek and appoint a Director(s) that resides within the boundaries of the Lago Vista Independent School District.

The City Council shall consider an individual’s experience, accomplishments, and educational background in appointing members to the Board to ensure that the interests and concerns of all segments of the community are considered.

A maximum of two members of the Board may be members of the Lago Vista City Council.

The terms of office for the Directors shall be (2) years. Directors shall be removable at

anytime by the City Council.

4.03. Vacancies

In the event vacancies occur on the Board of Directors, the remaining members shall determine potential new Directors, applying the same criteria and qualifications set out in Section 4.02, and shall make recommendations to the City Council of possible replacement members. The City Council shall then appoint replacements from the persons recommended by the Board. In the event the Council rejects all recommendations, the Board shall determine new potential replacements and make additional recommendations to the Council.

4.04. General Duties of the Board

The Board is hereby required to perform the following duties:

1. The Board shall develop an overall economic development plan for the City which shall include and set forth goals which the Board deems necessary to accomplish in compliance with its overall economic development plan. Such plan shall be approved by the City Council of the City of Lago Vista. The overall development plan developed by the Board shall be one that includes the following elements:
 - (a) An economic development strategy to permanently bolster the business climate throughout the City.
 - (b) Strategies to fully utilize the assets of the City which enhance economic development.
 - (c) Identification of strategies to coordinate public, private and academic resources to develop and enhance business opportunities for all citizens of Lago Vista. This plan shall include methods to improve communication and cooperation between the Corporation, the City, and the Lago Vista Chamber of Commerce and other community groups or governmental entities in the City limits.
 - (d) Assurance of accountability of all tax monies expended for its implementation of the overall economic development plan.
 - (e) Identification of strategies and provide for implementation of identified strategies for direct economic development as defined in this Section.
 - (f) An annual work plan outlining the activities, tracks, projects and programs to be undertaken by the Board during the upcoming fiscal year. The Annual Work Plan shall be submitted to the City Council with the Annual Budget as outlined in these By- Laws.
 - (g) The Corporation through its Board shall employ such personnel as may be necessary to discharge the Corporation's Purposes, who shall be governed by the City's personnel policies and procedures. The compensation of all Corporation employees shall be set by the Board in its annual budget and shall be comprised of salary and

benefits commensurate with the City's salary and benefits for similar employees. Employees of the Corporation shall report to and be governed by the Board in the performance of their official duties and shall at all times work cooperatively with the City to maintain a strong partnership. Any costs incurred by the City in administering Corporation personnel, payroll, or benefits shall be reimbursed annually by the Corporation pursuant to a written agreement.

2. The Board shall review and update its overall Economic Development Plan once each year to ensure that the Plan is aligned with the current economic climate and is capable of meeting the City's current economic development needs.
3. The Board shall expend, in accordance with State law, the funds received by it on economic development where such expenditures will have a direct benefit to the citizens of Lago Vista. The Corporation's focus will be primarily in the areas of:
 - (a) Business retention and expansion
 - (b) Formation of new businesses
 - (c) Business attraction
4. The Corporation may also include community development projects (as set out in Chapter 505 of the Texas Local Government Code) in its annual work plan.
5. The Corporation shall make regular reports to the City Council at least three times annually on such dates as determined by the City Council and City Manager. The City may request additional reports with reasonable notice to the Corporation. The regular reports shall consist of (but not be limited to) the following information:
 - (a) An overview of the revenues and expenditures of the Corporation to date;
 - (b) A review of the current accomplishments of the Corporation;
 - (c) An update on current projects being monitored by the Board and staff of the Corporation (which may be delivered in executive session when permitted by law);
 - (d) Any updates to the Corporation's Strategic Plan;
 - (e) Anticipated short term and long-term challenges in achieving the goals of the Strategic Plan.

4.05. Implied Duties

The Corporation is authorized to do that which the Board deems desirable to accomplish any of the purposes or duties set out or alluded to in the Corporation's Articles of Incorporation, these By-Laws, and in accordance with State law.

4.06. Meetings

The Board shall meet at least once each month at a place in the City and time to be determined by the President. Any member of the Board may request that an item be placed on the agenda by delivering the same in writing to the Secretary of the Board or the Executive Director no later than ten (10) days prior to the date of the Board meeting. The President of the Board shall set regular meeting dates and times at the beginning of their term of office.

At the request of any three (3) Directors, a meeting of the Economic Development Corporation shall be called in the absence, inability, or refusal of the President.

Notice of any meeting shall be given to the public in accordance with the requirements of the Texas Open Meetings Act. The notice shall contain information regarding the particular time, date, and location of the meeting and the agenda to be considered. All meetings shall be conducted in accordance with the Texas Open Meetings Act.

The Annual Meeting of the Board of Directors shall be during the month of December of each year.

4.07. Attendance

Regular attendance of the Board meetings is required of all Members. The following number of absences may constitute the need for replacement of a member: three (3) consecutive absences, or attendance reflecting absences constituting 50% of the meetings over a twelve (12) month period. In the event replacement is indicated, the member will be counseled by the President and, subsequently, the President shall submit in writing to the City Secretary the need to replace the Board member in questions.

4.9. Quorum

For the purpose of convening meeting and transacting business, a simple majority of the Directors shall constitute a quorum. If there is an insufficient number of Directors present to convene the meeting, the presiding Officer shall adjourn the meeting without the board taking any action.

4.10. Compensation

The duly appointed members of the Board shall serve without compensation but shall be reimbursed for actual or commensurate cost of travel, lodging and incidental expenses while on official business of the Board in accordance with State law.

4.11. Voting: Action of the Board of Directors

Directors must be present (as defined in the Texas Open Meetings Act) in order to vote at any meeting. Unless otherwise provided in these By-Laws or in the Articles of Incorporation or as required by law, the act of a simple majority of the Directors present at any meeting for which a quorum is present shall be the act of the Board of Directors.

In the event that a Director is aware of a conflict of interest or potential conflict of interest, with regard to any particular vote, the Director shall bring the same to the attention of the meeting and shall abstain from the vote.

4.12. Board's Relationship with City Council

The City Council shall require that the Corporation be responsible for the proper discharge of its duties assigned in these By-Laws. All policies for program administration shall be submitted for Council approval, and the Board shall administer said programs accordingly. The Board shall determine its policies and direction within the limitations of the duties herein imposed by applicable laws, the Articles of Incorporation, these By-Laws, contracts entered into with the City, and budget and fiduciary responsibilities.

Section V **OFFICERS**

5.01. Officers of the Corporation

The elected Officers of the Corporation shall be a President, Vice President, and Secretary. Any two (2) or more offices may be held by the same person, except the office of President.

5.02. Selection and Term of Officers, Holdover

The President, Vice President, and Secretary shall be elected by the Board at its annual meeting and shall serve a term of two (2) years.

5.03. Vacancies

Vacancies in any Office which occur by reason of death, resignation, disqualification, removal, or otherwise, may be filled by the Board of Directors for the unexpired portion of the term of that office, in the same manner as other Officers are elected to the Board.

5.04. President

The President shall be the presiding Officer of the Board with the following authority:

1. Shall preside over all meetings of the Board;
2. Shall have the right to vote on all matters coming before the Board;
3. Shall have the authority, upon notice to the members of the Board, to call a Special Meeting of the Board when in his judgment such meeting is required;
4. Shall have the authority to appoint Standing Committees to aid and assist the Board in its business undertakings or other matters incidental to the operation and functions of the Board; and

5. Shall have the authority to appoint Ad Hoc Committees which may address issues of a temporary nature or concern, or which have a temporary effect on the business of the Board.

5.05. Vice President

In the absence of the President, or in the event of the President's inability to act, the Vice President shall perform the duties of the President. When so acting, the Vice President shall have all power of and be subject to all the same restrictions as upon the President. The Vice President shall also perform other duties as from time to time may be assigned by the President.

5.06. Secretary

The Secretary shall keep, or cause to be kept, at the Corporation's registered office a record of the minutes of all meetings of the Board and of any Committees of the Board. The Secretary shall also file the Minutes with the City Secretary and the same to be retained in accordance with the provisions of these By-Laws, or as required by the Texas Open Meetings act or the Texas Public Information Act or other applicable law. The City Secretary shall be custodian of the corporate records and Seal of the Corporation and shall keep a register of the mailing address and street address, if different, of each Director.

5.07. Contracts for Service

The Corporation may, with approval of the City Council, contract with any qualified and appropriate person, association, corporation or governmental entity to perform and discharge designated tasks which will aid or assist the Board in the performance of its duties and accomplishment of its Purposes. The Corporation shall follow all City purchasing policies and procedures, unless the Board determines otherwise, in which event the Corporation shall follow all purchasing requirements set out in State law. No contract of the Corporation shall ever be approved or entered into which seeks or attempts to divest the Board of Directors of its discretion and policymaking functions in discharging the duties set forth in these By-Laws.

Section VI **COMMITTEES**

6.01. Qualifications for Committee Membership

Members of Committees shall be appointed by the President and approved by the Board. Committee members need not be members of the Lago Vista Economic Development Corporation unless required by these By-Laws or Board resolution creating the Committee.

6.02. Standing Committees

The President shall have authority to appoint the following Standing Committees of the Board and such other Committees as the Board may deem appropriate for the future.

1. **Budget, Finance and Audit Committee.** This Committee shall have the responsibility of working with City Staff and Corporation employees as necessary in the formation and promotion of the Annual Budget of the Board. The Committee shall present the budget to the Board and, upon approval, shall present, in accordance with these By-Laws, the budget to the City Council. In addition to the preparation of the budget for the Board, the Committee shall monitor all budget expenditures of the Board and keep the Board advised in such matters. The Committee shall further have the responsibility to oversee and work with auditors of the City or outside auditors, when audits of the Corporation or Board are being performed.

6.03. Special Committees

The President may determine from time to time that other Committees are necessary or appropriate to assist the Board of Directors, and shall designate, subject to Board approval, the members of the respective Committees.

No such Committee shall have independent authority to act for or in the place of the Board of Directors with regard to the following matters: amending, altering, or repealing the By-Laws, electing, appointing or removing any member of any such Committee or any Director or Officer of the Corporation; amending the Articles of Incorporation; adopting a plan of merger or adopting a plan of consolidation with another corporation; authorizing the sale, lease, exchange, or mortgage of all or substantially all of the property and assets of the Corporation; authorizing the voluntary dissolution of the Corporation or revoking the proceedings therefore; adopting a plan for the distribution of the assets of the Corporation; or amending, altering, or repealing any resolution of the Board of Directors which by its terms provides that it shall not be amended, altered, or repealed by such Committee.

The designation and appointment of any such Committee and delegation to that Committee of the authority shall not operate to relieve the Board of Directors, or any individual Director, of any responsibility imposed by law.

6.04. Terms of Office of Committee Members

Each member of a Committee shall continue as such until the next annual appointment of the Board of Directors and until his or her successor on the Committee is appointed, unless the Committee shall be sooner terminated or unless such member has ceased to serve on the Board of Directors, or unless such member is removed from such Committee.

Any Committee member may be removed from Committee membership by the President, with Board approval, whenever in their judgment the best interests of the Corporation would be served by such removal.

6.05. Vacancies of Committees

Vacancies in the membership of any Committee may be filled in the same manner as provided with regard to the original appointments to that Committee.

6.06. Ex-Officio Members

At the discretion of the Board of Directors, the President or Executive Director of the Lago Vista Chamber of Commerce may attend all open meetings of the Board of Directors or Committees. This representative shall not have the power to vote in the meetings. Their attendance shall be for the purpose of providing the Chamber perspective on the business of the Corporation and ensuring that information about the meetings is accurately communicated to the Chamber.

The Board may also, in its discretion, provide by resolution for other ex officio persons to attend its meetings.

Section VII **FINANCIAL ADMINISTRATION**

The Corporation shall contract with the City for Financial and accounting services. The Corporation's finance and accounting records shall be maintained according to the requirements of state law.

7.01. Fiscal Year

The fiscal year of the Corporation shall begin on October 1 and end on September 30 of the following year. A budget for the forthcoming fiscal year shall be submitted to, and approved by, the Board of Directors, and the City Council of the City of Lago Vista. In submitting the budget to the City Council, the Board of Directors shall submit the budget on forms prescribed by the City and in accordance with the annual budget preparation schedule as set forth by the City. The budget shall be submitted to the Mayor for inclusion in the annual budget presentation to the City Council. The budget proposed for adoption shall include the projected operating expenses, and such other budgetary information as shall be useful to or appropriate for the Board of Directors and the City Council of the City of Lago Vista.

7.02. Contracts

As provided above, the President and Secretary shall execute any contracts or other instruments which the Board has approved and authorized to be executed, provided that the Board may by appropriate resolution, authorize any other Officer or Officers or any other agent or agents to enter into contracts or execute and deliver any instrument in the name and on behalf of the Corporation. When appropriate, the Board may grant a specific or general Power of Attorney to carry out some action on behalf of the Board, provided, however, that no such Power of Attorney may be granted unless an appropriate resolution of the Board authorizes the same to be done.

7.03. Checks and Drafts

Checks, drafts, or orders for the payment of money, notes, or other evidences of indebtedness issued in the name of the Corporation shall be signed or bear the facsimile of one of the following individuals: the President, Vice President or the Secretary of the Economic Development Corporation and by an appropriate City official as required by the financial rules of

the City. Deposits

All funds of the Corporation shall be deposited by the City in accordance with their depository procedures on a regular basis to the credit of the Corporation in a local bank which shall be federally insured and shall be selected following procedures and requirements for selecting a depository as set forth in Chapter 105 of the Local Government Code.

7.04. Gifts

The Board may accept on behalf of the Corporation any contribution, gift, bequest, or device for the general purposes of the Corporation, or for any specific purposes of the Corporation.

7.05. Purchasing

All purchases made and contracts executed by the Corporation shall be made in accordance with the requirements of the Texas Constitution and statutes of the State of Texas.

7.06. Investments

Temporary and idle funds which are not needed for immediate obligations of the Corporation may be invested in any legal manner provided in the Public Funds Investment Act.

7.07. Bonds

Any bonds issued by the Corporation shall be in accordance with the statute governing this Corporation but in any event, no bonds shall be issued without approval of the City Council after review and comments by the City's bond counsel and financial advisor.

7.10. Uncommitted Funds

Any uncommitted funds of the Corporation at the end of the fiscal year shall be considered a part of the Undesignated Fund Balance.

The Undesignated Fund Balance may be committed for any legal purpose provided the Corporation's Board of Directors and the City Council both approve such commitment. This may include the establishment of a Permanent Reserve Fund which shall be accumulated for the purpose of using the interest earnings of such fund to finance the operation of the Corporation.

Section VIII
BOOKS AND RECORDS

8.01. Books and Records

The Corporation shall keep correct and complete books and records of all actions of the Corporation, including books and records of account and the minutes of meetings of the Board of Directors and of any Committee having any authority of the Board and to the City Council. All books and records of the Corporation may be inspected by Directors of the Corporation, and any information which may be designated as public information by law shall be open to public inspection at any reasonable time. The Texas Public Information Act shall apply to disclosure of public information.

Section IX
SEAL

9.01. Seal

The Board of Directors shall obtain a corporate seal which shall bear the words “Corporate Seal of Lago Vista Economic Development”; the Board may thereafter use the Corporate Seal and may later alter the seal as necessary without changing the corporate name; but these By-Laws shall not be construed to require the use of the Corporate Seal.

Section X
PARLIAMENTARY AUTHORITY

10.01. Amendments to By-Laws

These By-Laws may be altered, amended, or repealed or new Bylaws adopted by the affirmative vote of 5 Board members, at any regular meeting, or any special meeting of the Board, provided that notice of such meeting to discuss proposed amendments shall be given to the members of the Board and the general public not less than 7 days prior to such meeting and that such notice shall contain a copy of the proposed amendment or amendments. Said amendments shall be effective only upon approval by the Lago Vista City Council.

Notwithstanding the foregoing, no amendment shall become effective unless and until the City Council approves the amendment.

Section XI
DISSOLUTION

11.01. Dissolution

The Corporation may be dissolved in accordance with applicable State law.

Section XII

INDEMNITY

12.01. Indemnity

The Board of Directors shall authorize the Corporation to provide a Directors' and Officers'/Public Liability Insurance Policy to pay or reimburse any current or former Director or Officer of the Corporation for any costs, expenses, fines, settlements, judgments, and other amounts, actually and reasonable incurred by such person in any action, suit, or proceeding to which he or she is made a party by reason of holding such position as Officer or Director under the guidelines of said policy; provided, however, that such Officer or Director shall not receive such indemnification if finally adjudicated in such instance to be liable for gross negligence or intentional misconduct in office. The indemnification herein provided shall also extend to good faith expenditures incurred in anticipation of, or preparation for, threatened or proposed litigation with the assistance of the Lago Vista City Attorney. The Board of Directors may, in proper cases, extend the indemnification to cover the good faith settlement of any such action, suit, or proceedings, whether formally instituted or not.

Nothing in this section creates personal liability on the part of Officers and Directors to any extent not otherwise provided by statute or case law.

The Corporation shall indemnify and hold harmless and defend the City of Lago Vista, its officers, agents, and its employees, from and against liability for any and all claims, liens, suits, demands, and/or actions for damages, injuries to persons (including death), property damage (including loss of use), and expenses, including court costs and attorneys' fees and other reasonable costs arising out of or resulting from the intentional acts or negligence, including all such causes of action based upon common, constitutional, or statutory law, or based in whole or in part upon the negligent or intentional acts or omissions of Corporation, including but not limited to its officers, agents, employees, licensees, invitees, and other persons.

The Corporation further agrees that it shall at all times exercise reasonable precautions on behalf of and be solely responsible for, the safety of its officers, agents, employees, licensees, invitees, and other persons, as well as their property, while in the vicinity where activities are being performed. It is expressly understood and agreed that the City of Lago Vista shall not be liable or responsible for the negligence of Corporation including but not limited to its officers, agents, employees, licensees, invitees, and other persons.

It is further agreed with respect to the above indemnity, that City of Lago Vista and Corporation will provide the other prompt and timely notice of any event covered which in any way, direct or indirectly, contingently or otherwise, affects or might affect Corporation or City of Lago Vista, and City of Lago Vista shall have the right to compromise and defend the same to the extent of its own interests. It is further agreed this indemnity clause shall be an additional remedy to the City of Lago Vista and not an exclusive remedy.

Section XIII MISCELLANEOUS

13.01. Relation to Articles of Incorporation

These Bylaws are subject to, and governed by, the Articles of Incorporation and applicable State statutes under which the Corporation is organized.

ORDINANCE NO. 25-10-16-05

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS, APPROPRIATING GENERAL FUND REVENUES TO THE LAGO VISTA ECONOMIC DEVELOPMENT CORPORATION; AUTHORIZING THE TRANSFER OF FUNDS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Lago Vista, Texas, has authorized the creation of the Lago Vista Economic Development Corporation (“LVEDC”), a Type B economic development corporation organized under Chapters 501, 502, and 505 of the Texas Local Government Code;

WHEREAS, the City Council desires to appropriate general fund revenues to provide initial funding for the operations and activities of the LVEDC;

WHEREAS, Chapter 102 of the Texas Local Government Code authorizes the governing body of a municipality to adopt and amend its budget by ordinance to provide for the appropriation of municipal funds;

WHEREAS, the City Council finds that providing such funding serves a valid public purpose by promoting and developing new and expanded business enterprises, enhancing employment opportunities, and promoting the public welfare of the City;

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

SECTION 1. APPROPRIATION OF FUNDS. The City Council hereby appropriates from the General Fund the amount of \$_____ to be transferred to the Lago Vista Economic Development Corporation to provide for its initial operations and expenses.

SECTION 2. AUTHORIZATION OF TRANSFER. The City Manager and Finance Director are authorized and directed to take all necessary actions to transfer said funds to the LVEDC in accordance with applicable law and accounting practices.

SECTION 3. PURPOSE OF FUNDING. Funds appropriated pursuant to this Ordinance shall be used by the LVEDC for lawful purposes as authorized by Chapters 501 and 505 of the Texas Local Government Code, including administrative, operational, and project-related expenses.

SECTION 4. EFFECTIVE DATE. This Ordinance shall take effect immediately upon its passage and approval by the City Council.

PASSED AND APPROVED this 16th day of October 2025.

CITY OF LAGO VISTA

Kevin Sullivan, Mayor

ATTEST:

Robin Smith, City Secretary

On a motion by Councilmember _____, seconded by Councilmember _____, the above and foregoing ordinance was passed and approved.

Checklist: Creating a Texas Economic Development Corporation (EDC)

This one-page checklist summarizes the statutory steps for a Texas city to create an Economic Development Corporation (EDC) under Chapters 501–505 of the Texas Local Government Code. Hyperlinks below go directly to the Texas Legislature Online (TLO) statutes and the Comptroller’s guidance page.

- 1.** Decide corporation type (Type A – Ch. 504; Type B – Ch. 505). [Ch. 504; Ch. 505]
- 2.** City council adopts resolution authorizing creation and specifying the public purpose (LGC §501.051).
- 3.** Draft Certificate of Formation per LGC §501.056; certificate must state whether governed by Ch. 504 or Ch. 505.
- 4.** Designate registered agent and office within the city (§504.055; §505.056).
- 5.** File certificate with the Texas Secretary of State (LGC §501.057); corporate existence begins upon issuance (§501.058).
- 6.** Appoint initial board of directors—Type A: at least 5 directors (§504.051); Type B: 7 directors with required composition (§505.051, §505.052).
- 7.** Hold organizational meeting; adopt bylaws; elect officers (LGC §501.063, §501.064).
- 8.** Compliance: board is subject to the Open Meetings Act and Public Information Act (LGC §501.072); city oversight and annual review (§501.073).
- 9.** Secure funding: call election for EDC sales & use tax (Type A §504.251; Type B §505.251). Observe 2% local cap (Tax Code §321.101(f)).
- 10.** For Type B projects: hold public hearing before expenditures (§505.159); petition may trigger a project election (§505.160).
- 11.** Use written performance agreements for incentives (LGC §501.158).
- 12.** Annual filings/housekeeping: file Comptroller EDC report by April 1 and maintain records ([Comptroller EDC Reporting]; LGC §501.073).

Note: This checklist is a summary. Always verify the current statute text on TLO before action.



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: October 16, 2025

SUBMITTED BY: Councilor Roberts, City Council

SUBJECT: Consideration and Possible action to approve Ordinance No. 25-10-16-06 an amendment to Chapter 10, Section 2.16 (Subdivision Ordinance) to Add Cross-Reference to Preliminary Plat Submittal Calendar; Direction to Publish Calendar on City Website.

BACKGROUND: On May 15, 2025, City Council adopted [Insert Ordinance Number] amending Chapter 14, Section 3.22 of the Lago Vista Code of Ordinances to require that public hearing applications must be complete and accompanied by a staff report prior to placement on a Planning and Zoning Commission agenda at least 15 days prior to the meeting date. The motion approving this amendment also adopted the “2025–2027 Planning and Zoning Submittal Calendar” prepared by the City Attorney and directed that the calendar be published on the City’s website along with a referral to P&Z to identify where best to cross reference Ch. 14 Section 3.22 in the Code. This calendar was created as a procedural workaround to ensure compliance with both:

1. The City’s ordinance requirement for complete applications to be submitted at least 15 days before the Planning & Zoning Commission meeting (Lago Vista Code of Ordinances, Ch. 14 § 3.22), and
2. The statutory “shot clock” in Texas Local Government Code Ch. 212, which requires action on a plat within 30 days of filing.

The adopted calendar provides specific submittal deadlines for preliminary plats and related subdivision applications, making it feasible for staff to meet both requirements. However, the cross-reference to this calendar requirement was never added to Chapter 10 (Subdivision Ordinance), which governs subdivision applications, and the calendar was never published on the City's website as directed.

FINDINGS: The purpose of this amendment is to insert a cross-reference

in Chapter 10, Section 2.16 (Subdivision Ordinance) to the Preliminary Plat Submittal Calendar adopted by Council. This will ensure that all preliminary plats and related subdivision applications are subject to the published submittal deadlines, providing clarity for applicants and staff and maintaining compliance with statutory and local timelines.

RECOMMENDATION:

Approve the attached Ordinance No. 25-10-16-06 amending Chapter 10, Section 2.16 to add a cross-reference to the Preliminary Plat Submittal Calendar and directing that the calendar be published on the City's website.

ATTACHMENTS:

[Ordinance No. 25-10-16-06 - amendment CH10 -plat calendar.pdf](#)

ORDINANCE NO. 25-10-16-06

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS,
AMENDING THE CODE OF ORDINANCES, CHAPTER 10 (“SUBDIVISIONS”), TO
REQUIRE PRELIMINARY PLAT APPLICATIONS TO COMPLY WITH CHAPTER 14,
SECTION 3.22 AND THE OFFICIAL PLANNING AND ZONING SUBMITTAL
CALENDAR; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEALER;
AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Section 212.0015 of the Texas Local Government Code authorizes a municipality to establish a schedule for the submission of plats; and

WHEREAS, the City Council has previously adopted procedures in Chapter 14, Section 3.22 of the Code of Ordinances relating to submittal requirements for planning and zoning matters; and

WHEREAS, the City Council finds it necessary to amend Chapter 10 (“Subdivisions”) to cross-reference the procedures in Chapter 14, Section 3.22 and require compliance with the official Planning and Zoning Submittal Calendar published by the City, to ensure consistency, transparency, and predictability in the platting process;

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

SECTION 1.

Amendment to Chapter 10 (“Subdivisions”).

Chapter 10, Article 2, Section 2.16 (“Preliminary Plats”) of the Lago Vista Code of Ordinances is hereby amended to add a new subsection (3) to read as follows, with the current text renumbered accordingly:

(3) All preliminary plat applications shall be submitted in accordance with the procedures set forth in Chapter 14, Section 3.22 of this Code, and in compliance with the official Planning and Zoning Submittal Calendar as published by the City.

SECTION 2.

Severability. If any section, subsection, clause, phrase, or provision of this Ordinance is declared invalid by a court of competent jurisdiction, such declaration shall not affect the validity of the remaining portions of this Ordinance.

SECTION 3.

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

SECTION 4.

Effective Date. This Ordinance shall be effective immediately upon its adoption.

PASSED AND APPROVED this 16th day of October 2025.

CITY OF LAGO VISTA

Kevin Sullivan, Mayor

ATTEST:

Robin Smith, City Secretary

On a motion by Councilmember _____, seconded by Councilmember _____, the above and foregoing ordinance was passed and approved.



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: October 16, 2025

SUBMITTED BY: Charles West, City Manager

SUBJECT: Consideration and Possible action to appoint a representative or representatives to the Capital Area Council of Governments.

ATTACHMENTS:

[Appointment information - Capital Area Council of Government.pdf](#)



APPOINTMENT FORM - GENERAL ASSEMBLY REPRESENTATIVE CAPITAL AREA COUNCIL OF GOVERNMENTS

The governing bodies of CAPCOG's members designate General Assembly representatives.

Counties: Official appointments are made at Commissioners Court.

Cities, Towns, Villages: Official appointments are made at City Council meetings.

Organizations: Official appointments are made by the Board or other governing body.

PLEASE COMPLETE THE FOLLOWING SECTION

Governing Body:

_____ County Commissioners Court (e.g., Travis County Commissioners Court)

-OR-

_____ City Council (e.g., Austin City Council)

-OR-

_____ Other (Board or other governing body)

City, County, or Organization being represented

Name of Representative

Position

Address

City, Zip Code

Telephone Number

Fax Number

Email address (General Assembly Reps. will be subscribed to CAPCOG Connections, Training Alerts, & other e-newsletters.)

Check One:

Reappointment

Filling Vacancy

Changing Representative

Name of Previous Representative

I confirm our governing body appointed the above individual to serve as a CAPCOG General Assembly

Representative for the above entity on

Date of Meeting

Signature of Chief Elected Official/Chair of Governing Board

Date _____

Email this form to sseale@capcog.org or fax it to 512-916-6001. For questions about completing this form, call Shaun Seale at 512-916-6018.



ok
cw

Capital Area Council of Governments

6800 Burleson Road, Building 310, Suite 165

Austin, Texas 78744-2306

Ph: 512-916-6000 Fax: 512-916-6001

www.capcog.org

BASTROP BLANCO BURNET CALDWELL FAYETTE HAYS LEE LLANO TRAVIS WILLIAMSON

August 29, 2025

The Honorable Kevin Sullivan
Mayor of the City of Lago Vista
P. O. Box 4727
Lago Vista, TX 78645



Dear Mayor Sullivan,

So much has been accomplished this year at CAPCOG, and it's all thanks to our local government members, associate members, and community partners. CAPCOG staff has completed at least two regional five-year strategic plans — an economic development and a criminal justice plan; finished making the region next-generation 9-1-1 capable; graduated peace officers who have gone to work for more than 30 local policing agencies; conducted countless homeland security training opportunities; and provided services and supports to more than 20,000 older adults.

We honestly couldn't do any of this work without your support — whether that is from your police departments hiring cadets before they graduate or your organization hosting our staff to conduct local workshops that ensure your communities' voices are in the regional plans. This is one of the reasons CAPCOG will go on tour with its staff throughout the remainder of this year and next. Starting in October, we will hold town hall style pop-ups, so you can hear more about CAPCOG's activities, and we can learn more about how we can support your organization. We also are planning on bringing on additional staff to work directly with cities and counties on locating funding opportunities for your local projects.

Your annual membership dues provide CAPCOG with unique support — they pay for local match on grants which aid in funding the COG's operation. The 2026 dues are enclosed with this letter, and we hope you will continue to provide this much needed support. This coupled with your fellow elected officials and staff members, who sit on our regional committees, assist in guiding and implementing our regional programs.

As we wrap up 2025, we look forward to sharing more about what we have accomplished together with you at these future town halls and through our annual report. We also hope to see your General Assembly Representatives at the September 17th meeting, where we will discuss the region's demographics. But if you would like to know more about CAPCOG now, feel free to contact our staff, my assistant or myself. I can be reached at 512-916-6018 or cmiller@capcog.org.

Sincerely,



Chris Miller

Enc. Membership Invoice
 General Assembly Representation Summary
 General Assembly Appointment Form



6800 Burleson Road, Building 310, Suite 165
Austin, Texas 78744-2306
Ph: 512-916-6000 Fax: 512-916-6001
www.capcog.org

BASTROP BLANCO BURNET CALDWELL FAYETTE HAYS LEE LLANO TRAVIS WILLIAMSON

General Assembly Representation Summary for the City of Lago Vista

CAPCOG's General Assembly is the organization's governing body for the purposes of selecting the Executive Committee, amending the council's bylaws, adopting budgets, determining membership dues, and guiding the organization's mission. Each CAPCOG member is responsible for appointing its representatives to the General Assembly, and every year CAPCOG wants to ensure its members' representatives are current. According to the CAPCOG bylaws, full members — counties and municipalities — are entitled at least one representative on the General Assembly; however, they can have additional representatives based on population as shown below:

Counties	Municipalities	No. of Representatives
Under 20,000	Under 10,000	1
20,000-100,000	10,000-50,000	2
100,000+	50,000-100,000	3
-----	100,000+	4

Associate members — special government districts, school districts, nonprofits, utilities, chambers of commerce, and other governmental agencies — can appoint one representative to the General Assembly. At least two-thirds of the General Assembly's voting representatives must be elected officials.

Based on the U.S. Census' most recent population estimates and CAPCOG's bylaws, the **City of Lago Vista** qualifies for **2 representative(s)** on the General Assembly. Its current representatives are:

- **Mayor Kevin Sullivan**
- **Council Member Shane Saum**

Please provide any updates to **City of Lago Vista's** representative(s) by completing the attached form. More information about CAPCOG's General Assembly representation is at <https://www.capcog.org/about/general-assembly/>.

As a reminder, General Assembly Representatives are invited to the September 17th General Assembly Meeting at St. Edwards Ragsdale Center off Moody Drive in Austin. Representatives can RSVP at <https://www.capcog.org/trainings/general-assembly-demographic-discussion/>.

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	October 16, 2025
SUBMITTED BY:	Councilor Benefield, City Council
SUBJECT:	Consideration and Possible action regarding revisions to the Short-term rental (STR) Ordinance - Section 22.23 of the Lago Vista Code of Ordinances.
BACKGROUND:	This item is presented to City Council for review and discussion of a red-lined revision to the City's existing Short-Term Rental (STR) Ordinance (Section 22.23, Chapter 22 – Zoning). The proposed draft represents a comprehensive update that merges: • The original adopted ordinance (Ordinance No. 21-08-19-04), • The Oklahoma model ordinance reviewed by Council, • Texas Municipal League (TML) legal guidance on STR regulation, and • Council and staff recommendations discussed during the October 2, 2025 work session. The draft adds new definitions, licensing procedures, insurance and HOA certification requirements, a safety self-assessment, and enhanced privacy provisions regarding the use and disclosure of security cameras or monitoring devices. Section (k) "Permit Cap by Resolution" introduces an optional mechanism that would allow Council to set a future cap on the number of STR permits by resolution, if desired.
RECOMMENDATION:	1. Review and discuss the proposed red-lined ordinance draft. 2. Provide direction regarding structure, scope, and any policy changes desired by Council. 3. Authorize formation of a Short-Term Rental Subcommittee. 4. Direct the subcommittee to return with a legally reviewed and finalized ordinance draft for future Council action.

ATTACHMENTS:

[Short Term Rental - Legal.pdf](#)

[STR - Original.pdf](#)

[STR - Redline.pdf](#)

[Short Term Rental Ordinance v8 HS clean 2.28.pdf](#)

Legal Q&A

By **Sarah Tompkins**, TML Legal Counsel, and **Caroline Bush**, TML Legal Intern

Q What is a short-term rental?

A The term “short-term rental” is not defined in state statute, but the term has evolved to broadly refer to private homes, condos, or apartments leased for short periods of time as an alternative to traditional hotel or motel lodging. Short-term rentals (STRs) are often offered for rent by the owner through a web-based platform such as VRBO, Airbnb, HomeAway, or Vacasa, among many others. Some cities choose to define the term or a similar term in their ordinance regulating STRs.

Q Is there a definitive state law governing cities’ authority to regulate STRs?

A No. There is no state statute that either preempts or expressly authorizes a city to regulate STRs. Additionally, the Texas Supreme Court has so far declined to weigh in conclusively. *See City of Grapevine v. Muns*, 671 S.W.3d 675 (Tex. 2023) (Young and Blacklock, JJ., concurring) (concurring in the Texas Supreme Court’s denial of review but indicating that the Texas Supreme Court will soon weigh in on cities’ regulatory authority over STRs).

There are several cases at the state appellate level that provide some guidance. *See e.g., City of Grapevine v. Muns*, 651 S.W.3d 317 (Tex. App.—Fort Worth 2021, pet. denied); *Zataari v. City of Austin*, 615 S.W.3d 172 (Tex. App.—Austin 2019, pet. denied); *Hignell-Stark v. City of New Orleans*, 46 F.4th 317 (5th Cir. 2022); *Draper v. City of Arlington*, 629 S.W.3d 777 (Tex. App.—Fort Worth 2021, pet. denied). But strictly speaking, each of the appellate cases governs only the cities within that appellate court’s jurisdiction. As such, a city relying on the reasoning of courts in other jurisdictions when adopting ordinances regulating STRs should consult with legal counsel.

Q What authority do cities often cite when imposing regulations on STRs?

A Cities have relied on the general statutory authority to adopt ordinances that are both (1) for the good government, peace, or order of the municipality or for the trade and commerce of the municipality; and (2) is necessary or proper for carrying out a power granted by law to the municipality or to an office or department of the municipality. Tex. Loc. Gov’t Code § 51.001.

Additionally, a home-rule city has broad general authority to adopt ordinances necessary to protect health, life, and property and to preserve the good government, order, and security of the municipality and its inhabitants. *Id.* § 54.004. A home-rule city’s authority to regulate STRs is probably somewhat broader than that of a general-law city, but in either case the city council should make the findings necessary to show that a regulation is statutorily authorized. *See also Grapevine*, 651 S.W.3d 317 (holding that local regulations of STRs are not preempted by state law).

Additionally, both home-rule and general law cities have the authority to regulate STRs pursuant to the city’s zoning power under Chapter 211 of the Texas Local Government Code. *See* Tex. Loc. Gov’t. Code § 211.004. Most STR regulations are adopted under the city’s general zoning authority.

Q Can a city require a permit or license to operate an STR?

A Yes, both home-rule and general law cities can require a permit or license and may adopt reasonable rules regulating the issuance of a permit or license. See, e.g., *Hignell-Stark*, 46 F.4th 317. It is important to note that a city may not charge more for the permit than a reasonable amount designed to offset the cost to the city of regulating STRs.

Q Can a city ban STRs completely?

A Probably not. Although no court has struck down a total ban on STRs in the city limits, the judicial reasoning striking down other STR ordinances indicates that total bans are probably also impermissible. See, e.g., *Zataari*, 615 S.W.3d 172 (holding that a retroactive city ordinance provision banning STRs that are not owner-occupied is an unconstitutional infringement on a settled property right); *Hignell-Stark*, 46 F.4th 317 (holding that an ordinance limiting STR licenses to residents of the city unconstitutionally discriminated against interstate commerce); and *Grapevine*, 651 S.W.3d 317 (holding that a property owner has a fundamental and vested right to lease his property).

Q Can a city impose new regulations on existing STRs?

A It depends. A city's zoning regulation can often be applied retroactively as long as it doesn't interfere with a vested property right. Tex. Loc. Gov't Code § 211.019. However, a regulation that prohibits the use of a property as an STR retroactively might be unconstitutional because leasing one's property has been found to be a fundamental and vested right. See *Grapevine*, 651 S.W.3d 317 and *Zataari*, 615 S.W.3d 172.

A city should be careful adopting regulations that affect existing STRs. Senate Bill 929, which was passed during the 2023 Regular Legislative Session, affects how a city must treat nonconforming uses in its zoning regulations. State law now provides that if a city changes a zoning regulation and causes an existing use of property to become a nonconforming use, under most circumstances the city would have to either allow the nonconforming use or compensate the owner for the diminution in the value of the property resulting from the zoning change. Tex. Loc. Gov't § 211.019.

Q Can the city ban STRs that are not owner-occupied?

A No. Recently, the Fifth Circuit Court of Appeals struck down a City of New Orleans ordinance that allowed a person to obtain a license to operate an STR only if the property was the person's residence, reasoning that the ordinance discriminated against interstate commerce. *Hignell-Stark*, 46 F.4th 317. Because this case was decided in the Fifth Circuit on a matter of constitutional law, it is controlling in all cities in Texas.

Q Can a city ban parties or other events at STRs based on how many attendees are present?

A Maybe. There is conflicting case law. The Third Court of Appeals in Austin struck down an ordinance banning certain outdoor assemblies, holding that the tenants have a constitutional right

to peaceful assembly and that the city had not identified a sufficiently compelling government interest that would justify restricting that right. *Zataari*, 615 S.W.3d 172.

However, the Second Court of Appeals in Fort Worth upheld similar restrictions on outdoor assemblies, citing the city's extensive evidentiary support for its compelling government interest in the restrictions. *Draper*, 629 S.W.3d 777.

Because of the constitutional considerations, it is challenging for a city to regulate STRs based on the number of persons present at the STR. However, restrictions on loud parties or large events can probably be achieved through other means, such as noise ordinances or street parking ordinances. In other words, a city's most conservative approach is to adopt restrictions that apply uniformly to STR properties and to other properties in the area.

Q Can a city restrict the number of guests staying at STRs based on whether the guests are related?

A Probably not. In *Zataari*, the City of Austin adopted an ordinance prohibiting more than six unrelated adults or ten related adults from staying in an STR together. *Zataari*, 615 S.W.3d 172 at 199. The Third Court of Appeals determined that these restrictions “plainly restrict the right to assemble” and therefore were unconstitutional.

Q Can a city's regulation of STRs give rise to a regulatory takings claim against the city by a property owner?

A Possibly. One appellate court held that it was possible the city's STR restrictions could amount to a regulatory taking, and therefore remanded the case to a lower court for more proceedings. *Grapevine*, 651 S.W.3d 317 at 341. Subsequently, the Texas Supreme Court denied review of the appellate case.; *Grapevine*, 671 S.W.3d 675. What this means is that whether a proposed regulation could be found to unreasonably interfere with a property owner's investment-backed expectation of their ability to generate income from an STR so as to amount as a regulatory taking is unclear. Cities should consult with local legal counsel on this issue.

Q Is a deed restriction or an HOA regulation banning or restricting STRs enforceable?

A Yes, a court has upheld deed restrictions banning STRs. See *Chu v. Windermere Lakes Homeowners Ass'n, Inc.*, 652 S.W.3d 899 (Tex. App.—Houston [14th Dist.] 2022 pet. filed). In fact, even a subsequent amendment to an existing HOA's bylaws banning STRs may be enforceable if the HOA bylaws clearly state that they may be amended and the correct procedures are followed. See *Cauthorn v. Pirates Property Owners Ass'n*, 2023 WL 553566 (Tex. App.—Houston [1st Dist.] Aug. 29, 2023, pet. filed).

Q Does the city receive hotel occupancy tax revenue from an STR?

A Yes. Even though, as noted above, STRs are not hotels, they are still subject to the hotel occupancy tax, but only if the person renting the STR does not have the right to use or possess the premises for 30 or more consecutive days. Tex. Tax Code § 156.101. That means that there would have to be an agreement in place that entitled the person to at least 30 consecutive days' occupancy.

This exception would not apply in a situation where a person rents the property for one or more days but fewer than 30 days in a series of separate but consecutive transactions, even if in aggregate it adds up to 30 consecutive days.

found guilty of violating this chapter, in addition to paying any assessed fence and/or court costs he/she shall have the fence or screening device removed or the violation corrected within thirty (30) days after being found guilty of such offense. Failure to remove the fence or screening device or correct the violation within thirty (30) days may result in the City removing the fence or screening device at the expense of the owner; such expenses including administrative expense, penalties, and reasonable attorney's fees.

HISTORY

Amended by Ord. [21-08-19-04](#) on 9/20/2021

Section 23 Short-Term Occupancy

(a) Permit.

- (1) Short-term occupancy is not permitted in any R-1 zoning district, the R-O, RR-A zoning districts or the R-2 zoning district, except with the approval of a short-term occupancy permit issued by the city.
- (2) Application. The application for short-term occupancy shall include the following:
 - (A) A plat/plot plan that is to scale on an 8-1/2 x 11 sheets showing the lot, parking/driveway, garage and the dwelling in which the short-term occupancy would occur.
 - (B) The number of maximum occupants requested.
 - (C) The name of the property owner, agent(s) for the property owner, their contact information.
 - (D) The name(s) and phone number of any agent of the property owner that would manage and/or lease or rent the property.
 - (E) The property owner must sign the application.

(b) Standards. All short-term occupancies shall comply with the following:

- (1) The maximum number of persons that may be in the dwelling at any one time shall not exceed the number applied for in the permit.
- (2) Parking. Two spaces per dwelling unit. See section 7.20(a). No parking shall be allowed in the street ROW or on an unimproved surface.
- (3) Violation and Penalty.
 - (A) It shall be a violation of this ordinance (Zoning) if short-term occupancy as defined in this chapter occurs and there is any other violation of the city code associated with the short-term occupancy, for instance noise ordinance violations, trash, or

parking standard violations.

(B) The property owner shall be held responsible for violations of this chapter.

(C) The minimum fine for a violation of this section shall not be less than \$500.00 for the first violation, and not less than \$750.00 for the second and subsequent violations at the same property.

TABLE A TABLE OF DEVELOPMENT STANDARDS

TABLE A TABLE OF DEVELOPMENT STANDARDS								
RESIDENTIAL	Max. Impervious Cover %	Min. Living Area (sq. ft.)	Front & Reverse Corner Setback (ft.)	Rear Setback (ft.)	Min. Side-Yard Setback (ft.)	Total Side-Yard Setback (ft.)	Corner Setback (ft.)	Building Height (ft.)
R-MH	60	n/a	10	15	5	10	10	15
R-1S								
R-1S (15A)	50	1,200	25	25	5	15	15	15
R-1S (15B)	50	1,500	25	25	5	15	15	15
R-1S (15C)	50	1,700	25	25	5	15	15	15 ²
R-1S (18A)	50	1,200	25	25	5	15	15	18
R-1S (18B)	50	1,500	25	25	5	15	15	18
R-1S (18C)	50	1,800	25	25	5	15	15	18
R-1M	50	1,200	25	25	5	15	15	18
R-1L	20	2,100	35	35	10	30	20	35
R-1R	5	2,100	35	35	10	30	20	35
R-1T	50	1,800	25	25	5	15	15	35
RR-A	60	1,800	25	25	5	15	15	28
R-2								
Two-Family	50	900	25	25	5	10	15	15
Single-family	50	1,200	25	25	5	10	15	15
R-4 ¹								
Multifamily (3		Accord						35 and

or more attached units)	50	ing to Building Code.	25	25	5	10	15	not to exceed three stories.
Townhouse	50	1,200	25	25	5	10	15	25
Two-Family	50	900	25	25	5	15	15	25
Single-family	50	1,200	25	25	5	10	15	25

1 In R-4, multifamily, two-family and/or single-family detached buildings may be constructed on the same lot. In that case, the separation between buildings on the R-4 lot shall be governed by the building code. The standards above for buildings in R-4 relate to the lot the structures would be constructed upon.

2 Building height is 18' in the subdivision platted as The Cove at Lago Vista, only.

TABLE A TABLE OF DEVELOPMENT STANDARDS								
COMMERCIAL	Max. Impervious Cover %	Min. Living Area (sq. ft.)	Front & Reverse Corner Setback (ft.)	Rear Setback (ft.)	Min. Side-Yard Setback (ft.)	Total Side-Yard Setback (ft.)	Corner Setback (ft.)	Building Height (ft.)
C-1A*	60*	n/a	20*	10*	5	10	15	28
C-1C	60	n/a	25	25	10	20	25	28
C-2	60	Buildings meet C-1C standards						28
C-3	60	Buildings meet C-1C standards						54
C-A Airport ⁴		Buildings meet C-1C standards						
Lots 1–21	100	750 if provided	25 ⁴	0	0			
Lots 22–43	100	750 if provided	7.5 ⁴	0	0			
Lots 44–47	100	750 if provided	25 ⁴	0	0			
Lots 48–		750 if						

56 ³	100	provide d	0 ⁴	20 ⁴	0			
C-M Marina	60	Buildings meet C-1C standards						25 ⁵
CR								
Condomin iums	60	700	20	5	5	10	5	28
Townhous es	60	980	20	5	5	10	5	28
Hotel or Motel and all other uses		Buildings meet C-1C standards						

³For Lots 48-56 and ten parcels that have not yet been platted that are located between Lot 52 of Lago Vista Bar-K Airport Subdivision and Lot 16 of Lago Vista Airpark Subdivision, the front setback is from the property line facing the runway and the rear setback is from the opposite side of the lot. There is no setback for a hangar adjacent to a taxiway.

⁴For Lots 1-21, the front setback is from Rolling Hills Cove. For Lots 44-47, the front setback is from Rawhide and Bar K Ranch Road. For Lots 22-43, the 7.5 ft. front setback is from Rawhide Trail.

⁵Boat slips, piers, and boathouses shall be limited to a height of 20 feet above the water surface.

*For Lots 6C through 69C of the subdivision platted as Lago Vista Travis Plaza, the following deviations from the development standards contained in Table A shall instead apply. The maximum impervious cover percentage applies only to the property within the required side and corner yard setbacks, unless the original lot configurations have been modified by any amended plat, including a lot consolidation. All stormwater detention components that would otherwise interfere with the required common parking and driveway area must be installed as a below grade vault or container.

For Lots 6C through 37C only, the minimum front yard setback adjacent to Dawn Drive is 10 feet. The minimum rear yard setback is 66 feet, the depth of the required common parking and driveway area. Above grade stormwater detention components, such as tanks or rain barrels, shall be permitted in the required side yard setbacks if sufficient clearances are preserved to accommodate anticipated property maintenance.

For Lots 38C through 69C only, the front yard is hereby established as being adjacent to the property line common to Lots 6C through 37C and is otherwise exempt from the

provisions of Section 2.10 above related to the requirement for public right-of-way adjacency and property addressing. The minimum front yard setback is 66 feet, the depth of the required common parking and driveway area. There is no required rear yard setback although overhangs, steps and other similar architectural features normally permitted beyond the building line are not allowed to encroach into the adjacent dedicated alley.

TABLE A TABLE OF DEVELOPMENT STANDARDS								
Utility, Governmental, Educational, Institutional	Max. Impervious Cover %	Min. Living Area (sq. ft.)	Front & Reverse Corner Setback (ft.)	Rear Setback (ft.)	Min. Side- Yard Setback (ft.)	Total Side- Yard Setback (ft.)	Corner Setback (ft.)	Building Height (ft.)
U-1	60		25	25	10	20	25	60
Park								
P-1A, Undeveloped	No structures allowed except for barbeque pits, small picnic shelters, bathhouses, game courts and/or restroom facilities							
P-1B, Developed	Buildings meet C-1C standards							
P-1C, Campground	Buildings meet C-1C standards							
P-2. Parks/ Greenbelts	No buildings allowed							
Golf Course and Country Club	Buildings meet C-1C standards							
Temporary, Restricted								
TR-1	No development allowed							
Light								

Industrial (LI)	60%		25	25	10	20	25	35
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(Ordinance 12-12-06-01, ex. 2, adopted 12/6/12)

HISTORY

Amended by Ord. [19-01-17-03](#) on 1/17/2019

Amended by Ord. [19-08-15-03](#) on 8/15/2019

Amended by Ord. [23-09-07-04](#) on 9/7/2023

Amended by Ord. [24-02-01-03](#) on 2/1/2024

TABLE B TABLE OF ALLOWED USES FOR ZONING

TABLE B TABLE OF ALLOWED USES FOR ZONING

New and unlisted uses. The city manager or their designee may permit a use in a district that is not listed on Table B if the use is reasonably similar, comparable, and compatible with other uses permitted in the district or may seek an amendment to Table B to add the unlisted use in the same manner as amendment to this chapter.

STRUCTURE/USE	R-1	R-2	R-4	R-MH	RR-A	C-1	C-2	C-M	C-A	G-1	U-1	P¹	CR₂	C-3	LI
Accessory Building or Use	v	v	v	v	v	v	v	v	v	v	v	v	v	v	v
Aircraft hangar, servicing, repair, operations									v						
Amphitheater						v	v						v	v	v
Amusement arcade							v							v	v
Amusement Park							v							v	v
Antique shop						v	v							v	v
Apartments			v										v		
Apartment Hotel with Commercial						v	v						v	v	
Arboretums															
Arcades						SUP	SUP						SUP	SUP	SUP
Asphalt and															

PROPOSED – REDLINE ORDINANCE

AN ORDINANCE OF THE CITY OF LAGO VISTA, TEXAS, REPEALING AND REPLACING SECTION 22.23 (SHORT-TERM OCCUPANCY) OF CHAPTER 22 (ZONING) OF THE LAGO VISTA MUNICIPAL CODE; ADDING DEFINITIONS; ESTABLISHING LICENSE AND PERMIT PROCEDURES, INSURANCE AND HOA CERTIFICATIONS, SAFETY SELF-ASSESSMENT REQUIREMENTS, AND FEE REFERENCES; UPDATING PRIVACY AND MANAGEMENT STANDARDS; AUTHORIZING ADMINISTRATION THROUGH A MONITORING PLATFORM; PROVIDING FOR COUNCIL AUTHORITY TO SET PERMIT LIMITS BY RESOLUTION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Section 22.23 Short-Term Occupancy

(a) Definitions.

1. Short-Term Rental (principal use). A dwelling unit which is not the primary residence of a household, in which temporary lodging in all or part of the dwelling unit is offered for compensation.

2. Short-Term Rental (accessory use). A dwelling unit which is the primary residence of a household, in which temporary lodging in all or part of the dwelling unit is offered for compensation.

3. Dwelling unit. Any building or portion thereof designed or used as living quarters for one (1) or more households, including sleeping facilities, and which may include food preparation facilities.

4. Household. A domestic unit that resides in and shares in common a single dwelling unit, consisting of related or unrelated individuals, plus any minor children, or persons residing in a household care facility.

5. Emergency contact person. A person designated on the license application, authorized by the owner, who may be contacted by the City regarding emergencies or violations.

6. Operator. A person or entity that offers a dwelling unit or portion thereof for rent as a short-term rental. An Operator may be the owner or a person authorized by the owner of the dwelling unit.

7. Guest. Any person who rents, occupies, or is allowed to use a short-term rental.

8. Temporary lodging. Rental of a dwelling unit for a period less than thirty (30) consecutive days, where rent is charged by the day or by the week.

9. Monitoring platform. An electronic compliance and tracking system utilized by the City to verify short-term-rental activity, permitting, and tax compliance.

(b) Permit/License Required.

1. No dwelling unit or portion thereof shall be rented, advertised, or offered for rent as a short-term rental unless the City has issued a short-term-rental license to the Operator.
2. A short-term-rental license shall expire twenty-four (24) months from the date of issuance. Licenses shall be renewed every two (2) years by submitting an updated application and paying the required fee prior to expiration.
3. A license is granted to a specific owner for a specific dwelling unit and may not be sold or transferred. A new license is required when:
 - (1) The dwelling unit is sold or conveyed; or
 - (2) There is a change of controlling ownership in a corporation, LLC, or other entity that owns the dwelling unit.
4. A short-term rental permit constitutes a limited privilege and not a property right. (Zaatari / Grapevine)

(c) Permit and application.

1. ~~Short-term occupancy is not permitted~~ Short-term occupancy is prohibited in any R-1 zoning district, the R-O, RR-A zoning districts, or the R-2 zoning district except with the approval of a short-term-occupancy permit issued by the City.
2. Application. The application for a short-term-occupancy permit shall include the following:
 - (A) A plat/plot plan that is to scale on an 8-1/2 x 11 sheets showing the lot, parking/driveway, garage, and the dwelling in which the short-term occupancy would occur.
 - ~~(B) The maximum number of occupants requested.~~ Dwelling unit information: Address, legal description, number of bedrooms, and maximum occupancy.
 - (C) The name of the property owner, agent(s) for the property owner, and their contact information to include address, phone number, email, and emergency contact information.
 - ~~(D) The name(s) and phone number of the agent of the property owner that would manage and/or lease or rent the property.~~ Website addresses for all platforms where the STR is advertised.
 - ~~(E) The property owner must sign the application.~~ Acknowledgment, signed by the Owner, confirming:
 - The property is subject to all City ordinances and regulations;

- The Operator is responsible for collecting and remitting Hotel Occupancy Taxes pursuant to **Article 4.1300 of the Code of Ordinances**; and
- The Operator understands the duties, regulations, and responsibilities of operating a short-term rental.

(F) *Disclosure of Security and Noise Devices.* The applicant shall disclose any exterior security cameras, doorbell cameras, or noise-monitoring devices located on or within the property. Indoor cameras or any device capable of recording audio or video within the dwelling are prohibited. Outdoor cameras are limited to public-facing areas such as driveways or entryways. Noise-monitoring devices that measure decibel levels but do not record audio or video may be used in common areas if disclosed. Failure to disclose or improper use constitutes a violation of this section.

(G) *Owner Acknowledgments.* Each applicant shall certify that (1) the dwelling is not subject to any homeowners' or property-owners'-association restriction prohibiting short-term rentals, (2) the owner maintains liability insurance that covers short-term-rental use, and (3) the dwelling has been self-inspected and certified as compliant with fire, smoke-detection, and safety requirements in subsection (f).

(d) Permit Term and Fees.

1. Each permit shall be valid for two (2) years from the date of issuance unless earlier revoked for cause.
2. Permits shall be non-transferable and shall automatically expire upon sale or transfer of the property to a new owner.
3. Renewal applications must demonstrate continued compliance and shall include updated insurance verification and a completed safety self-assessment.
4. Fees. Permit and inspection fees shall be as set forth in the City's **Schedule of Fees (Article 7.000 – Zoning and Annexation Fees)**. The initial inspection and registration fee, renewal fee, and any associated re-inspection, noise-violation, or safety-inspection fees shall conform to that schedule.

(e) Standards of Operation.

All short-term occupancies shall comply with the following:

1. The maximum number of persons that may be in the dwelling at any one time shall not exceed the number ~~applied~~ authorized for in the permit.
2. **Parking.** Two (2) spaces per dwelling unit. See section 7.2(a). No parking shall be allowed in the street ROW or on an unimproved surface.

3. **Noise and Safety.** All short-term rentals shall comply with Chapter 8 (Public Nuisances), Article 8.03 (Noise Control) and any adopted fire-safety codes.
4. **Management Policy.** Each permittee shall maintain a management plan identifying responsible parties, complaint-response procedures, and owner contact information.
5. **Operator Responsibilities.** The Operator shall include the license number on all advertising and listings and display the license inside the dwelling near the main entry. The Operator shall ensure compliance with all applicable building and fire codes, City ordinances (including noise and parking), and state and federal laws, and shall sign an acknowledgment confirming responsibility for Hotel Occupancy Tax collection (Article 4.1300).

(f) Administration and Monitoring.

The City shall utilize a short-term-rental compliance and monitoring platform, or equivalent technology, to assist with administration and enforcement. The City Manager or designee may promulgate forms, rules, and procedures consistent with this section to ensure compliance and permit tracking.

(g) Fees.

- (a) **Initial registration fee:** \$525.00.
- (b) **Renewal fee (every two years):** \$500.00.
- (c) **Late fee:** \$100.00 for renewals not received within 60 days of expiration. Beyond 60 days, the permit is forfeited.
- (D) These amounts may be adjusted by City Council resolution or amendment to the Fee Schedule

(h) Inspection and Self-Certification.

1. An inspection by Code Enforcement or self-certification shall be required for all new short-term-rental licenses prior to issuance.
2. Renewal applications may be submitted with a self-certification checklist if the Operator is current on Hotel Occupancy Taxes and has no outstanding violations.
3. The checklist shall confirm compliance with:
 - (1) Smoke detectors in each bedroom and outside sleeping areas;
 - (2) Minimum of one fire extinguisher per level of the dwelling, mounted in a visible location.
 - (3) Clear egress paths and operational doors and windows for emergency exit.
 - (4) Maximum occupancy limits;
 - (5) Parking plan;

- (6) Posting of City-issued license number;
 - (7) Compliance with all applicable building and fire codes
4. Existing STR Provision. Any dwelling unit operating as a short-term rental on the effective date of this ordinance shall not be required to undergo an initial inspection or pay the initial registration fee. Such operators must submit a new application, sign all required certifications and acknowledgments, and pay the renewal fee within ninety (90) days of adoption to remain in compliance.

(I) Violation and Penalty.

- (A) It is a violation of this ordinance if short-term occupancy occurs and there is any related violation of the City Code, including noise, trash, or parking.
- (B) The property owner shall be held responsible for violations of this section.
- (C) The minimum fine for a violation shall not be less than \$500 for the first offense and \$750 for any subsequent offense at the same property. Fines shall be assessed under Section 1.109 (General Penalty) of the Code of Ordinances, up to \$500 per day, or up to \$2,000 per day if the violation involves public health or safety.
- (D) Any person operating a short-term rental without a valid license issued under this section is in violation, and each day of operation constitutes a separate offense.
- (E) Failure to collect or remit Hotel Occupancy Taxes required under Article 4.1300 constitutes a violation. The Operator remains liable for all unpaid taxes plus penalties and interest.
- (F) A license may be revoked by the City Manager upon three (3) or more violations within twelve (12) months.
- (G) In addition to fines, the City Manager may suspend or revoke a license for failure to comply with this section or for repeated violations of City ordinances.
- (H) A license may be immediately revoked for violations of state or federal law.
- (I) Written notice of revocation shall be mailed to the owner at the address on file.
- (J) An appeal may be filed within ten (10) days. Appeals shall be heard by the Board of Adjustment, consistent with Article 9.1900 of the Code of Ordinances.

(j) Non-Conforming Uses.

Any property operating as a lawful short-term rental prior to the effective date of this ordinance may continue only under a valid permit renewed in accordance with this section. Such properties are deemed non-conforming uses under Chapter 22 and shall terminate upon sale, transfer, or discontinuance of use.

(k) Permit Cap by Resolution.

The City Council may, by separate resolution, establish a maximum number of active short-term-rental permits. Any such resolution may set allocation methods, renewal priorities, or

administrative procedures. No numeric cap is imposed by this ordinance; any limit shall take effect only upon Council resolution.

(l) Effective Date.

This ordinance shall take effect immediately upon adoption by the City Council.

Source: Ordinance 21-08-19-04, adopted September 20, 2021; amended [October 16th, 2025].

TITLE 4: BUSINESS AND LICENSE REGULATIONS

CHAPTER 6 SHORT-TERM RENTAL

Section 4-6-1: Definitions.

A. Short-term rental defined.

1. Short-Term Rental (principal use). A dwelling unit which is not the primary residence of a household, in which temporary lodging in all or part of the dwelling unit is offered for compensation.
2. Short-Term Rental (accessory use). A dwelling unit which is the primary residence of a household, in which temporary lodging in all or part of the dwelling unit is offered for compensation.

B. Other definitions.

1. Dwelling unit. Any building or portion thereof, which is designed or used as living quarters for one (1) or more households including facilities for food preparation and sleeping.
2. Household. A domestic unit that resides in and shares in common a single dwelling unit and consists of one (1) or more individuals related by blood, marriage, adoption or recognized legal union or guardianship, and not more than four (4) unrelated individuals, plus any minor children, or persons residing in a household care facility.
3. Emergency contact person. A point of contact must be indicated as an emergency contact person on the license application as authorized by the Owner to be contacted by the Town regarding emergencies or violations by the short-term rental property or the guests.
4. Operator. A person or entity that offers a dwelling unit or portion thereof for rent as a short-term rental. An Operator may be owner of, or person authorized by the owner of the dwelling unit as indicated on the license application.
5. Temporary lodging. Rental of a dwelling unit for a period of less than thirty (30) consecutive days, where rents are charged by the day or by the week.

Section 4-6-2: License required.

- ##### **A.**
- No dwelling unit or portion thereof shall be rented, advertised or offered for rent as a short-term rental unless the Town has first issued a short-term rental license to the Operator.

- B. A short-term rental license shall expire July 1 of each year. The license shall be renewed annually by submitting an updated application and annual license fee by the July 1 deadline. A late fee as outlined in Section 4-6-4(C) shall apply if said license is not renewed by the July 1 deadline.
- C. A short-term rental license is granted to a specific Owner for a specific dwelling unit or portion thereof and the license shall not be sold or otherwise transferred. A new short-term rental license is required when the dwelling unit is sold or conveyed or when the Owner ceases to have a legal right to occupy the dwelling unit. Any current licensee who sells or conveys a licensed property shall notify the Town of the new owner's name and contact information.
- D. A short-term rental license is not required for operation of a "bed and breakfast," which is a separate use category in the Town of Hochatown zoning code.

Section 4-6-3: Application required.

The license application for a short-term rental license, which shall be submitted annually, shall be on a form to be supplied by the Town of Hochatown, or designated agent, and shall contain, at a minimum, the following information:

- A. Information about the dwelling unit:
 - 1. Address.
 - 2. Legal description.
 - 3. Total number of bedrooms and the maximum number of guests allowed.
 - 4. Type of Short-Term Rental (principal use or accessory use).
- B. Information about the Operator of the short-term rental:
 - 1. Name, address, phone number and email address of the Operator of the short-term rental.
 - 2. Name, address, phone number and email address of the owner of the dwelling unit.
 - 3. Written consent to the license by the owner of the dwelling unit, if the Operator is not the owner.
- C. Information about the emergency contact person:
 - 1. Name, address, phone number and email address of the emergency contact person.
- D. Information regarding the website address for any and all platforms or advertisements in which the property will be offered for rent.

- E. The Operator and the owner of the dwelling unit shall acknowledge in writing that the short-term rental is subject to all short-term rental regulations and policies of the Town of Hochatown.

Section 4-6-4: Fees.

- A. At the time of an initial license application for a short-term rental license, an Operator shall also pay the Town an initial registration fee of five hundred and twenty-five dollars (\$525.00). The registration fee is intended to provide funding to defray costs associated with monitoring or compliance with Town ordinances governing short-term rental license, short-term rental use and nuisances.
- B. The license application for a short-term rental license shall be accompanied by an annual license fee of two hundred twenty-five dollars (\$225.00).
- C. A late fee in the amount of **XXX** dollars shall be incurred if a property is not registered or if an annual license fee is not submitted by the July 1 deadline.
- D. The license application with either the initial registration fee or annual license fee, as applicable, for a short-term rental license shall be filed with the Town of Hochatown, or designated agent.

Section 4-6-5: Inspection and Self-Certification.

The Operator may request to self-certify when submitting an application and must be current on lodging taxes to qualify. Self-certification will include completion of an approved checklist and verification of compliance with building codes, fire codes, and all other applicable laws.

Section 4-6-6: Operator's responsibilities.

- A. The Operator shall include the Town-issued short-term rental license number in a visible location on all material (including but not limited to print, digital, electronic) advertising a short-term rental (principal use or accessory use) or offering it for rent.
- B. The Operator shall display the short-term rental license within the premises near the main entry in a noticeable location so that the license may be readily seen at any time by a person entering the premises.
- C. The Operator shall cause the emergency contact person to be available to be contacted by the Town at all times, twenty-four (24) hours per day, seven days per week. Failure of the emergency contact person to be available at all times for contact by the Town constitutes an instance of non-compliance as described in Section 4-6-7. When the emergency contact person is notified by the Town by phone that an emergency exists or that occupants or guests at a short-term rental are

violating Town ordinances or policies, the emergency contact person shall communicate with the Operator within the hour, and the Operator shall immediately commence remedial action and cause the violation(s) to be remedied.

- D. The Operator of a short-term rental must update information in the Town's license records throughout the year regarding (1) the websites on which the short-term rental is offered for rent and (2) the name, address, phone number and email address of the emergency contact person.
- E. The maximum number of motor vehicles at the short-term rental shall be limited to the number of available off-street parking spaces. Parking on the street shall be prohibited.
- F. The Operator shall ensure that the short-term rental is in compliance with applicable building codes, fire codes, and all other applicable laws. .
- G. The Operator shall cause the short-term rental to comply with the laws of the State of Oklahoma, federal laws and regulations, and the ordinances and policies of the Town of Hochatown, including but not limited to Hochatown Ordinances Title 5 Chapter 3 "Nuisances", Title 20 Chapter 1 "Zoning Ordinance", and Title 3 Chapter 3 "Town of Hochatown Lodging Tax Ordinance".

Section 4-6-7: Revocation.

A short-term rental license shall be subject to revocation by the duly authorized officer upon the occurrence during twelve consecutive months of three (3) or more instances of non-compliance by the Operator of the short term rental with any ordinance or policy of the Town of Hochatown, including, but not limited to, Hochatown Ordinances Title 5 Chapter 3 "Nuisances", Title 20 Chapter 1 "Zoning Ordinance", and Title 3 Chapter 3 "Town of Hochatown Lodging Tax Ordinance." The duly authorized officer shall mean the Mayor or the Mayor's authorized representative. The duly authorized officer shall give notice of each instance of non-compliance by personal service on or by mail to the Owner at the address given on the application or license.

Notwithstanding the above, the short-term rental license may be subject to immediate revocation if the short-term rental is operated in violation of the laws of the State of Oklahoma or in violation of any federal law or regulation.

The duly authorized officer shall give, by personal service or by mail to the Owner at the address given on the application or license, notice of the revocation of the license. Such license shall stand revoked from the time of giving of the notice. The Owner may appeal to the Board of Trustees from such decision within ten days after the giving of the notice, by filing a written notice of appeal with the Town Clerk.

Upon the timely filing of a notice of appeal, a hearing shall be held by the Board of Trustees at its next regular meeting pursuant to any applicable publication and/or

agenda posting deadlines. Upon a preponderance of the evidence, the Board may affirm, modify or vacate the order of revocation.

Section 4-6-8: Penalty.

Any person, firm or corporation who violates any provision of this chapter or any law or code adopted by reference in this chapter is guilty of an offense, and upon conviction thereof, shall be punished as provided in section 1-4-1 of this Code.



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	October 16, 2025
SUBMITTED BY:	Councilor Saum, City Council
SUBJECT:	Discuss Holiday events and displays.
BACKGROUND:	Discuss all upcoming holiday events / displays / protocols. I want to make sure the City is aligned on holiday display protocols that were updated last year and hear from staff what events planning has occurred, costs and logistics. Any ideas for new holiday related events / displays.
FINDINGS:	Findings contingent on staff presentation and council feedback.
FINANCIAL IMPACT:	TBD
RECOMMENDATION:	Hear from staff and Council give direction.

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: October 16, 2025

SUBMITTED BY: Councilor Saum, City Council

SUBJECT: Discuss Taxpayer Savings Incentive Program.

BACKGROUND: I submitted a rough outline on the discussion board prior to adoption of the budget of a program for staff to be incentivized to find cost savings within their departments. When we approved the final budget, council agreed to put a line item in every department titled the Taxpayer Saving Incentive Program and to the rough idea of working on such a program pending the City Attorney's opinion on its legality. The City Attorney has since opined that it can be done, based on its design and that it was a part of the budget process.

FINDINGS: Contingent on the City Attorneys' discussion.

FINANCIAL IMPACT: TBD

RECOMMENDATION: Hear from the City Attorney - his thoughts on building out this program based on his legal memo.



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CITY COUNCIL AGENDA ITEM REPORT

DATE:	October 16, 2025
SUBMITTED BY:	Councilor Benefield, City Council
SUBJECT:	Update from the Irrigation sub-committee.
FINANCIAL IMPACT:	N/A



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CITY COUNCIL AGENDA ITEM REPORT

DATE: October 16, 2025

SUBMITTED BY: Councilor Owen, City Council

SUBJECT: Update from the Finance Committee.

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: October 16, 2025

SUBMITTED BY: Councilor Roberts, City Council

SUBJECT: Consideration and possible action to direct staff to review and possibly suggest a potential amendment to the PID Policy relating to maintenance responsibilities for Public Parkland.

BACKGROUND: This staff report is the same information from the July 17th City Council agenda.

The City's current Public Improvement District (PID) policy and related development agreements have historically allowed or required Homeowners Associations (HOAs) to assume responsibility for the maintenance and capital improvements of public parkland that has been dedicated to the City. While this practice is not uncommon in some Texas communities, questions have been raised about its fairness, long-term sustainability, and legal compliance.

Specific concerns include:

- Whether requiring HOAs to fund the operation, maintenance, and capital improvements of **City-owned, publicly accessible parkland** is equitable to HOA members.
- Whether HOA governing documents legally allow the maintenance of publicly owned property, or whether this creates exposure for HOA Board members.
- Whether Directors & Officers (D&O) liability insurance policies would even cover such an arrangement.

The current PID policy does not address these issues directly, nor does it specify who must maintain public parkland within a PID.

FINDINGS:

- Lago Vista's current model creates a hybrid structure in which the City owns public parkland but requires HOA funding of O&M and capex costs without financial limits.
- Industry best practices, particularly in MUD and PID

developments, suggest that either the public entity (City or PID) should maintain dedicated parkland or the developer should privately fund amenities.

- Feedback from residents and subject matter experts has highlighted the potential legal and insurance conflicts inherent in the current structure.

PROPOSED STAFF ACTION:

Staff is directed to consult with bond counsel and/or other legal advisors to evaluate:

1. Whether the City can **prohibit HOA maintenance of City-owned public parkland** within a PID as a condition of PID creation.
2. Whether the current model—requiring HOA maintenance of City-owned, publicly accessible parkland—is **legally compliant under Texas municipal and corporate law**.
3. Whether HOA corporate structures typically **allow HOA funds to be used** for the maintenance of public assets not owned or controlled by the HOA.
4. Whether **D&O liability insurance policies** would normally cover HOA Board members in these situations, or whether this arrangement could result in uninsured liability.
5. Whether a PID may establish assessments to fund the maintenance of public parkland instead of relying on the HOA.

Staff is further directed to bring back potential **amendments to the PID policy** for Council consideration based on the legal findings.

FINANCIAL IMPACT:

To be determined based on the need for outside legal consultation. May require staff time to review existing PID and HOA O&M agreements.

RECOMMENDATION:

A motion to direct staff to consult with bond counsel and legal advisors to evaluate the City's current practice of requiring HOA maintenance of public parkland within PIDs and to return with potential policy amendments and findings. The goal is to ensure legal compliance, fairness to HOA members, and the long-term sustainability of public parkland maintenance responsibilities.

ATTACHMENTS:

[PID Policy 2022 \(PDF\).pdf](#)

[PID POLICY West.pdf](#)



Public Improvement District Policy Manual

A Public Improvement District (“PID”) in accordance with Texas Local Government Code Chapter 372, provides the City of Lago Vista (“the City”) an economic development tool for financing the costs of public improvements that benefit a definable part of the City or its extraterritorial jurisdiction (“ETJ”). PIDs allow the costs of public improvements to be borne by those who receive special benefits from the improvements.

The purpose of this PID policy is to outline the policies and procedures the City will use to consider whether creation of a PID, the levy of PID assessments, and issuance of PID bonds is in the best interest of the City. Any aspect not specifically addressed by this policy will be considered on an individual project basis.

The City may, on a case-by-case project basis, waive a requirement of this policy if it does not conflict with Texas or federal law. Any requirements waived shall be noted in the resolution approving the PID petition, or other relevant document, and must include a finding that the waiver is in the best interest of the City.

Except for the approval and issuance of special assessment revenue bonds or the approval of a reimbursement agreement, the City will not bear financial responsibility for PID improvements undertaken by a PID owner/developer.

General Requirements

The City will consider a petition for formation of a PID only within the City’s corporate limits or within its ETJ provided that the ETJ property owners voluntarily agree to the City’s annexation of such property into the City’s corporate limits.

Property located within the boundaries of a proposed PID that is owned by the City or intended to be conveyed or dedicated to the City shall not be subject to any PID assessment.

For a proposed PID, the initial bond issue shall not be less than \$3 million.

Petition Requirements

Each PID petition or application shall include:

1. Signatures from property owners of more than 50% of property within the proposed PID collected within the six-month period prior to the submission of the petition.

2. Payment of a non-refundable application fee of \$15,000 at the time a petition is filed.
3. A current certified tax roll of all property within the proposed PID.
4. A map acceptable to City staff and a metes and bounds description of the property included in the proposed PID.
5. A description clearly identifying the benefits of the proposed PID to the affected property owners and to the City as a whole.
6. Evidence of insurance.
7. A description of the developer's previous experience developing projects of similar scale and type.
8. The proposed "not to exceed" maximum tax rate equivalent.
9. A sunset clause, and a pre-executed petition to dissolve the PID by the landowner in case the SAP is not approved, and assessments levied for either reimbursement or bond issuance within three years of the date of the Development Agreement.

Additional Documentation

An independently prepared market analysis or feasibility study will be required prior to the public hearing. The market analysis or feasibility study will assess the reasonableness of the public improvements and overall development plan considering market conditions. The City will order the study, and the costs will be paid by the PID petitioner.

Reimbursement for Costs and Expenses

If the City determines it is in its best interest to establish a proposed PID and accepts a PID Petition, the City will require the developer to execute a Reimbursement Agreement. The Reimbursement Agreement will require the developer to initially deposit funds in the amount of \$50,000 to pay for (a) the City's costs for staff including the City Attorney, City Engineer and City Planning staff, and (b) professional fees and expenses of third-party consultants and advisors including, but not limited to, Bond Counsel, Financial Advisor, PID Administrator, Trustee, Underwriter, Appraiser, and Market Study Analysts.

An additional \$25,000 deposit will be required to be deposited by the developer when the deposit balance reaches \$10,000. The unused balance will be returned to the developer after the bond closing. The developer may recover deposit funds used for City costs and professional fees and expenses at bond closing.

Preferential Factors

Subject to the requirements of Chapter 372 of the Texas Local Government Code, inclusion of

one or more of the following preferential factors in a PID petition will increase the likelihood of approval by the City:

1. **Enhance Master Plan, Thoroughfare Plan and Water and Wastewater Plans.** The project includes improvements that enhance the City's Master Plan, including the City's Thoroughfare Plan and water and wastewater plans. Improvements must exceed current subdivision regulations. Projects that least impact City infrastructure or provide enhanced benefits to improve the public roadway network and/or water and wastewater infrastructure in the City.
2. **Advance Parks and Trail Plans and Preserve Open Space.** Preference will be given to projects that advance the City's trail and park plans and increase pedestrian and trail connectivity. This includes projects that provide for increased recreation, lake access and open space opportunities for public use. Preference will be given to projects that protect and preserve natural amenities and environmental assets such as the rivers, lakes, trees, creeks, ponds, floodplains, slopes, hills, viewsapes, aquifer recharge and/or contributing zones, and wildlife habitats.
3. **Exceed Development Requirements.** Preference will be given to projects that exceed City development requirements, including enhanced architectural standards, enhanced landscaping, low impact development (LID) features, greater impervious cover limitations, parking lot shading, floorplan variety, and which provide for a superior design of lots or buildings including green building ratings systems for energy efficiency. High quality projects that exceed the City's subdivision requirements for overall design, building standards and amenities with enhanced landscaping and appealing architecture throughout will be given preference.
4. **Meet Community Needs.** Preference will be given to projects that meet community needs such as enhanced drainage improvements, including land and infrastructure for re-irrigation of treated wastewater.
5. **Economic Development.** Preference will be given to projects that generate economic development benefits to the City beyond what a normal development would provide and satisfy the goals of the City's Economic Development Strategic Plan.
6. **Redevelopment and Historic Preservation.** Preference will be given to projects that create opportunities to redevelop older or underutilized areas of the City, e.g., entryways, gateways, landscaping, xeriscaping, street trees, fountains, specialty lighting, art, decorative and landscaped streets and sidewalks, bike lanes, multi-use trails, signage, terminating vistas, decorative pedestrian lighting, pedestrian safety elements, ADA accessibility, underground utilities, etc. Projects that protect and preserve existing historical buildings, structures, features, or places and preserve the rural and community amenities or features that further the look and feel of the hill country, or which establish a unified architectural or design theme throughout the development that complements the community's character and heritage.
7. **Access to Developer Finances.** Preference will be given to projects providing the City with access to records thereby enabling the City to confirm the developer's ability and financial capacity to deliver the project as proposed.

Development Standards

1. **Pre-Approved Off-Site Improvements.** Any improvements that are offsite or are part of the City's Master Plans must have obtained approval in principle from the City Engineer prior to being included in the PID.
2. **Phasing.** Projects that will be developed in phases must have a phasing schedule for infrastructure and utility needs.

Requirements for Development Agreement

A Development Agreement shall be in place before the PID is created. The Development Agreement shall include, but not be limited to, the following provisions, as the same may be applicable to the type of PID proposed:

1. A development plan that outlines, at a minimum, land use and thoroughfare connections and is consistent with the City's Master Plans, as amended.
2. The proposed PID will substantially contribute to funding the expansion of arterial streets, major collector roadways, and/ or trunk line or other utility infrastructure, as applicable when necessary to address the projected demand for services and impacts of the development.
3. The proposed PID will be located within the City's existing Water and Wastewater Certificates of Convenience and Necessity (CCNs) or expanded CCNs facilitated by the developer if, in the City's discretion, such expansion is feasible.
4. Plans for the proposed PID shall be prepared and reviewed by the City in compliance with the City's development regulations as relates to land use, infrastructure design, permitting, and inspections and applicants shall seek City development approvals prior to the commencement of any construction.

Collection of Assessments

Prior to the levy of assessments, the City will use its best efforts to enter into an agreement with Travis County to include the annual PID installments on the Travis County Tax Bill of each property owner within the PID.

Disclosure to Homeowners

To satisfy disclosure to homeowners, the City will require the developer to comply with the following:

1. Signage at major entryways and exits indicating the existence of the PID.
2. Signage and information flyers s (which will be updated at least annually to reflect any

changes in such information) in any sales centers within the PID that include:

- a) Frequently Asked Questions
 - b) Total Assessment
 - c) Average Annual Installment
 - d) Equivalent Tax Rate
3. Homebuyer disclosure documents in accordance with Section 5.014 of the Texas Property Code, as may be amended, to be signed both at contract signing and at closing with such agreements maintained on file by each homebuilder and available for inspection by the City.
 4. Developer contracts with homebuilders must require the homebuilder to disclose the PID on any MLS listing.

City Advisors and Consultants

The City will independently select a Bond Counsel, Financial Advisor, PID Administrator, Trustee, Market Study Analyst and Underwriter. With input by the developer, the City will select an Appraiser. The City's PID Administrator, in conjunction with the developer's PID Consultant, if any, will draft the Service and Assessment Plan and prepare all annual updates.

Maximum Assessment

As a result of the initial bond issue for a new PID, the annual PID assessment shall be the lesser of (1) \$0.50 per \$100 of assessed value, or (2) the rate per \$100 of assessed value such that the combined PID assessment rate and the City's aggregate overlapping property tax rate (City, County, School District, Emergency Services District and any other special taxing district) do not exceed \$3.00 per \$100 of assessed value. A true-up calculation will be performed prior to each bond issuance and upon filing of a final plat to ensure that the maximum assessment is not exceeded, which may result in a reduction in the size of any proposed issuance of PID bonds.

Assessment Term/Bond Term

The maximum term for a PID and related PID assessment is 30 years, and the assessment term must equal the bond term.

PID Bonds; Financial Limitations and Performance Standards

The following minimum performance standards shall apply to PID bonds. Preference will be

given to proposed PIDs that exceed these minimum performance standards:

1. For the initial PID bond issue, a minimum appraised value to lien ratio of 3:1 for the proposed PID project.
2. All improvements to be funded with PID bonds must be fully engineered and competitively bid. A competitive bidding process with at least three bids will be required.
3. Developer is required to demonstrate committed capital in the form of cash deposit, proof of bank financing and/or equity capital, or letter of credit to the City with an amount confirmed by an engineer's opinion of probable cost, which represents the difference between budgeted cost to complete the public improvements assumed to be complete in the appraisal and the net proceeds of the PID bonds. The form of committed capital (cash deposit, letter of credit or bank/equity commitment) will be determined by the City on a case-by-case basis with input from its Bond Counsel and Financial Advisor.
4. All PID bonds issued by the City shall be approved by the Texas Attorney General and registered by the Comptroller of Public Accounts of the State of Texas.
5. The developer shall be current on all taxes, assessments, fees, and obligations to the City including without limitation payment of assessments.
6. The developer shall not be in default under any existing PID financing agreement or, with respect to the property within the PID, any other agreement to which developer and the City are parties.
7. No outstanding PID bonds are in default and no reserve funds established for outstanding PID Bonds have been drawn upon that have not been replenished.
8. No information regarding the City, including without limitation financial information, shall be included in any offering document relating to PID Bonds without the consent of the City.

Qualified Tax-Exempt Obligations

In any calendar year in which PID bonds are issued, the developer (the "Developer") agrees to pay the City its actual additional interest expense ("Additional Interest Expense"), as calculated by the City's financial advisor ("Financial Advisor"), that the City may incur in the issuance of its own public securities or obligations on its own taxing power or municipal revenues (the "City Obligations"), as described in this section, if the City Obligations are deemed not to qualify for the designation of qualified tax-exempt obligations ("QTEO"), as defined in section 265(b)(3) of the Internal Revenue Code, as amended, as a result of the issuance of PID bonds by the City in any given year.

Issuance of PID bonds prior to City Obligations. In the event the City issues PID bonds prior to the issuance of City Obligations, the City, with assistance from its Financial Advisor, shall estimate the Additional Interest Expense based on the market conditions as they exist approximately thirty (30) days prior to the date of the pricing of the PID Bonds. Such Additional Interest Expense is an estimate of the increased cost to the City of issuing its City Obligations

as non-QTEO instead of as QTEO. Promptly following the determination of such estimate, the City shall provide a written invoice to the Developer in an amount less than or equal to the estimated Additional Interest Expense. The Developer, in turn, shall remunerate to the City the amount shown on said invoice on or before the earlier of: (i) fifteen (15) business days after the date of said invoice, or (ii) five business days prior to pricing the PID Bonds. The City shall not be required to price or sell any series of PID bonds until the Developer has paid the invoice of estimated Additional Interest Expense related to the PID bonds proposed to be issued.

Upon the City's approval of the City Obligations, the Financial Advisor shall calculate the actual Additional Interest Expense to the City of issuing its City Obligations as non-QTEO. The City will, within five business days of the issuance of the City Obligations, provide written notice to the Developer of the amount of the actual Additional Interest Expense. In the event the actual Additional Interest Expense is less than the estimated Additional Interest Expense, the City will refund to the Developer the difference between the estimated and actual Additional Interest Expense within fifteen (15) business days of the date of the City's notice to the Developer required under this paragraph. If the actual Additional Interest Expense is more than the estimated Additional Interest Expense, the Developer will pay to the City the difference between the actual and estimated Additional Interest Expense within fifteen (15) business days of the date of the City's notice required under this paragraph. If the Developer does not pay the City such difference within fifteen (15) business days of the date of the City's notice required under this paragraph, the Developer shall not be paid any reimbursement amounts under any PID reimbursement agreement related to the development until such payment of excess Additional Interest Expense is made in full.

Issuance of City Obligations prior to PID Bonds. In the event the City issues City Obligations prior to the issuance of PID Bonds, the City, with assistance from its Financial Advisor, shall calculate the estimated Additional Interest Expense based on the market conditions as they exist 20 days prior to the date of the pricing of the City Obligations. Promptly following the determination of such estimated Additional Interest Expense, the City shall provide a written invoice to the Developer: (1) in an amount less than or equal to the Additional Interest Expense as calculated by the Financial Advisor, and (2) that includes the pricing date for such City Obligations. The Developer, in turn, shall remunerate to the City the amount shown on said invoice at least 15 days prior to the pricing date indicated on the invoice. If the Developer fails to pay the Additional Interest Expense as required under this paragraph, the City, at its option, may elect to designate the City Obligations as QTEO, and the City shall not be required to issue any PID Bonds in such calendar year.

Upon the City's approval of the City Obligations, the Financial Advisor shall calculate the Additional Interest Expense to the City of issuing non-QTEO City Obligations. The City will, within five business days of the issuance of the City Obligations, provide written notice to the Developer of the Additional Interest Expense. In the event the Additional Interest Expense are less than the estimated Additional Interest Expense, the City will refund to the Developer the difference between the actual Additional Interest Expense and the estimated Additional Interest Expense within fifteen (15) business days of the date of the City's notice to the Developer. If the actual Additional Interest Expense are more than the estimated Additional Interest Expense, the Developer will pay to the City the difference between the actual Additional Interest Expense and the estimated Additional Interest Expense within fifteen (15) business days of the date of

the City's notice. If the Developer does not pay to the City such difference as required under this paragraph, then the Developer shall not be paid any reimbursement amounts under any PID reimbursement agreement related to the development until such payment of excess Additional Interest Expense is made in full.

Dissolution Agreement

A dissolution agreement must be entered into at the time the City considers creation of the PID authorizing dissolution of the PID if assessments are not levied within three years after the creation of the PID, unless otherwise approved by Council.

Applicability

This PID Policy shall apply to PID applications filed after June 1, 2022.



CITY OF LAGO VISTA, TEXAS

By: Ed Tidwell
Ed Tidwell, Mayor
Date: 5/17/22

ATTEST:

Sandra Barton
Sandra Barton, City Secretary

Staff Guidance Summary: PID Policy - Parks and Amenities

Purpose:

To ensure consistent interpretation and application of the City of Lago Vista's Public Improvement District (PID) policy regarding the funding, ownership, and maintenance of parks and development amenities.

1. PID Policy Applicability

The PID policy adopted in May 2022 remains sufficient and general enough to guide the creation of PIDs within:

- The corporate city limits
- The ETJ (Extraterritorial Jurisdiction) of Lago Vista

2. Parks and Parkland Dedication

Bond-funded parks or parkland must:

- Be clearly documented in PID agreements
- Be owned and maintained by the City of Lago Vista
- Be distinguished from private amenities in all planning and legal documents

3. Development Amenities (e.g., Pools, Clubhouses)

Amenities such as community swimming pools, clubhouses, or similar features:

- Shall not be funded through PID bond proceeds
- Shall not be conveyed to the City of Lago Vista
- Must be maintained by a Homeowners Association (HOA) or another developer-provided resource approved by the City

4. Implementation Notes

Staff should verify funding sources and ownership plans during:

- PID proposal review
- Development agreement negotiations
- Bond issuance processes

All relevant documentation should reflect these distinctions to avoid future maintenance or liability issues for the City.



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: October 16, 2025

SUBMITTED BY: Charles West, City Manager

SUBJECT: Joint Work Session with Planning & Zoning to review the proposed Comprehensive Master Plan to begin on or after 5:30 pm.

ATTACHMENTS:

[memo-Flum and Comp Plan Recs.pdf](#)
[Comprehensive Plan Guide.pdf](#)
[Appendix A Public Survey.pdf](#)
[2025 Lago Vista Comprehensive Plan and Parks Master Plan.pdf](#)

From: Rachael Rich <rachaelrich@yahoo.com>

Sent: Thursday, October 9, 2025 9:35 AM

To: Charles West <Charles.West@lagovistatexas.gov>; Rob Durbin <CouncilPlace3@lagovistatexas.gov>

Subject: FLUM and Comp Plan Recs

Hi Charles and Rob,

Please see my recommendations for the joint mtg and moving forward below:

1. Incompatible Land Use

There are areas in the plan where property compatibility standards are not being followed—for example, large-acreage properties directly adjacent to much smaller parcels (e.g., 0.25 acres), which raises concerns about long-term compatibility and planning coherence.

2. Parks and Green Space Preservation

Parks and green spaces must be clearly defined, prioritized, and preserved, as consistently requested by both the community and CPAC members.

3. Smart and Sustainable Growth

Growth must be aligned with the city's capacity and resources. We must remain within our means to ensure long-term sustainability and quality of life.

4. Maintaining Community Identity

It was made clear throughout the process that residents do not want Lago Vista to emulate cities like Austin or Cedar Park. Yet the current plan seems to reflect an agenda pushing in that direction.

5. Need for More Parks and Open Space

The need for additional public parks and green space is a consistent theme. The current narrative surrounding a public boat ramp appears to be driven by a small number of opinions, not the broader community or CPAC consensus.

6. Future Land Use Map (FLUM) Density Recommendations - We recommend the following density guidelines be reflected in the FLUM (referencing page 28 of the draft Comprehensive Plan):

- **Rural Residential:** Minimum 3+ acres (approximately 0.33 dwelling units per acre)
- **Estate Residential:** 2–3 acres (approximately 0.5 dwelling units per acre)
- **Low-Density Residential:** 1–4 dwelling units per acre
- **Medium-Density Residential:** 4–8 dwelling units per acre
- **Mixed-Use Community:** 8–18 dwelling units per acre
- **Commercial/Retail, Airport, Parks and Open Space:** Acceptable as proposed

9. Mixed-Use Community – Clarification on Housing Types

We recommend removing the statement that “*stand-alone apartments are not desirable*” from the Mixed-Use Community section (page 40). This phrasing is overly restrictive and may unnecessarily limit flexibility in future planning and development.

10. Preservation of Community Character

There appears to be a lack of focus on preserving the unique character of the community, despite this being a consistent priority expressed by both community

members and CPAC throughout the process. This disconnect should be addressed explicitly in the plan.

11. Clarification on “Workforce Housing” Terminology

The term “*workforce housing*” is used throughout the plan, but it appears to function as a rebranding of “affordable housing.” As clearly stated in numerous meetings, the community has expressed a desire not to expand this type of housing within Lago Vista. The terminology should be clarified, and the plan should better reflect the community’s position on this issue.

Everything currently designated Rural Residential on our adopted FLUM should remain as such. Any changes proposed by Half Associates to this designation in their draft FLUM should be reversed and restored to match our existing, adopted FLUM. We cannot afford to increase density anywhere in Lago, it is not sustainable and we do not have the infrastructure or resources to support it!

Planned Development Districts (PDDs) seeking a different land use designation—whether Rural Residential or otherwise—must follow the formal FLUM and PDD amendment process. This ensures that both the Planning & Zoning Commission and City Council can properly evaluate proposed land uses in public session.

This standard should apply everywhere in Lago and especially to all areas on the east side of town, with one exception: Wynn Ranch. On the current FLUM, Wynn Ranch is designated Low Density, but Half’s draft shows it as Estate. Rural Residential would be a more appropriate designation for this property.

Again, I want to ensure that we are not designating areas in the FLUM under the assumption that they are going to be developed a certain way or to give developers entitlements preliminary. There is a process to follow and if they have certain entitlements/density/zoning and they want to change it, they need to follow our process and not try to get what they are seeking in a sneaky backdoor way.

Thank you and see you tonight!

Rachael

PLAN GOALS

COMMUNITY CHARACTER

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

MOBILITY

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

CITY SERVICES

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

FUTURE LAND USE

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

ECONOMIC DEVELOPMENT

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

PARKS AND RECREATION

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

COMMUNITY RECOMMENDATIONS

Below are key insights from the community engagement events held during the Comprehensive Plan planning process (2024 - 2025).

Top 3: As you think about Lago Vista 10 years from now, what is most important to you?

RANK	ANSWER CHOICE
#1	PARKS AND OPEN SPACE
#2	QUALITY SCHOOLS AND EDUCATION
#3	QUALITY INFRASTRUCTURE

Top 3: What are the most important considerations for new developments?

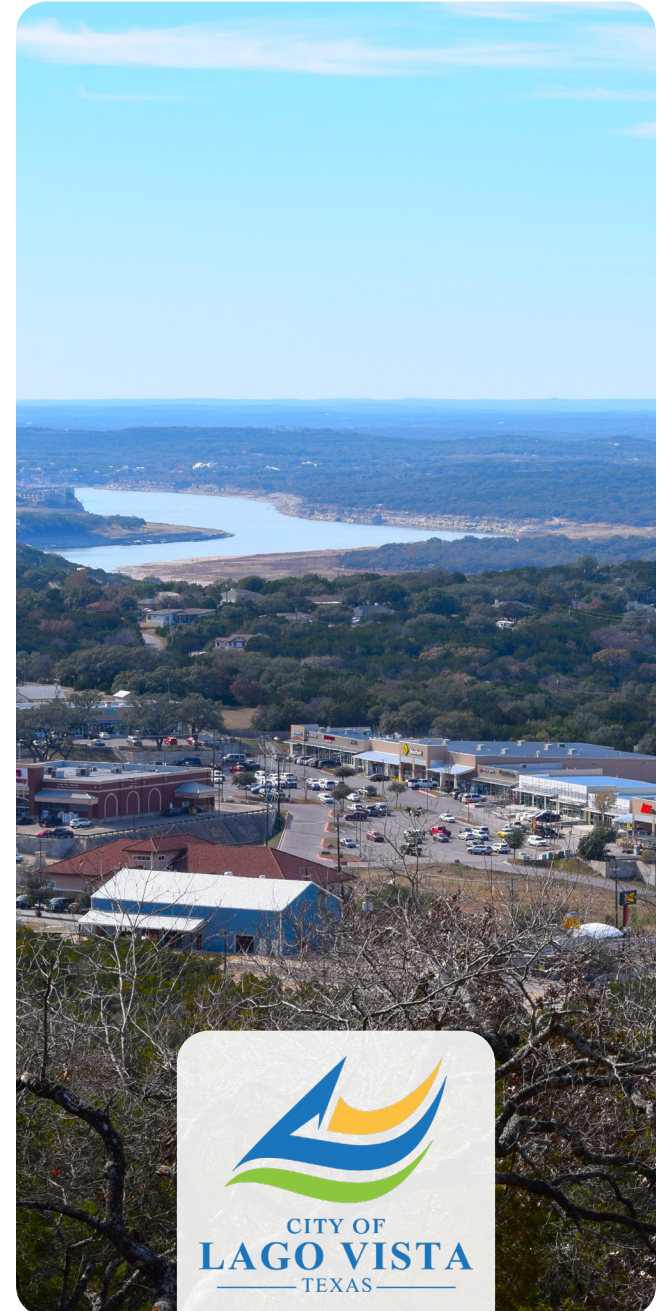
1. PRESERVING THE HILL COUNTRY CHARACTER
2. SUSTAINABLE DEVELOPMENTS WITH CONSIDERATION FOR WATER USAGE
3. REQUIRING SIDEWALKS OR TRAILS

Land uses to be encouraged in Lago Vista

TOP 3 ENCOURAGED USES

1. SINGLE-FAMILY RESIDENTIAL
2. SMALL BUSINESS OR OFFICE
3. SENIOR / ASSISTED LIVING

2025 Lago Vista Comprehensive Plan Guide

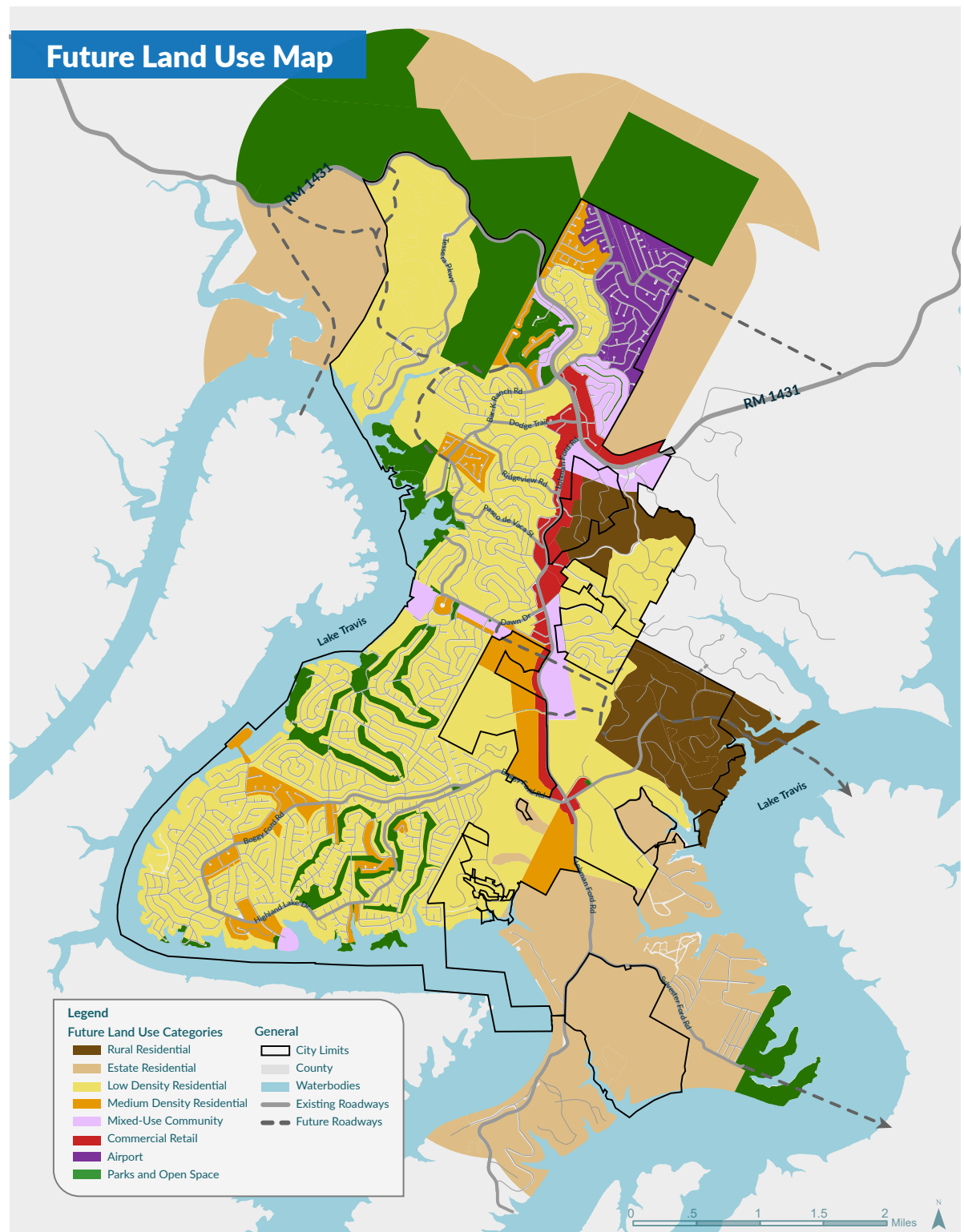


HOW TO USE THIS GUIDE

This document highlights key aspects of the 2025 Lago Vista Comprehensive Plan, for greater detail please refer to the full Plan on the City's website. It serves as a quick reference for the community's vision for the future of development in Lago Vista.

WHAT IS A COMPREHENSIVE PLAN?

A comprehensive plan is a long-range planning document that helps guide future decision-making for a community. It serves as a blueprint to guide future decision-making for a community. It serves as a blueprint to guide future development and redevelopment, derived from the stated desires of the community. When key investment decisions are needed (e.g., a new street, rezoning case, or new wastewater lines, City Council members can look at this Plan for guidance.





2025 LAGO VISTA COMPREHENSIVE PLAN AND PARKS MASTER PLAN

APPENDIX: A PUBLIC ENGAGEMENT RESULTS



City of Lago Vista Comprehensive Plan and Parks Master Plan Survey

Online Survey Summary

An online survey was available to the public to gather community input for the development of the City of Lago Vista Comprehensive Plan and Parks Master Plan. The public input received during this effort is an important source of information for developing the community vision and priorities for the Lago Vista community. This document is a summary of the input received through the survey.

Open 04/10/2024 – 06/1/2024

22 questions

470 respondents

The comments contained in this report are a summarized compilation of respondent's responses.

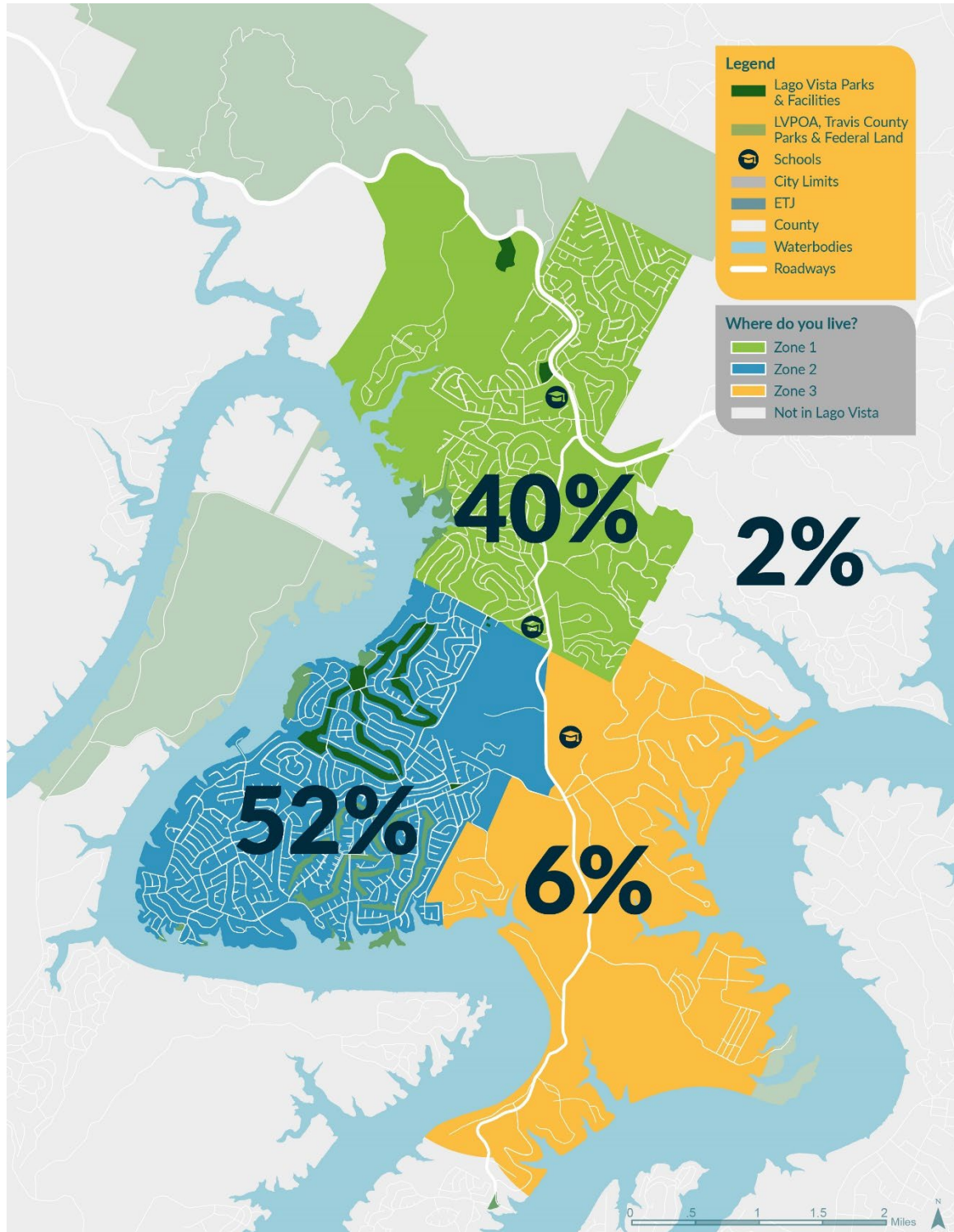




City of Lago Vista Comprehensive Plan and Parks Master Plan Survey

Online Survey Summary

Question #1 | Based on the map above, where do you live?

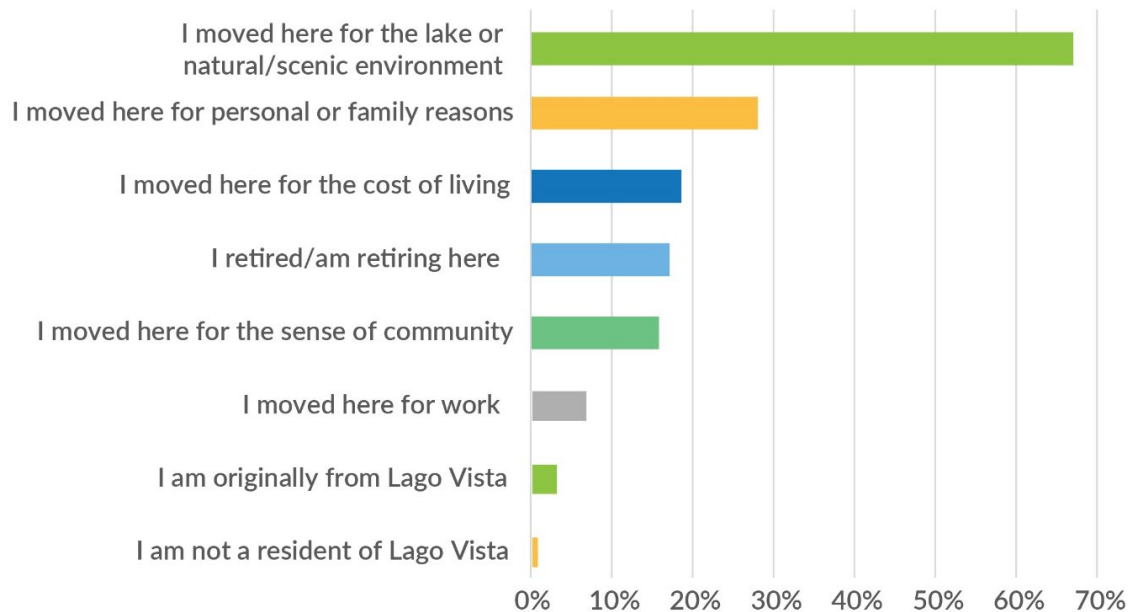




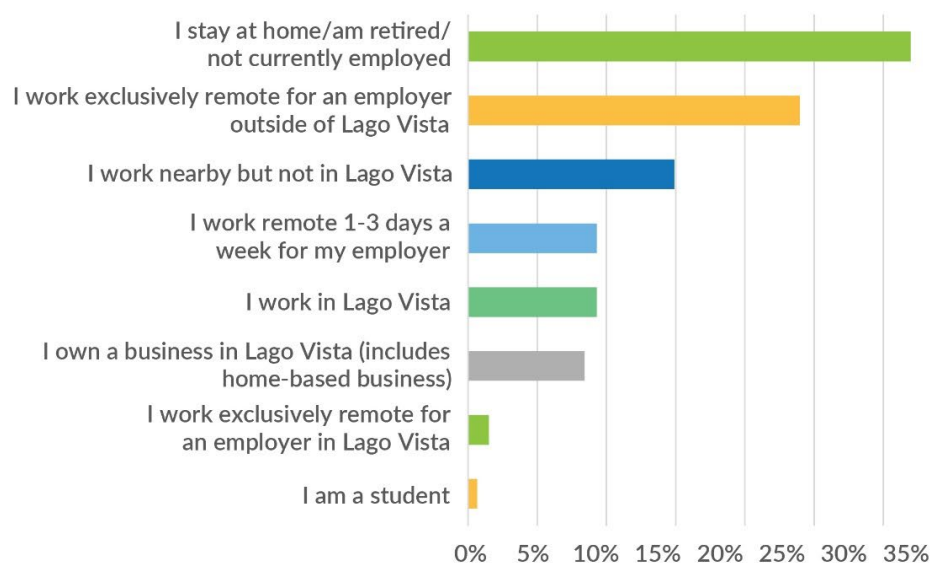
City of Lago Vista Comprehensive Plan and Parks Master Plan Survey

Online Survey Summary

Question #2 | If you are a resident, please indicate why you choose to call Lago Vista home?



Question #3 | Which of the following best describes your work situation?

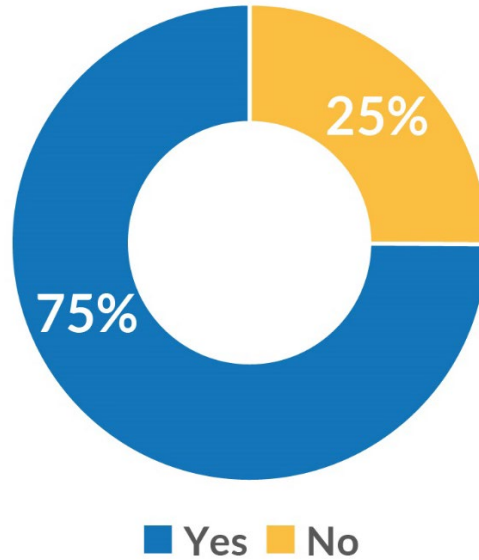




City of Lago Vista Comprehensive Plan and Parks Master Plan Survey

Online Survey Summary

Question #4 | Are you a member of the Lago Vista Property Owners Association (LVPOA)?



Question #5 | As you think about Lago Vista 10 years from now, how would you rank the following in order of importance?

Rank	Answer Choice	Weighted Average
1	Parks and open space	6.85
2	Quality schools and education	6.57
3	Quality infrastructure	6.57
4	Community Character	4.78
5	Access to healthcare	4.7
6	Housing affordability	4.61
7	Arts and culture	3.91
8	Employment opportunities	3.76
9	Ability to walk to area destinations (grocery store, parks, etc.)	3.26

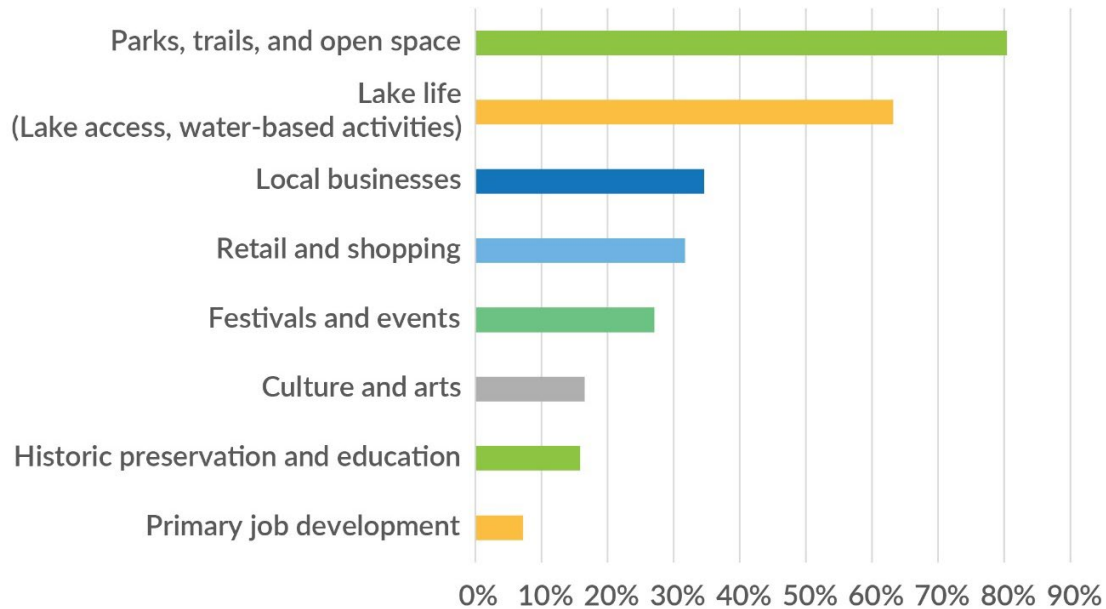
City of Lago Vista Comprehensive Plan and Parks Master Plan Survey

Online Survey Summary

Question #6 | How important is it for Lago Vista to address the following transportation issues in the near future?

Rank	Answer Choice	Weighted Average
1	Traffic Safety	2.77
2	Street connectivity (i.e., more options to get in and through Lago Vista)	3.09
3	Bicycle and pedestrian accommodation (i.e., sidewalks, crosswalks, trails, bike lanes, etc.)	3.30
4	Traffic calming (i.e., slowing traffic speed)	3.48

Question #7 | What should the City of Lago Vista focus on to promote the community?





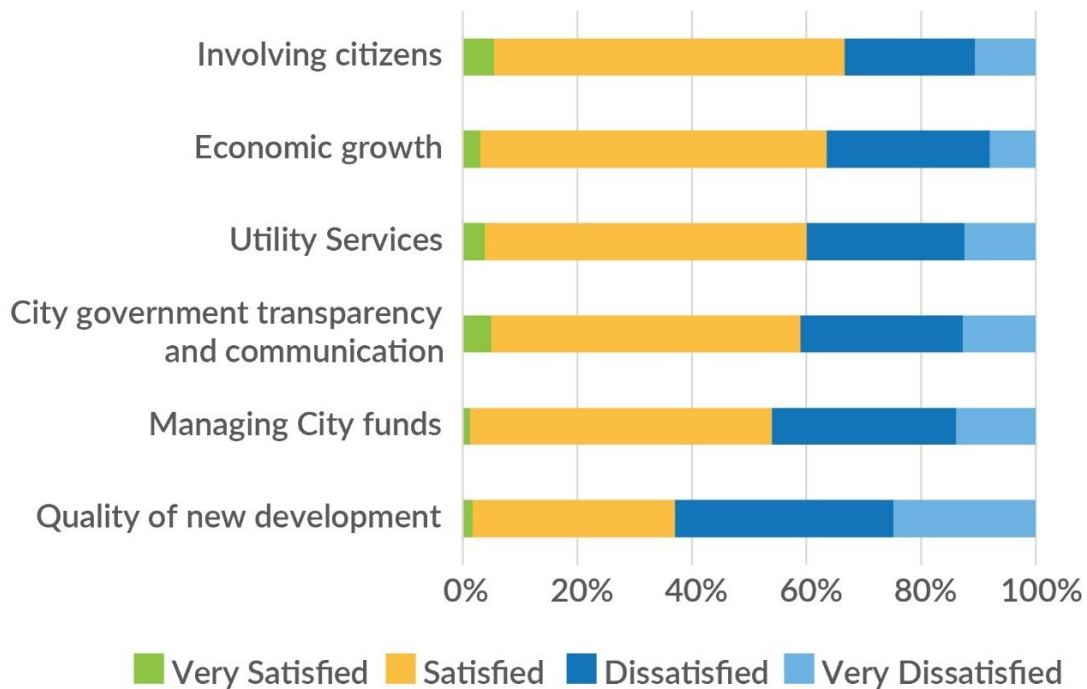
City of Lago Vista Comprehensive Plan and Parks Master Plan Survey

Online Survey Summary

Question #8 | As new developments are developed, which of the following do you feel are the most important considerations?

Rank	Answer Choice	Weighted Average
1	Preserving the Hill Country character (natural features/open spaces)	5.13
2	Sustainable development with more consideration for water usage	4.48
3	Requiring sidewalks or trails	3.76
4	Connecting new developments to other neighborhoods and businesses	3.02
5	Encourage uses to be separated (Keep neighborhoods just residential)	2.75
6	Encourage mixed uses such as neighborhoods with commercial on larger roads	1.86

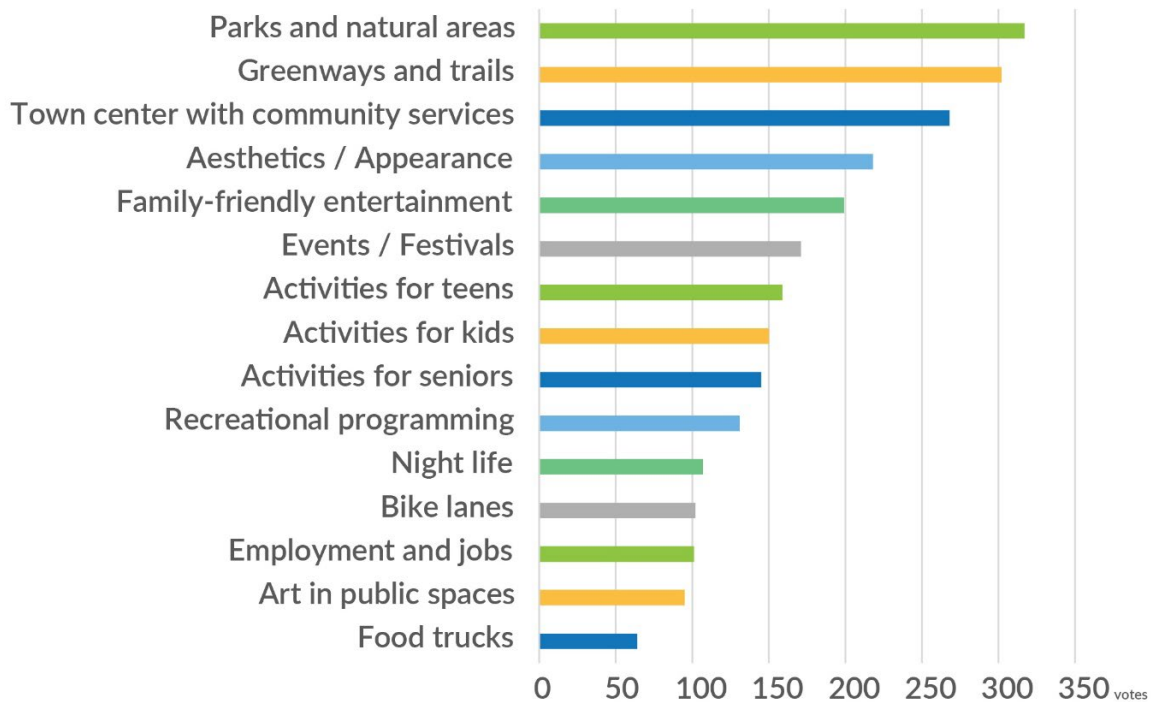
Question #9 | How satisfied are you with the City of Lago Vista's performance for each of the following areas?



City of Lago Vista Comprehensive Plan and Parks Master Plan Survey

Online Survey Summary

Question #10 | If you could change or add something to positively improve Lago Vista in the next 5 to 10 years, what would you add?



Question #11 | Rank the following in your opinion of importance.

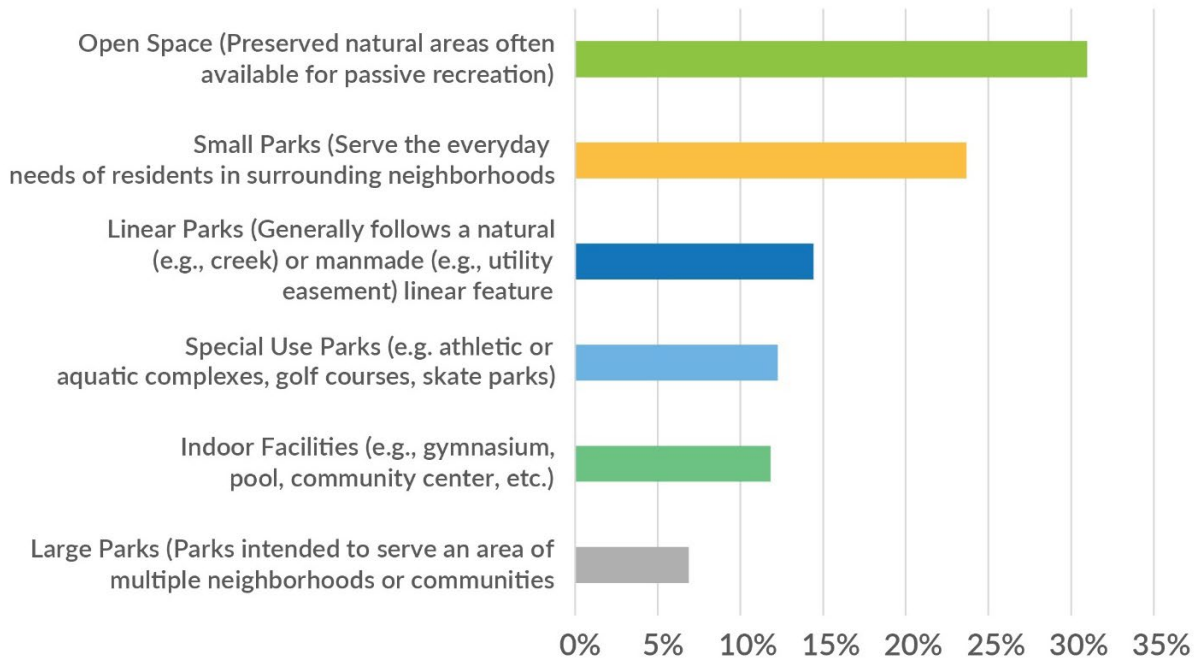
Rank	Answer Choice	Weighted Average
1	Slow down rate of growth – don't let Lago Vista get too big, too fast.	4.59
2	Maintain small-town feel – growth is good but only if it's done in the Lago Vista way.	4.51
3	New development should generally pay its own way - less burden on existing taxpayers.	3.94
4	Lago Vista needs more commercial development –reduce tax burden on residents.	3.3
5	The City government should have a strong role in regulating land use and development.	2.61
6	More affordable housing options – variety and choice in the marketplace.	2.06



City of Lago Vista Comprehensive Plan and Parks Master Plan Survey

Online Survey Summary

Question #12 | Which of the following park types best represent your desired recreational needs?



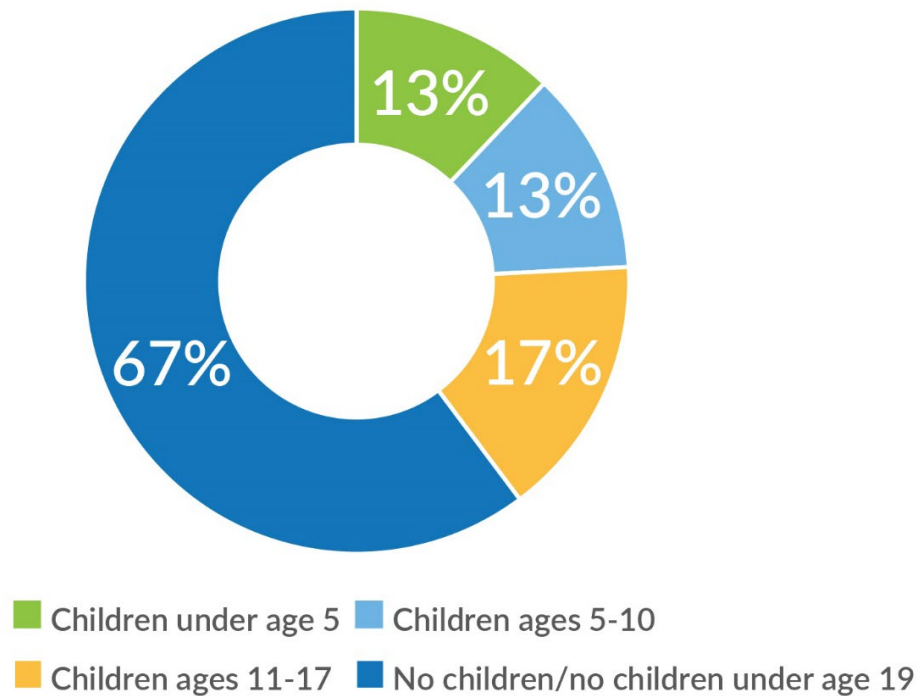
Question #13 | What is keeping you from using the parks and recreation facilities in Lago Vista more frequently?

Rank	Answer Choice	Number of Votes
1	There is not enough active transportation connectivity (e.g., trails, sidewalks, bike facilities)	72
2	The parks and recreation facilities don't meet my needs	68
3	No parks are located near me	65
4	Lack of recreation programs offered by the City do not meet my needs	64
5	Lack of time or interest	55
6	Lack of maintenance / upkeep in City owned, operated, and maintained parks	46

City of Lago Vista Comprehensive Plan and Parks Master Plan Survey

Online Survey Summary

Question #14 | Do you have any children under the age of 19 living in your home?



Question #15 | Identify which of the following park activities you or your children would most like to participate in.

Survey Respondent's Personal Preferences:

1. Walking / hiking on trails
2. Festivals or special events
3. Viewing nature / wildlife / birding
4. Boating
5. Canoeing / kayaking

Survey Respondent's Children Up to Age 10 Preferences:

1. Playgrounds
2. Splash pads
3. Art / crafts classes
4. Baseball
5. Soccer



**City of Lago Vista Comprehensive Plan and
Parks Master Plan Survey**
Online Survey Summary

Survey Respondent’s Children Up to Age 11-17 Preferences:

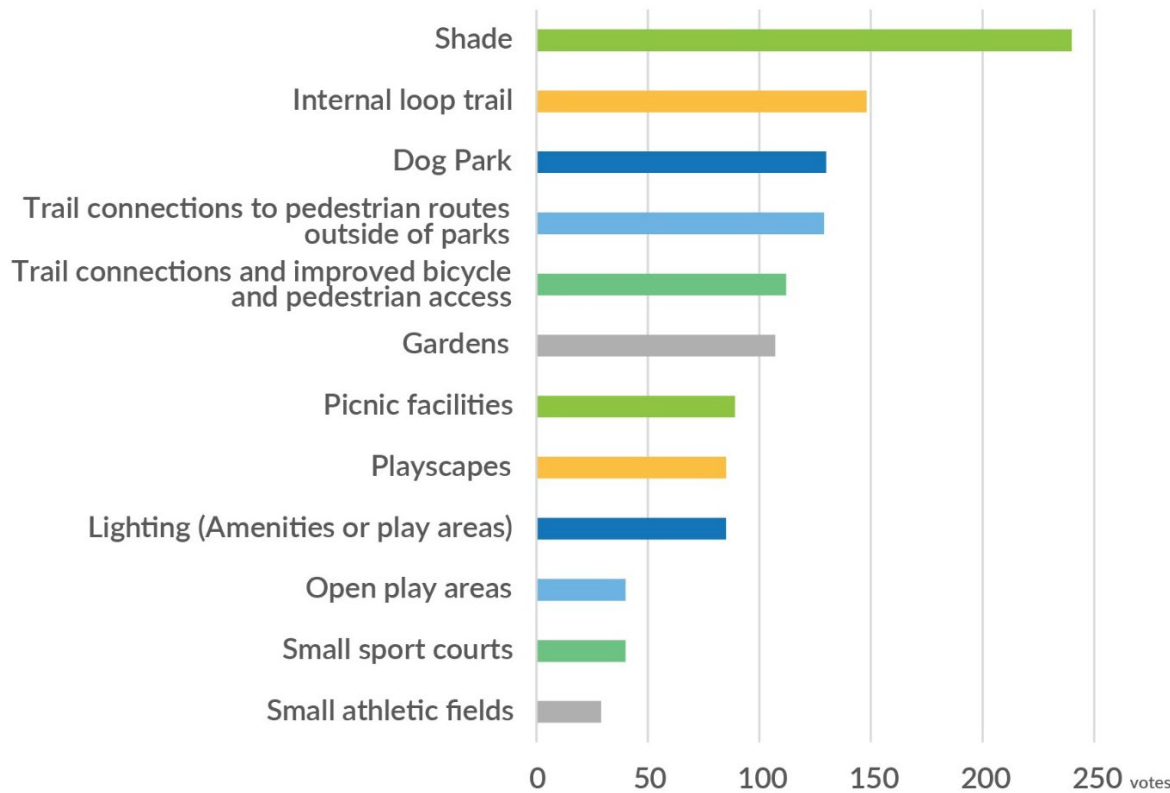
- 1. Basketball
- 2. Archery
- 3. Skateboarding
- 4. Youth athletic league
- 5. Volleyball

Question #16 | Identify which of the following park activities you or your children would most like to participate in.

Rank	Answer Choice	Number of Votes
1	Exercise	348
2	Experience nature	320
3	Recreation	227
4	Connect to regional trail networks	81
5	Increase non-motorized transportation options	40
6	No additional trails are needed	28
7	Improve children’s access to schools	13

City of Lago Vista Comprehensive Plan and Parks Master Plan Survey *Online Survey Summary*

Question #17 | What components do you think make for an excellent neighborhood park near you?

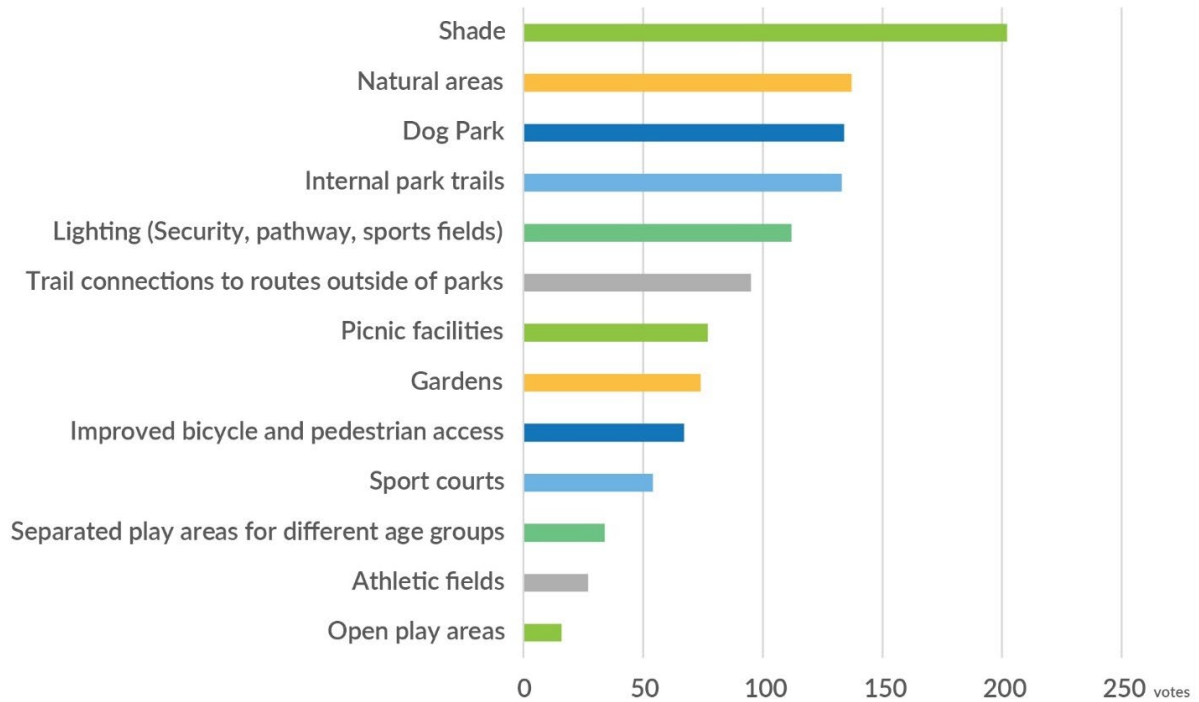




City of Lago Vista Comprehensive Plan and Parks Master Plan Survey

Online Survey Summary

Question #18 | What components do you think should be incorporated into Sunset Park?



City of Lago Vista Comprehensive Plan and Parks Master Plan Survey

Online Survey Summary

Question #19 | The City is establishing a series of priorities to direct future actions for parks, trails and open space.

Rank	Answer Choice	Weighted Average
1	Natural areas preservation	1.49
2	Improve existing facilities	1.95
3	Lake access for recreation, swimming and boating	2.08
4	Active recreation (Hiking, canoeing etc.) opportunities	2.21
5	Nature and historical programming	2.59
6	Picnic areas	2.66
7	Multi-purpose indoor (community, recreation, senior) center	2.73
8	Passive recreation (picnicking, etc.) opportunities	2.74
9	A citywide trail system	2.81
10	Acquire land for future development	3.07
11	Community gardens	3.19
12	Outdoor courts for basketball, volleyball, or tennis	3.26
13	Sports fields (e.g., baseball, softball, soccer, rugby)	3.29
14	Water playgrounds	3.34
15	Dog Parks	3.36

Question #20 | To meet the needs of its growing population, the Parks and Recreation Department may require additional funding. How strongly would you support or oppose the City considering the following financing strategies to increase the amount of funding available for parks and recreation facilities and programs?

Rank	Answer Choice	Weighted Average
1	Publish a list of volunteer and donation opportunities to allow the public to help improve City parks.	1.7
2	Charge fees for those who utilize specialized or maintenance intensive recreation facilities.	2.13
3	Increase the Department's annual budget for staffing a growing parks system.	2.18
4	Charge fees for those who participate in recreation programming.	2.25
5	Charge rental fees for park facilities.	2.48
6	Support a bond issuance for capital projects.	2.56

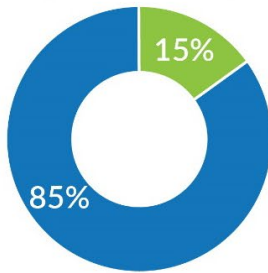


City of Lago Vista Comprehensive Plan and Parks Master Plan Survey

Online Survey Summary

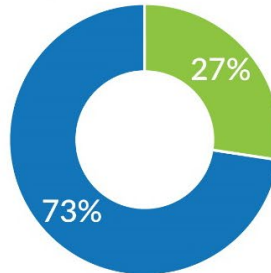
Question #21 | Please state if you agree or disagree with a list of statements related to Lago Vista parks.

Better parks will help to improve our City image.



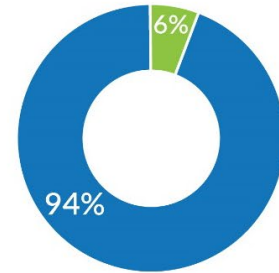
■ I Agree ■ I Disagree

Better parks and recreation facilities would help strengthen our City economically.



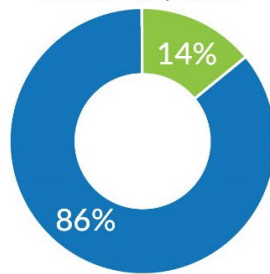
■ I Agree ■ I Disagree

Publish a list of volunteer and donation opportunities to allow the public to help improve City parks



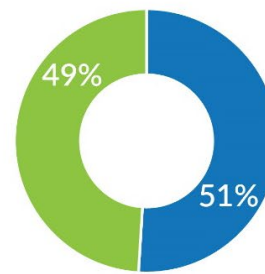
■ I Agree ■ I Disagree

I believe that the City should more fully develop the parkland and open space that it already owns.



■ I Agree ■ I Disagree

I am willing to pay additional City taxes and/or consider a bond initiative to see new parks and recreational amenities added to the community.



■ I Agree ■ I Disagree

City of Lago Vista Comprehensive Plan and Parks Master Plan Survey

Online Survey Summary

Question #22 | What is your “Big Idea” for the Lago Vista Community that could become a reality in the future?

A few things we heard...

“At least one or perhaps up to three places of gathering to socialize such as mixed use with restaurants and living space, a town flexible community space contained with a vibrant town center and a goal of being the best little town nestled in nature on the North shore with remarkable water saving technologies-built in.”

“Significantly improve (renovate) the city golf course to make it financially independent and bring more people to Lago that will benefit our local economy in many ways.”

“My big idea is for the city to continue to grow economically with additional commercial land usage available to service the needs of the community and visitors, while also maintaining its culture of appreciating our natural setting by improving and maintaining outdoor public spaces.”

Key Takeaways

This first survey for the Comprehensive Plan and Parks Master Plan covered a wide range of topics, including community priorities, transportation issues, development preferences, and parks and recreation needs.

Key takeaways from the survey reveal that residents prioritize parks and open spaces, quality education, and infrastructure. Traffic safety and street connectivity (i.e., more options to get in and through Lago Vista) are the most pressing transportation concerns. For new developments, there is strong support for preserving the Hill Country character. Residents also emphasized the importance of maintaining the small-town feel, managing growth rate, and ensuring new developments are financially sustainable.

In terms of parks and recreation, respondents expressed a desire for more active transportation options, such as trails and sidewalks, and indicated a need for diverse recreation programs and facilities, and natural areas preservation. Funding strategies like bond issuance for park facilities received low support, highlighting the community's willingness to volunteer to help improve City parks. Local residents also indicated that charging fees for those who utilize specialized or maintenance intensive recreation facilities could help the Parks Department.

Overall, the survey underscores the community's commitment to preserving their local character while thoughtfully managing growth and improving quality of life



City of Lago Vista Comprehensive Plan and Parks Master Plan Survey

Online Survey Summary

An online survey was available to the public to gather community input for the development of the City of Lago Vista Comprehensive Plan and Parks Master Plan. The public input received during this effort is an important source of information for developing the community vision and priorities for the Lago Vista community. This document is a summary of the input received through the survey.

Open 10/25/2024 – 12/15/2024

22 questions

288 respondents

The comments contained in this report are a summarized compilation of respondent's responses.

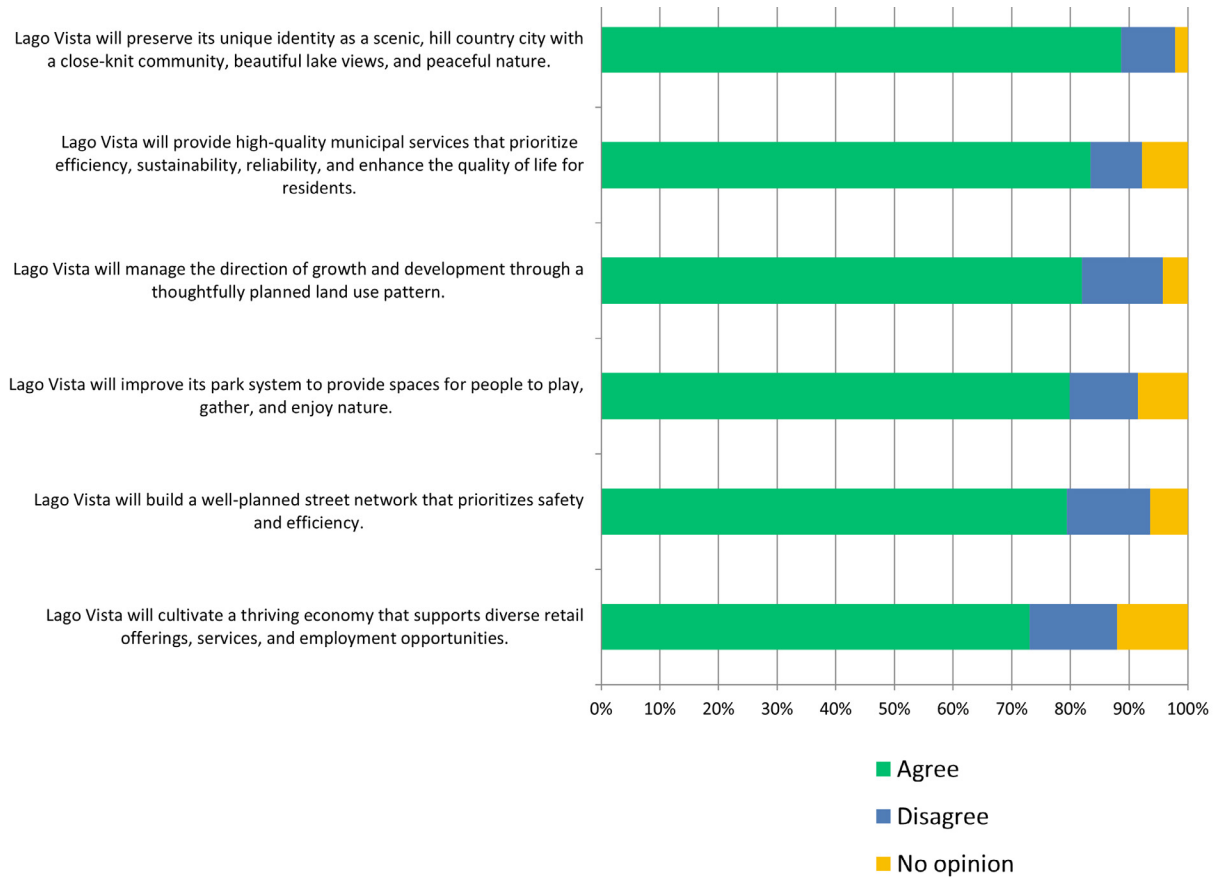




City of Lago Vista Comprehensive Plan and Parks Master Plan Survey

Online Survey Summary

Question #1 | What do you think of the following goals for the comprehensive plan?

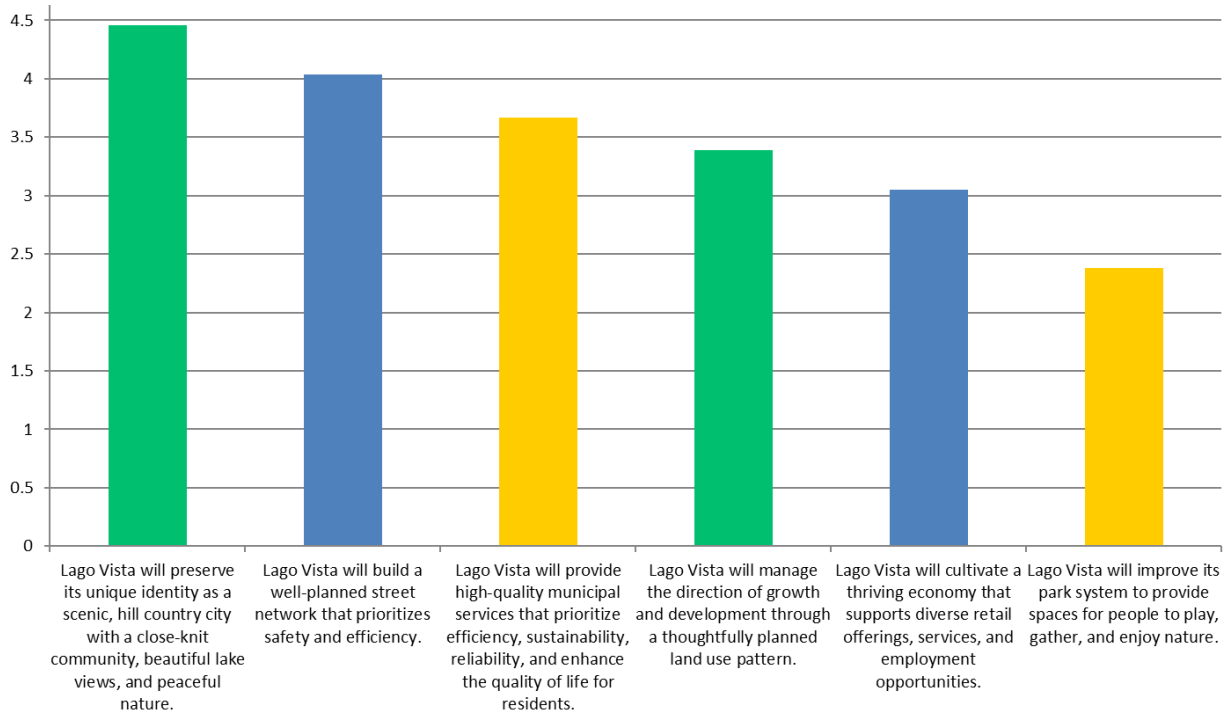




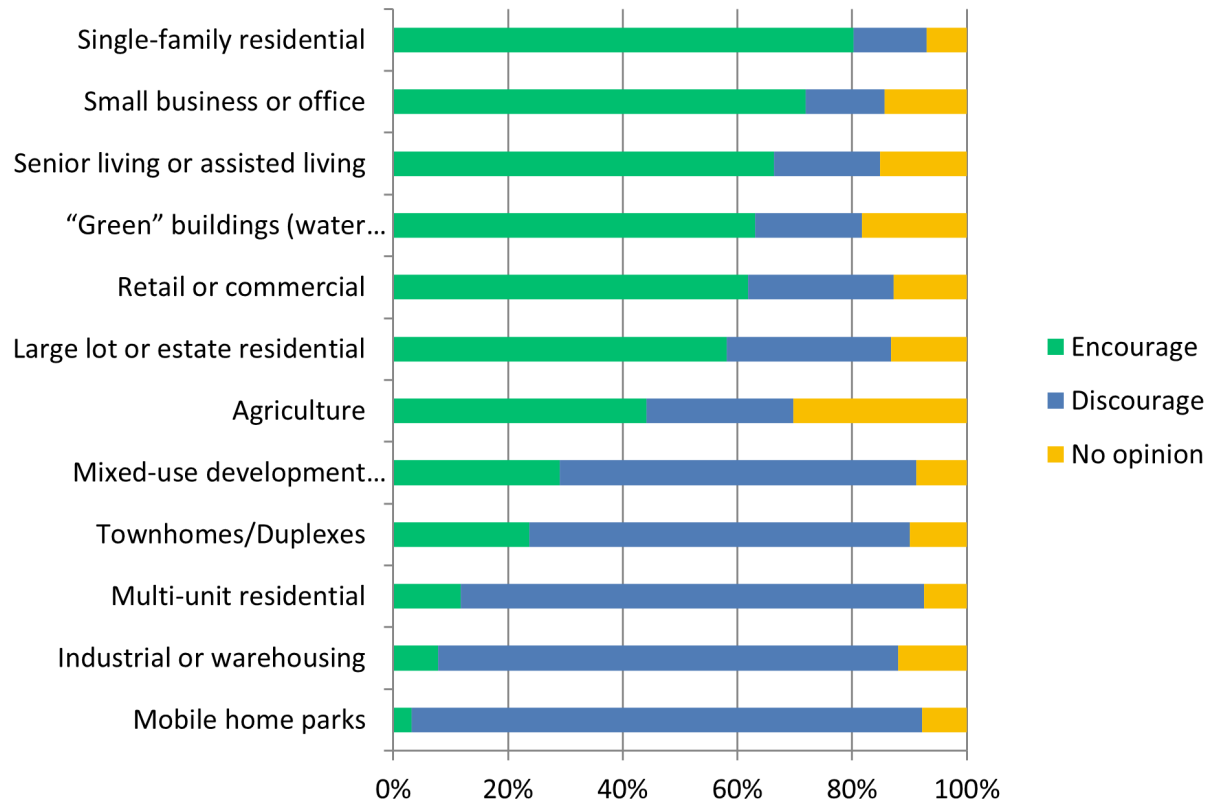
City of Lago Vista Comprehensive Plan and Parks Master Plan Survey

Online Survey Summary

Question #2 | If you are a resident, please indicate why you choose to call Lago Vista home?



Question #3 | Would you encourage or discourage the following land uses in Lago Vista?



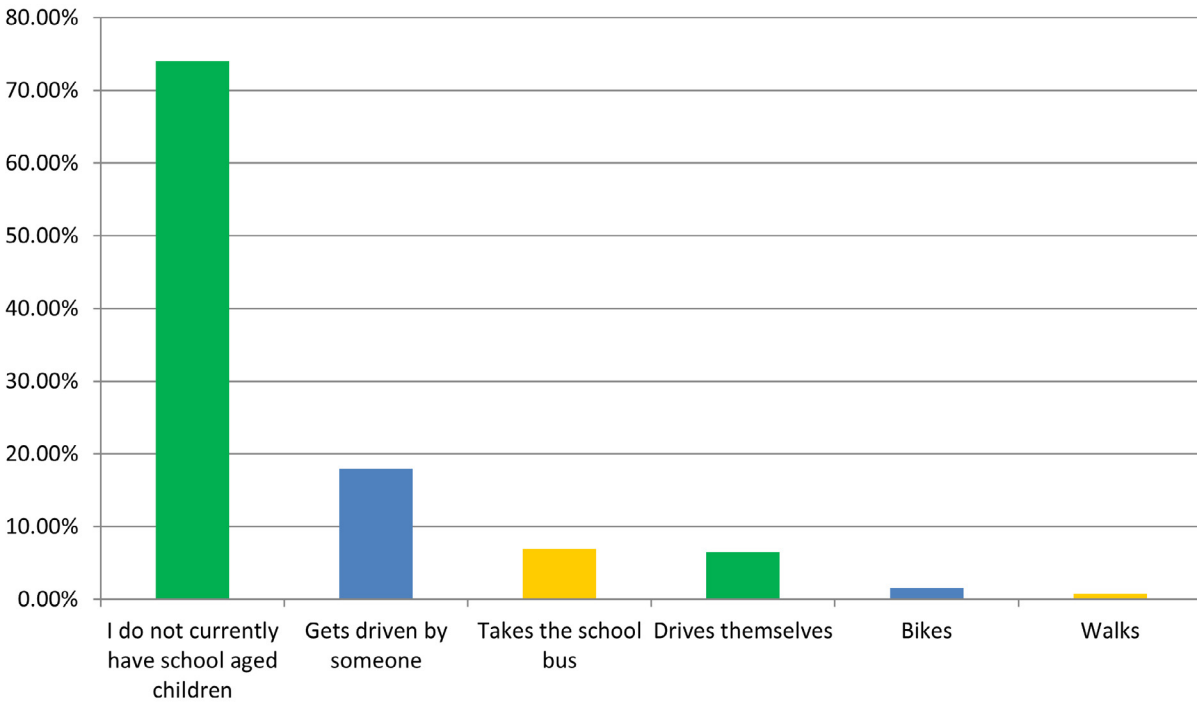
#4 on this list reads, "Green" buildings (water conservation practices, solar panels, etc.)



City of Lago Vista Comprehensive Plan and Parks Master Plan Survey

Online Survey Summary

Question #4 | If you have school-aged children, how do they typically get to school? (Check all that apply)

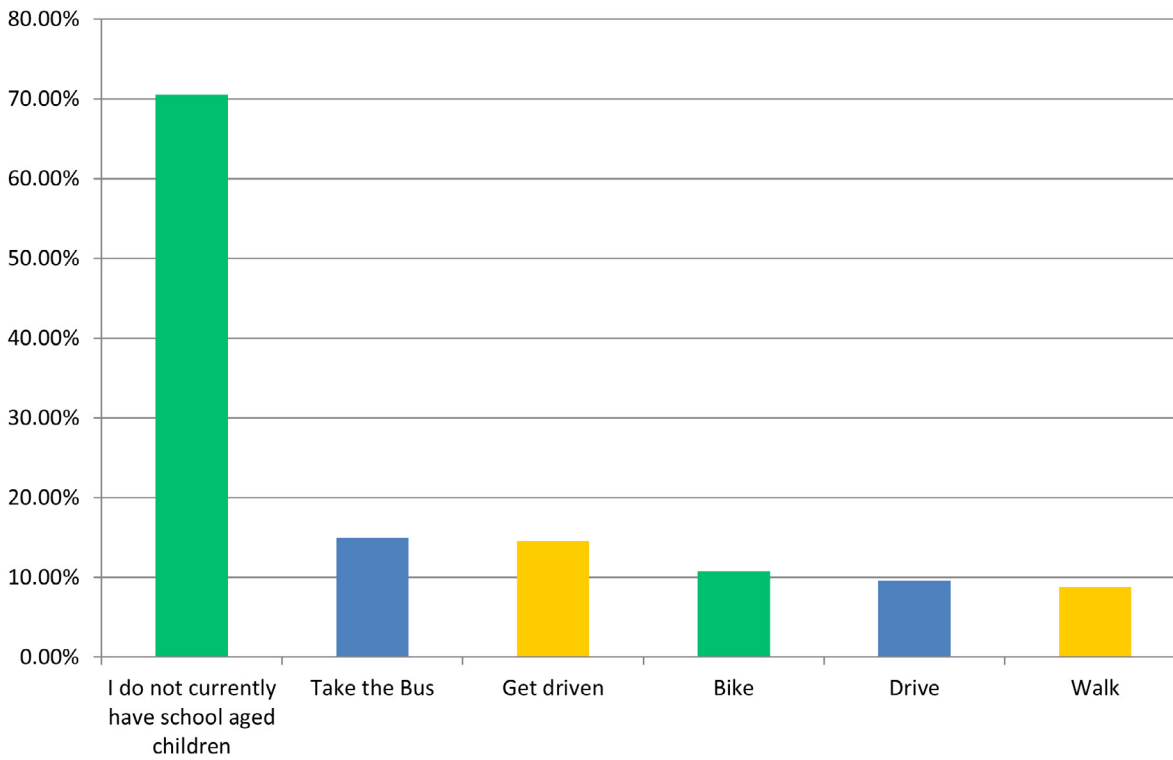




City of Lago Vista Comprehensive Plan and Parks Master Plan Survey

Online Survey Summary

Question #5 | Of the following modes of transportation, which would you prefer for your children to get to school? (Check all that apply)

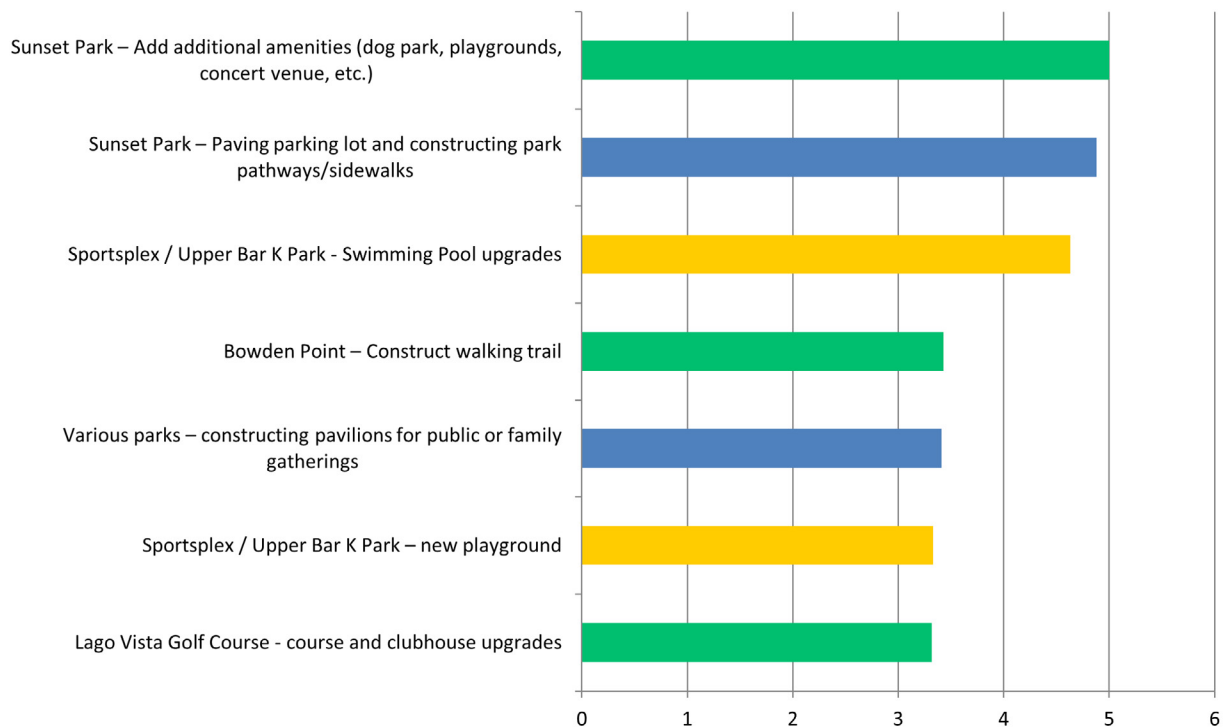




City of Lago Vista Comprehensive Plan and Parks Master Plan Survey

Online Survey Summary

Question #6 | Out of the priority park projects below, please rank them in order of importance. (One being the highest priority and seven being the lowest priority.)



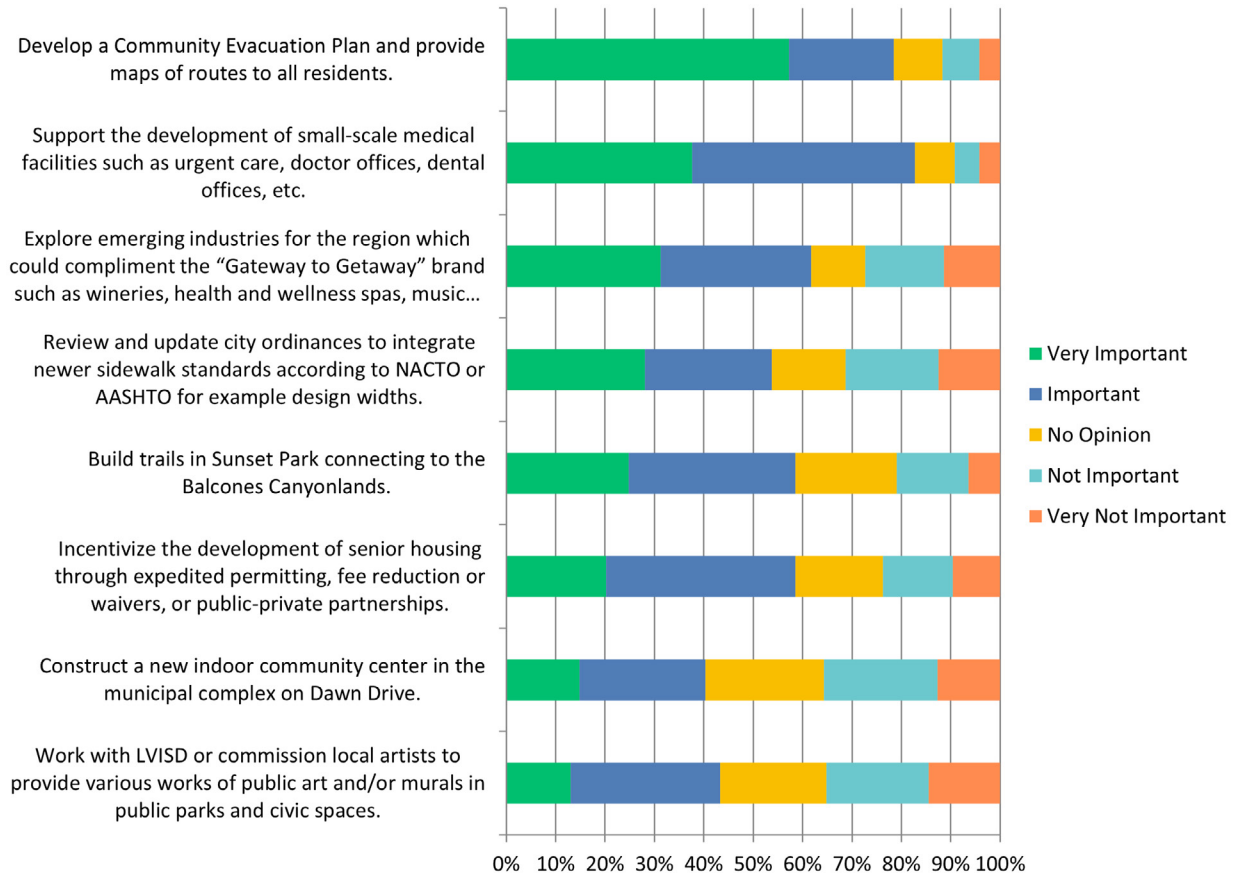
This question used a weighted average from 0 – 7 to provide an overall ranking for each category. Sunset Park – Add Additional amenities received the highest overall #1 priority ranking with 24.1% of #1 priority votes. Sunset Park – Paving parking lot and constructing park pathways/trails received the second highest #1 priority ranking with 20.4%.



City of Lago Vista Comprehensive Plan and Parks Master Plan Survey

Online Survey Summary

Question #7 | The following are some potential actions or next steps which might be included in the comprehensive plan. Please indicate how important these actions are to you.



City of Lago Vista Comprehensive Plan and Parks Master Plan Survey

Online Survey Summary

Question #8 | As new developments are developed, which of the following do you feel are the most important considerations?

Summary of Open-Ended Responses

Sports and Recreational Facilities:

- Many respondents suggested adding or improving sports facilities such as basketball courts, pickleball courts, volleyball courts, and skate parks.
- There were also mentions of creating spaces for activities like frisbee golf, archery, horseback riding, and mountain biking.

Gathering and Social Spaces:

- Several responses highlighted the need for more gathering spaces, such as community centers, shaded areas, and pavilions.
- Some suggested organizing events and activities specifically for teenagers and young adults, including concerts, pool parties, and sports leagues.

Accessibility and Amenities:

- Improving accessibility to parks by adding more trails, sidewalks, and better parking was a common theme.
- Respondents also mentioned the need for additional amenities like benches, shade structures, and better lighting.

Educational and Environmental Initiatives:

- A few responses emphasized the importance of educating youth on environmental impacts and encouraging them to participate in park clean-up projects and community gardens.

Safety and Maintenance:

Ensuring the parks are well-maintained and safe was another key concern. This includes better maintenance of existing facilities and adding security measures.

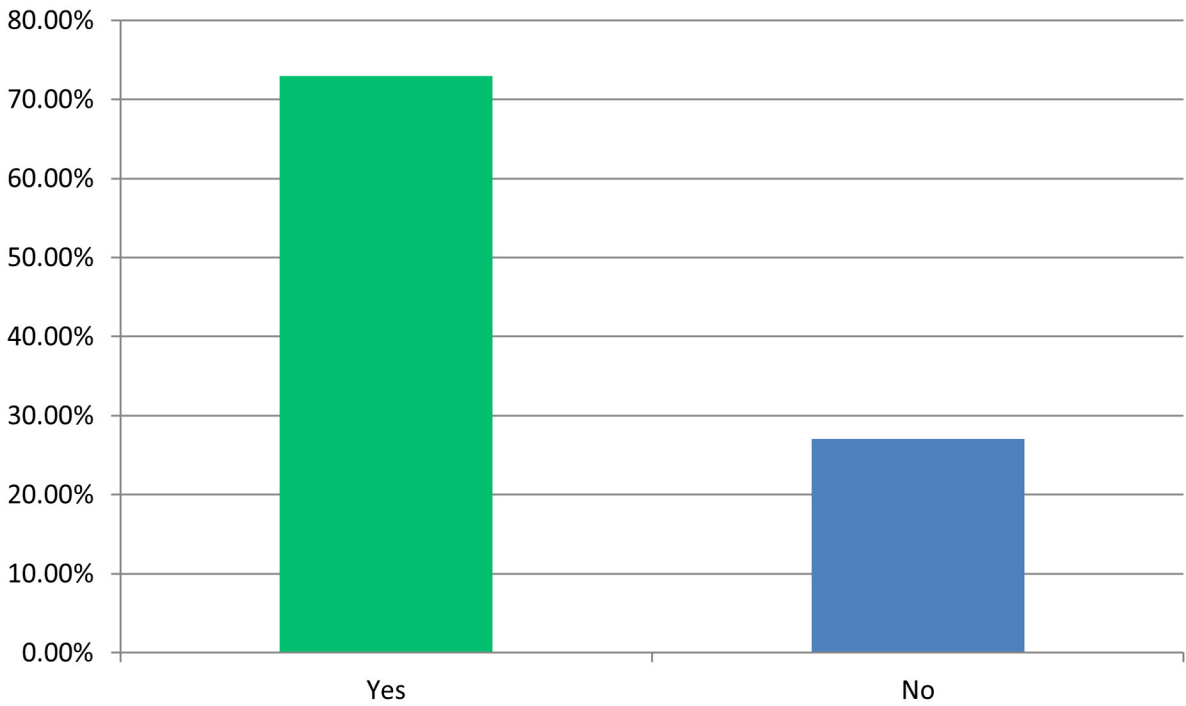
Overall, the responses indicate a strong desire for more diverse and accessible recreational opportunities, better-maintained facilities, and organized activities to engage teenagers and young adults in Lago Vista.



City of Lago Vista Comprehensive Plan and Parks Master Plan Survey

Online Survey Summary

Question #9 | Would you support incorporating community gardens within a park to promote local food production and sustainability?

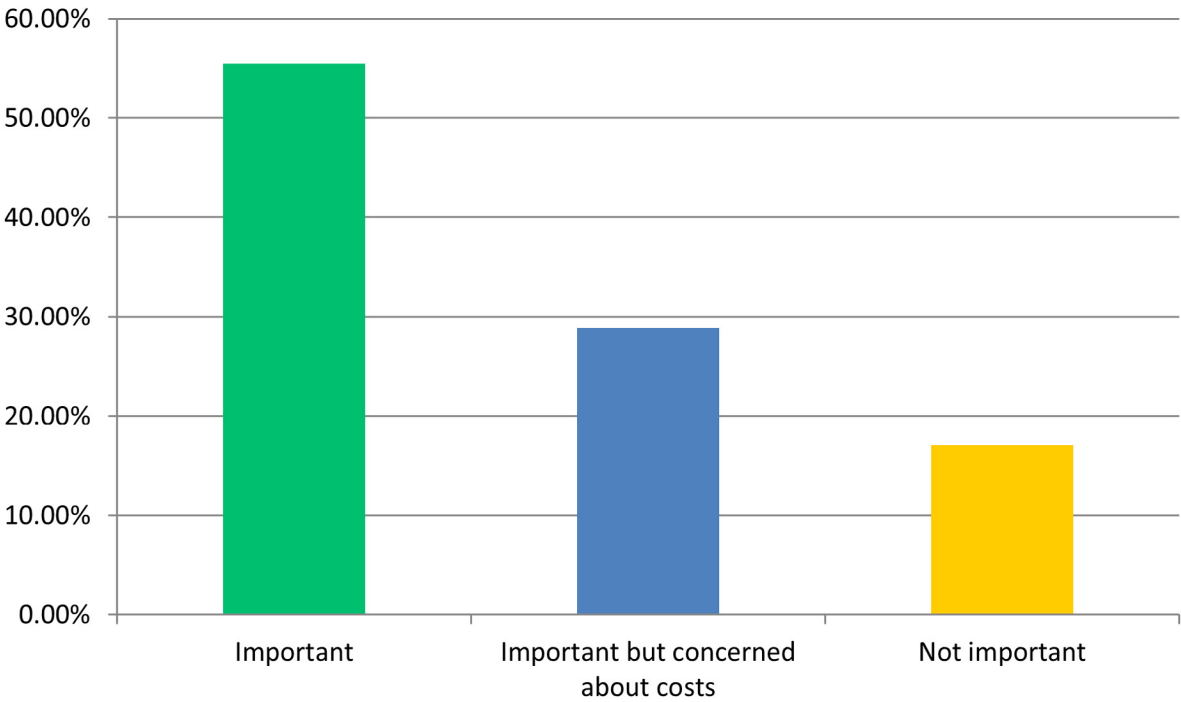




City of Lago Vista Comprehensive Plan and Parks Master Plan Survey

Online Survey Summary

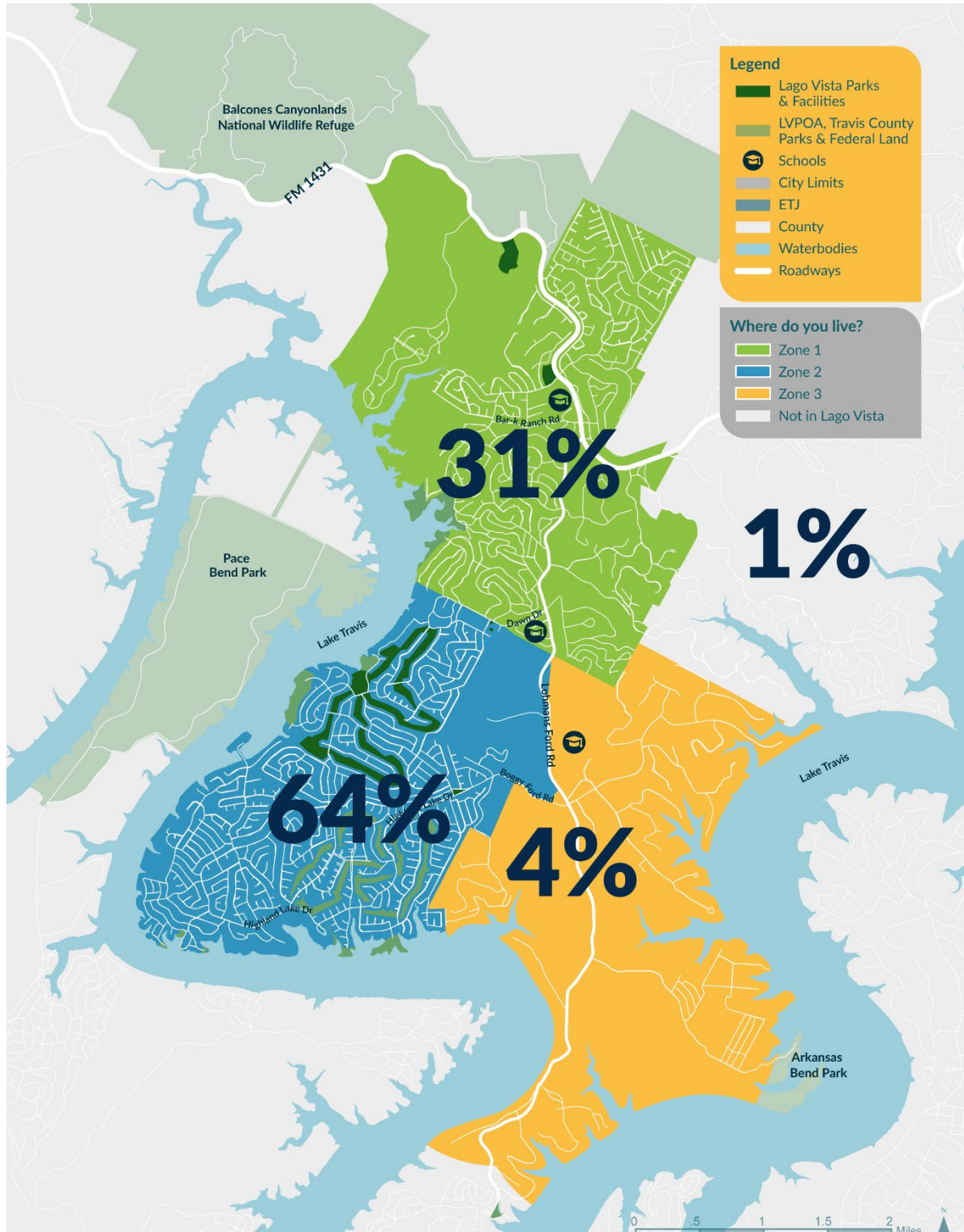
Question #10 | How important is it to you that parks in Lago Vista incorporate environmentally sustainable features in the parks (e.g., solar lighting, rainwater harvesting, native plant landscaping)?



City of Lago Vista Comprehensive Plan and Parks Master Plan Survey

Online Survey Summary

Question #11 | Based on the map above, where do you live?

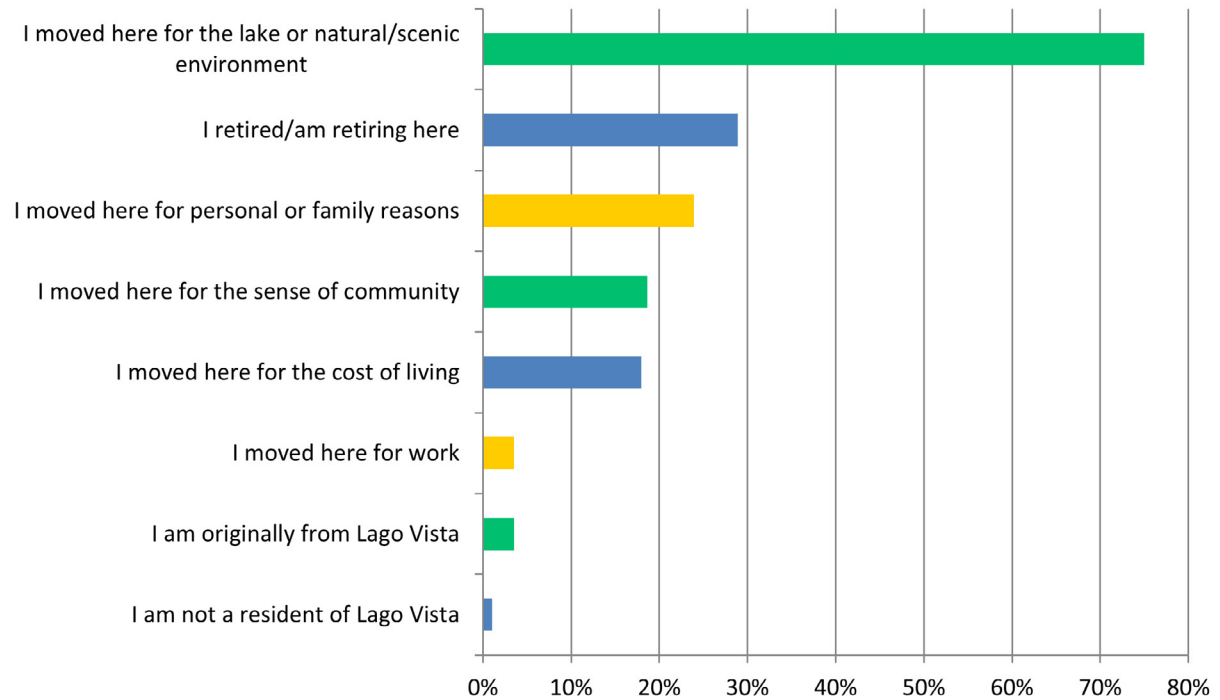




City of Lago Vista Comprehensive Plan and Parks Master Plan Survey

Online Survey Summary

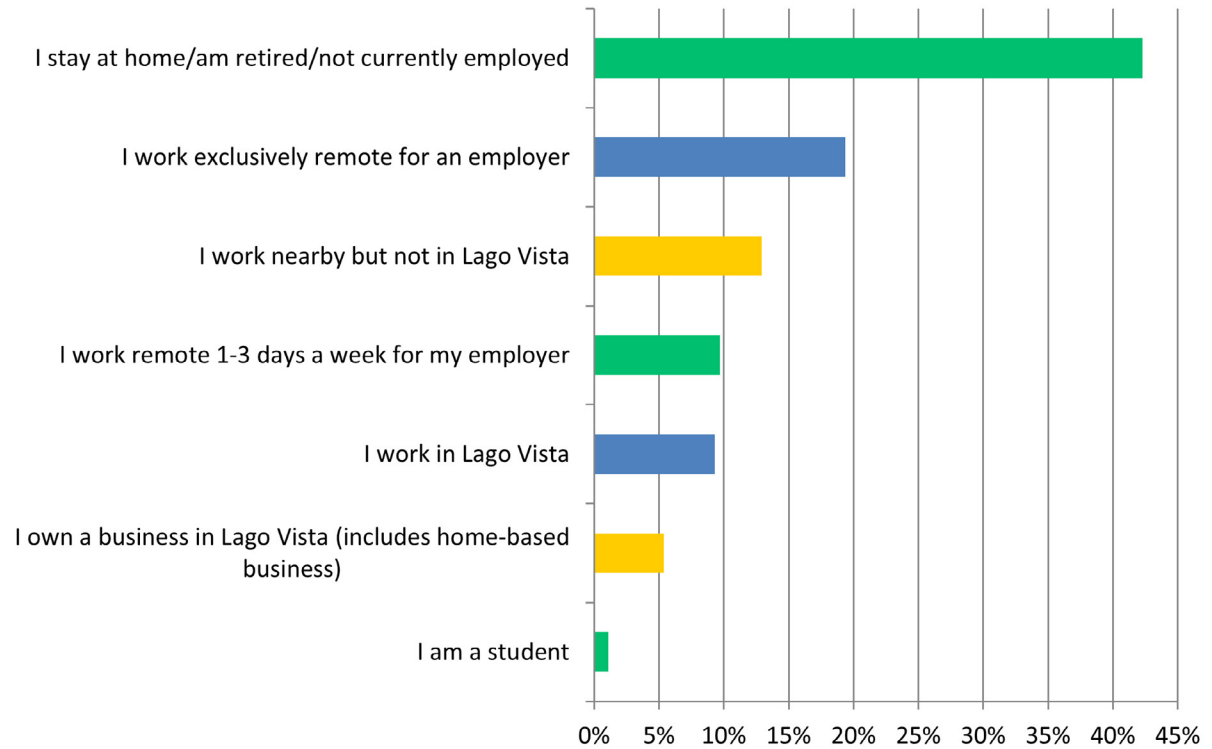
Question #12 | If you are a resident, please tell us why you chose to call Lago Vista home?



City of Lago Vista Comprehensive Plan and Parks Master Plan Survey

Online Survey Summary

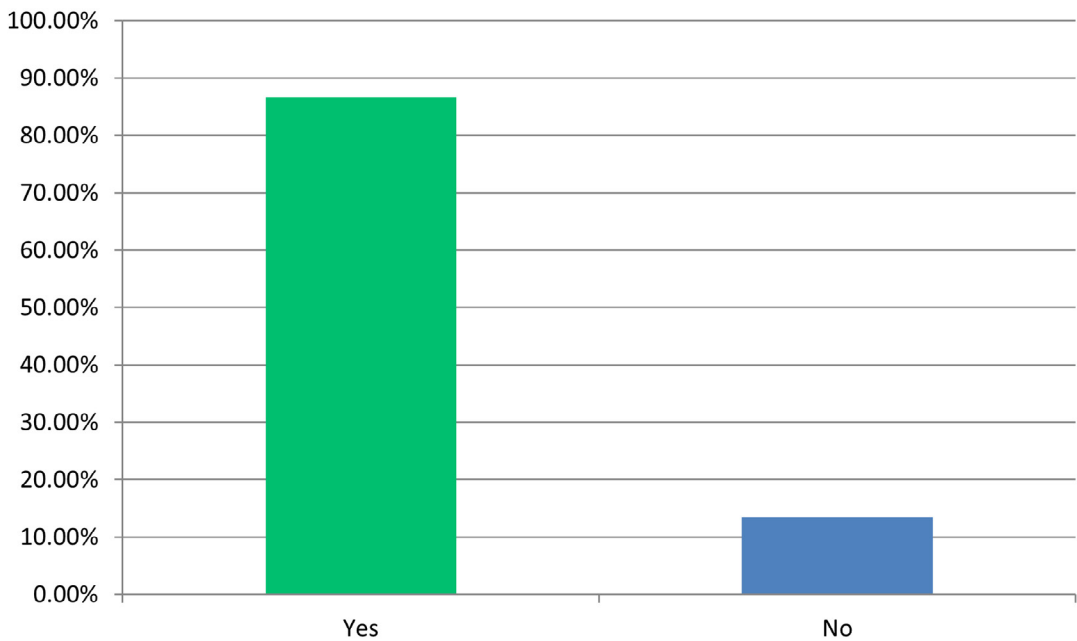
Question #13 | Which of the following best describes your work situation?





**City of Lago Vista Comprehensive Plan and
Parks Master Plan Survey**
Online Survey Summary

Question #14 | Do you have any children under the age of 19 living in your home?



City of Lago Vista Comprehensive Plan and Parks Master Plan Survey

Online Survey Summary

Question #15 | If you have any additional comments not addressed by this survey, please provide those comments here:

Summary of Open-Ended Responses

Infrastructure Improvements:

- Many respondents emphasized the need for better internet infrastructure, suggesting the city expedite permits for companies to install fiber optic cables.
- There were also calls for improved road conditions, better street lighting, and enhanced accessibility for pedestrians and cyclists.

Environmental Concerns:

- Several responses highlighted the importance of preserving natural habitats and preventing clear-cutting of properties.
- Respondents also mentioned the need for water conservation and protecting the lake community.

Recreational Facilities:

- Many respondents suggested adding or improving recreational facilities, such as pickleball courts, bicycle trails, and community centers.
- There were also mentions of creating spaces for activities like hiking, swimming, and live music events.

Community and Social Spaces:

- Several responses emphasized the need for more community gathering spots, such as boardwalks with food trucks, playgrounds, and small community shops.
- Some respondents suggested organizing events and activities to foster a sense of community.

Safety and Maintenance:

- Ensuring the parks and recreational facilities are well-maintained and safe was a common theme. This includes better maintenance of existing facilities and adding security measures.
- Respondents also mentioned the need for better enforcement of property rules and ordinances.

Development and Growth:

- Many respondents expressed concerns about high-density housing developments and the impact on the community's character and natural beauty.
- There were also calls for more responsible and well-planned growth that takes into account the needs of the community.

Overall, the responses indicate a strong desire for improved infrastructure, better-maintained recreational facilities, and responsible growth that preserves the natural beauty and character of Lago Vista.



City of Lago Vista Comprehensive Plan and Parks Master Plan Survey

Online Survey Summary

Key Takeaways

This second survey for the Comprehensive Plan and Parks Master Plan covered a wide range of topics, including goal identification and prioritization, land use preferences, transportation, priority park projects, local needs for the youth, and park preferences.

The survey identified that the overwhelmingly majority of respondents agreed with the goal statements for the comprehensive plan. Respondents prioritized “Goal: Lago Vista will preserve its unique identity as a scenic, hill country city with a close-knit community, beautiful lake views, and peaceful nature” as their #1 goal for the plan. Emphasizing the importance of the natural surroundings and Lago tight-knit community.

When it came to land uses within the City, respondents want to encourage single-family residential, senior living or assisted living, and large lot or estate residential. Respondents want to discourage mobile home parks, multi-use residential, and industrial or warehousing land uses within the city.

The survey presented various potential actions or next steps which might be included in the comprehensive plan. Respondents indicated that developing a Community Evacuation Plan and providing maps of routes to all residents was the most important action the City could take. This is due to the City’s risk of wildfires and lack of exit points from the peninsula that the City sits on. In close second the community wants to support the development of small-scale medical facilities such as urgent care, doctor offices, dental offices, etc. Currently Lago Vista residents must drive out of town to find these types of services in neighboring communities.

In regard to city-owned parks, respondents felt focusing on finishing out Sunset Park is the top priority project the City should focus on first for the Lago Vista Parks system. Upgrades like paving the parking lots, constructing park pathways, and adding additional amenities would drastically upgrade Sunset Park and generate more use and visitation for residents. It was also evident that, it is important to residents that parks in Lago Vista incorporate environmentally sustainable features in the parks, like solar lighting, rainwater harvesting, native plant landscaping, although most residents who are in favor of sustainable features, 28% of respondents were concerned about the costs associated with these types of features.

May 17, 2025

Lago Vista Comprehensive Plan and Parks Master Plan

Open House #1 Summary

City of Lago Vista, Texas



Prepared by



Open House Summary

Time & Location:

April 25th, 2024, 5:30-7:30PM
Lago Vista High School M.A.C.

Attendees:

Approximately 60-70 people

From the "Where Do You Live Map" it looks as though attendees were from all four corners of Lago Vista.

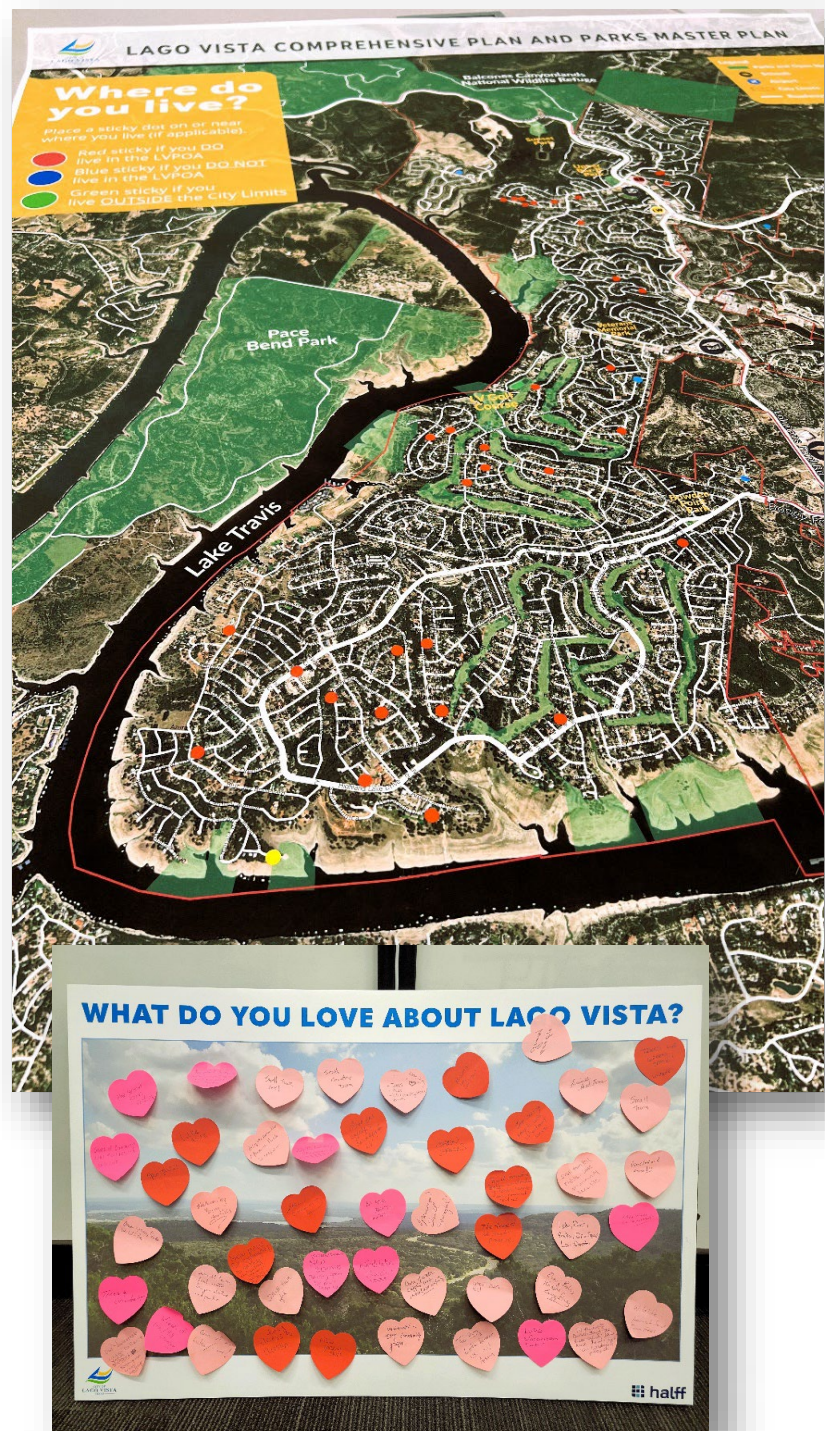
Overall Summary:

The open house went very well! Seeing people arrive 10 minutes before the start time was great and demonstrates how the community members are eager voice their input and learn more about the Comprehensive Plan and Parks Master Plan.

The room was full for the entire evening, drawing in a diverse array of enthusiastic people that live in Lago Vista. Attendees engaged deeply with the many different interactive boards offering insightful feedback and innovative suggestions for improvements throughout the City. The atmosphere was one of collaboration and community spirit, with residents, city officials, and urban planners coming together to envision a future for Lago Vista that prioritizes sustainability, accessibility, and quality of life for all.

What do you love about Lago Vista?

- Small-town feel
- Views of lake and hill country
- Community groups
- Wildlife and Nature
- Peaceful and friendly
- Sense of community "Lake Life"



City Council for a day!

Results:



Results

“Public Infrastructure” won by a landslide, with over double the votes more than second and third place. It was great to inform attendees of all the work that is currently going on with the City in regards to infrastructure.

Also regarding public infrastructure, attendees expressed concerns over the future of water availability in Lago Vista, and what type of planning and projections are being used to protect the city from a future water crisis.

In a tie for second and third place, “Improve safety for pedestrians, cyclists, and drivers” and “Public safety” came in with 67 votes each. Lago Vista has a unique roadway system making safety for everyone difficult due to the narrow roads and right-of-way, limited street connectivity, lack of bike lanes, and lack of sidewalks makes it ripe for traffic jams and uninviting to pedestrians and cyclists.

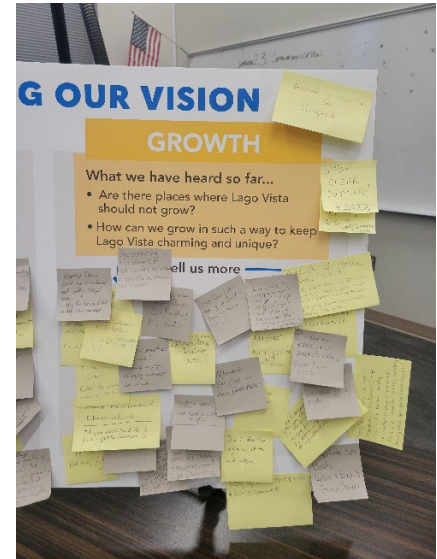
The lowest scoring category was “Additional recreation facilities in existing park spaces. This could be because the City does not offer many amenities in the three parks they maintain. Attendants who are LVPOA members might have been thinking of only their POA system (which is very robust) and not the City-owned and maintained parks and facilities which these plans will address.

Developing Our Vision

Post-it notes were used on a series of boards asking attendees what they thought about Growth, Mobility, Housing, Parks / Trails, City Services and Economic Development within Lago Vista. The following are some of the thoughts from the boards which capture the general sentiment voiced by the community.

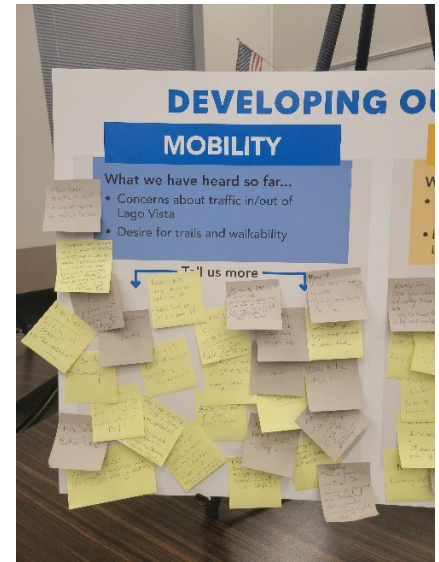
Growth

- “Preserve all wildlife, and manage deer populations better”
- “Growth is essential for prosperity.”
- “Build a community center”
- “Create a town center for shopping, restaurants, and events on Dawn Drive.”
- “Revitalize the airport and golf course to create a desirable destinations for tourists.”
- “Retain and expand greenspaces.”
- “Don’t develop anymore on the lakes shoreline.”
- “Preserve homeowner property rights. Growth is good.”
- “Lago Vista needs lodging for visitors. STR’s are ok if they are closely regulated and monitored.”
- “Smart growth not fast growth”
- “Major roads off of FM 1431 need to be widened.”
- “Greater percentage of lots per ½ acre”
- “If we grow, more affordable housing please.”
- “Retirement community/neighborhood needed.”
- “Develop/Grow too fast and we could run out of water.”
- “No cookie cutter style home developments. Custom homes preferred.”
- “Lago Vista should not grow vertically.”
- “Larger lots, less density”
- “No high density”
- “Less apartments and duplexes”



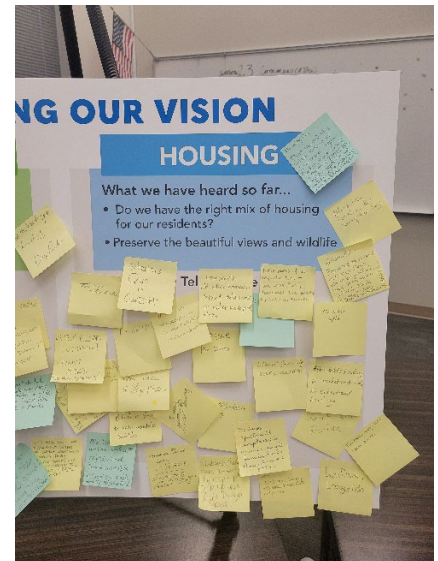
Mobility

- “More space for trails to parks”
- “Slow down traffic on 1431 & create space for retail/business.”
- “Roads – need more ways to enter & exit. Traffic light at Bar K & 1431.”
- “Trail connection to Balcones Preserve.”
- “Lago Vista needs more ways to enter and exit FM 1431.”
- “Maximize lot size to reduce max population in Lago Vista.”
- “Get out of CapMetro contract”
- “No bridge to Lakeway”
- “Need traffic light at middle school (FM 1431 and Bar K)”
- “Evacuation plan for community if fire breaks out.”
- “Need mountain bike trails.”
- “Write more speeding tickets. Plan egress routes for fire.”
- “No high density or STR’s along two lane roads”
- “Trails Master Plan to connect the entire community.”
- “Widen Lohman Ford from P.V. to Boggy Ford”
- “Another way out of Lago except Lohman’s.”



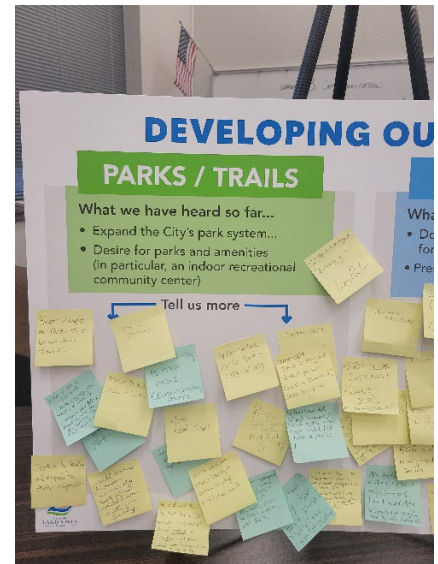
Housing

- “55+ development”
- “Need homes with less impact on land – like condos, flats, townhomes – mixed in with businesses.”
- “Low density attractive homes”
- “Strict adherence for homes to adhere to the water management plan.”
- “Too many large lot / large homes”
- “Affordable housing for young families”
- “Limit STR’s”
- “Status quo is great”
- “No subsidized housing”
- “No more apartments”
- “Don’t allow the intermixing of commercial, apts., condos, multi-story in existing residential neighborhoods. We have obeyed & respected zoning since Lago’s inception.”
- “Keep it the way it is”
- “Stop clear cutting! Limit STR’s no high density!”



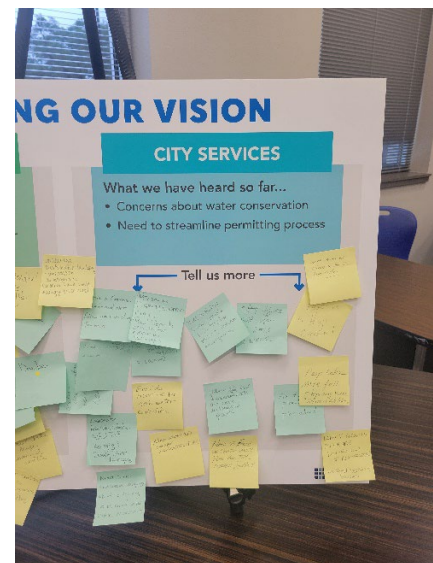
Parks and Trails

- “Finish Sunset Park”
- “Sunset Park could be a tournament destination park, could hold future baseball/softball tournaments.”
- “Large pavilions for places to gather together.”
- “Need indoor park facilities for the hot summers.”
- “Need additional water-based amenities (splash pads and pools).”
- “Community center with senior and youth programming”
- “If Lago Vista had adequate sidewalks and walkability the whole town would feel like a park.”
- “City maintained boat ramp.”
- “Continue to expand and develop the parks responsibly.”
- “Expand the parks, not POA parks.”
- “Trail access to Balcones”
- “Could Bar-K park be redesigned to a community center, and move the ball field to Sunset Park.”
- “Residents need public lake access.”
- “Build a dog park.”
- “Not a priority”
- “Boat ramps at parks that do not have them now.”
- “Utilize what we have – beautify it before creating more/new trails.”



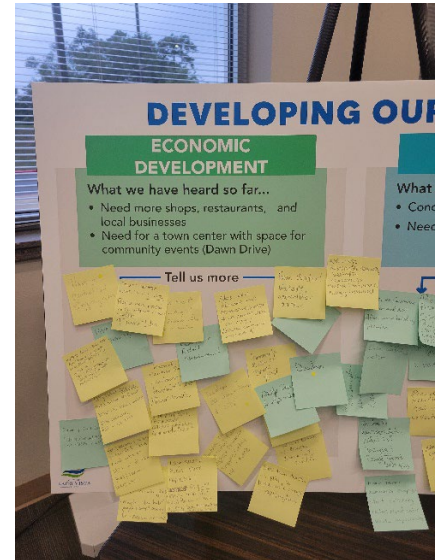
City Services

- “Limit growth as we are running out of water resources.”
- “Encourage sustainable development.”
- “Incentivize developers to conserve land, water, energy (resources).”
- “Incentivize for rainwater collection, xeriscaping, drought tolerant landscaping.”
- “Work with and partner with the LCRA for water conservation goals”
- “City needs to conserve water better.”
- “Concerned about grinder sewer system and backage.”
- “Create a water conservation campaign.”
- “Improve water infrastructure.”
- “Focus on contingency plan for water supply.”
- “Water is life”
- “City offices should be open five days a week.”



Economic Development

- “Community teen center”
- “Partnership with ACC for classes in LV”
- “Create an Uber Hub in LV”
- “For businesses to be successful they need to be on FM 1431, especially at Lohman Ford and FM 1431
- “Create gateway monument signage as you as coming into LV, so that you know you are in LV and not Marble Falls or Jonestown anymore.”
- “Build a central business district that is walkable with shopping, restaurants, and events.”
- “Slow down traffic on FM 1431”
- “Town Center with large community center. Develop a Downtown.”
- “Need more dining opportunities. With fine dining options.”
- “City Center on FM 1431, not Dawn Drive.”
- “More incentives for local business owners.”
- “We need medical, automotive, retail, and entertainment.”
- “LV needs well planned and attractive growth along north side of FM 1431 between Lohman Ford and Bar K”
- “Need more businesses.”
- “Have a centralized shopping area”



Lago Vista needs more or is missing....

Community Center Hub
Places to Connect
Reliable water & wastewater systems
road improvements

Affordable Housing
Economic Growth
BETTER COMMUNICATION WITH RESIDENTS DURING WATER OUTAGES
LIMIT GROWTH - TOO MANY SMALL LOTS - INFRASTRUCTURE ISSUES, NO SMALL LOTS

Community Center
LARGER CITY HALL & LIBRARY
More urban looking
Smaller housing areas, jobs

Water
RAIN
Get LCRA to stop issuing permits to withdraw our Lake!
more access to healthcare!
Boutique travel/accommodations

City
scope enforcement
I second above
more controlled water

Hotel
more access to healthcare!
Boutique travel/accommodations

Senior Center
planning for infrastructure water needs...
LARGER LOT SIZE (1/2 Acre) IN NEW DEVELOPMENTS

Hospital
more doctors
We need more water

Affordable Housing
Spend fields to host tournaments & increase tourism.

Cleaner Water
Emergency Egress planning
Good infrastructure
Local non-service jobs.

Family style restaurants to sit down
Central district a la Frederickburg
economic growth opportunities

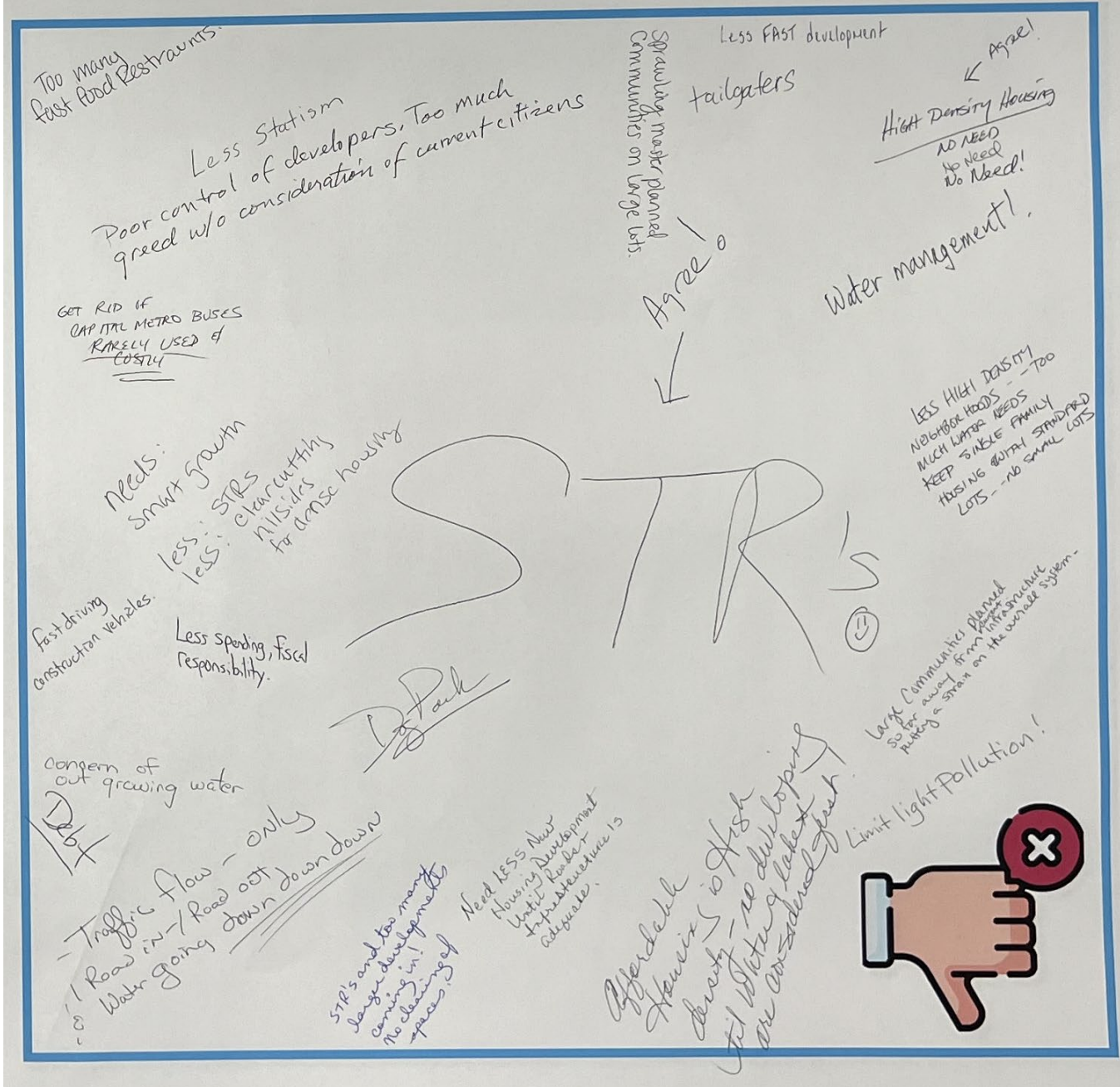
dog Park
A central gathering place or downtown area that promotes walkability
Community Parks
Does local economic development, low access for all

enlarge library
dog Park

thumbs up icon
UPGRADE regional govt services

Other notes:
Under utilities - this is where we can find the building
Access to a community center will
Homes w/ smaller footprints
Maintenance, if homes are smaller, it will be less expensive to maintain
If the community center is built, it will make up the land
Community hub for food, services, etc.
Beautiful first impression as you come into the city.
Trees and green space - it is being clear cut - this must STOP!
High quality development.

Lago Vista needs less or has too much....



Preferences: Tell Us Your Vision

1. Quality Infrastructure – 30 votes
2. Community Character – 15 votes
3. Access to Healthcare – 12 votes
4. Parks and Open Space – 10 votes
5. Ability to Walk to Area Destinations – 9 votes
6. Housing Affordability – 8 votes
7. Arts and Culture – 6 votes
8. Quality Schools and Education – 7 votes
9. Other – 6 votes
 - a. Central Shopping District (Like Fredericksburg) - 3 votes
 - b. Control Oak Wilt – 1 vote
 - c. Wildfire/Drought planning – 1 vote
 - d. Downtown Area that is walkable – 1 vote
10. Employment Opportunities – 4 votes

TELL US YOUR VISION

What are your top priorities for the future of Lago Vista?
Select your top two (2) choices by placing a **YELLOW** sticker on the categories below.

QUALITY SCHOOLS AND EDUCATION 5 yellow stickers	HOUSING AFFORDABILITY <i>(Affordable, walkable, community)</i> 5 yellow stickers	EMPLOYMENT OPPORTUNITIES 4 yellow stickers	PARKS AND OPEN SPACE 8 yellow stickers	ACCESS TO HEALTHCARE 12 yellow stickers
ARTS AND CULTURE 6 yellow stickers	COMMUNITY CHARACTER 15 yellow stickers	QUALITY INFRASTRUCTURE 30 yellow stickers	ABILITY TO WALK TO AREA DESTINATIONS (GROCERY STORES, PARKS, ETC.) 9 yellow stickers	OTHER ● Central shopping - like Fredericksburg control oak wilt - Yes! ● Wildfire/drought planning + extreme heat A walkable downtown area that is walkable and promotes a place to gather like the Woodlands Marketplace

Images are for representative purposes only.

Preferences: What Types of Parks are Needed?

1. **Pocket Parks – 22 votes**
2. **Special Use Parks – 22 votes**
3. **Indoor Facilities – 13 votes**
4. **Linear Parks – 12 votes**
5. **Community Parks – 11 votes**
6. **Neighborhood Parks – 10 votes**

Pocket Parks and Special Use Parks came in first with 22 votes each. The City of Lago Vista parks system currently only has one pocket park, the Veteran's Memorial Park. Which has seating and a shade structure. The City also has only one special use park, the Lago Vista Golf Course. Other potential special use parks could include, skateparks, marinas, nature centers, or amphitheaters.

WHAT TYPES OF PARKS ARE NEEDED?

What are your top priorities for Lago Vista's parks?
Select your top two (2) choices by placing a **YELLOW** sticker on the categories below.

POCKET PARKS
(Small parks (less than 1 acre) generally including a playground, located within walking or biking distance of residences)

NEIGHBORHOOD PARKS
(Middle-size parks (1-15 acres) including athletic fields, family recreation, located within walking or biking distance of residences)

COMMUNITY PARKS
(Large parks (10+ acres) providing enough space for active (e.g., organized sports) and passive (e.g., picnicking or jogging) recreation, located within driving distance of residences)

SPECIAL USE PARKS
(Dog park, skate park, community garden)

LINEAR PARKS
(Trails)

INDOOR FACILITIES
(Gymnasium, pool, community center)

CITY OF LAGO VISTA TEXAS

halff

Handwritten note: MAYBE ORGANIZED AND PASSIVE RECREATION ARE A GOOD MIXTURE. ALSO, TRAILS ARE IMPORTANT. THEY PROVIDE GREAT LINKS TO OVERSEEN WILDLIFE.

Preferences: Park Design Elements

1. Gathering Places (pavilions or picnic facilities) – 29 votes
2. Open and Functioning Restrooms – 21 votes
3. Trees - 21 votes
4. Lighting – 16 votes
5. Open Play Areas – 5 votes
6. Internal Loop Trail – 5 votes
7. Fencing Between Parking and Play Areas – 4 votes
8. Access to Amenities – 2 votes
9. Handicap Parking Spaces – 2 votes
10. Bike Racks – 2 votes
11. Separated play areas for older and tounge kids – 1 vote
12. Other – 13 votes
 - a. Boat ramps and docks – 5 votes
 - b. Natural areas for viewing wildlife and peaceful water areas – 3 votes
 - c. Water features for summer – 2 vote
 - d. Kayak and water sports – 2 votes
 - e. Keep lighting closer to ground – 1 vote

PARK DESIGN ELEMENTS

What essential park design elements do you think make for an excellent neighborhood or community park?
Place up to three (3) **YELLOW** stickers on the elements you think are the highest priority.

Internal loop trail	Lighting	
Handicap parking spaces	Access to amenities (e.g., parking close to playground)	
Fencing between parking and play areas	Separated play areas for older and younger kids	
Open and functioning restrooms	Bike racks	
Gathering places (e.g., pavilions, picnic facilities)	Trees	
Open play areas	Other (write in your priority)	

Handwritten notes in 'Other' box:
 Boat ramps
 Kayak & water sports
 Keep lighting closer to ground
 Natural areas for viewing wildlife
 Water features for summer

CITY OF LAGO VISTA TEXAS

Preferences: Park Beautification

1. Tree Preservation – 37 votes
2. Plant Native Grasses and Trees – 15 votes
3. Repair and/or replace amenities as needed - 14 votes
4. High-Quality Landscaping – 10 votes
5. Adding shade structures over playgrounds – 10 votes
6. High-Quality Signage – 7 votes
7. Other – 3 votes
 - a. Wildflower zones – 2 votes
 - b. Address Oak Wilt – 1 vote
8. Irrigate Active Zones within Parks – 0 votes

PARK BEAUTIFICATION

What are your top priorities for Lago Vista's parks?
Select your top two (2) choices by placing a **YELLOW** sticker on the categories below.

 OLD SETTLERS PARK AT PALM VALLEY 3300 PALM VALLEY BLVD HIGH-QUALITY SIGNAGE	 HIGH-QUALITY LANDSCAPING	 REPAIR AND/OR REPLACE AMENITIES AS NEEDED	 TREE PRESERVATION
 ADDING SHADE STRUCTURES OVER PLAYGROUNDS	 IRRIGATE ACTIVE ZONES WITHIN PARKS	 PLANT NATIVE GRASSES AND TREES TO REMOVE AREAS FROM PERPETUAL MAINTENANCE	 OTHER (Please specify by writing in the space below) Wildlife preservation zones

Preferences: Most Wanted Active Recreation

1. Trails – 23 votes
2. Pickleball Courts – 18 votes
3. Indoor Recreation Facilities - 13 votes
4. Baseball / Softball Fields – 10 votes
5. Splash Pads – 8 votes
6. Other – 6 votes
 - a. Educational trails – teaching about the environment – 3 votes
 - b. Kayak rentals – 3 votes
7. Volleyball Courts – 4 votes
8. Soccer Fields – 3 votes
9. Basketball Courts – 1 votes
10. Tennis Courts – 0 votes

MOST WANTED ACTIVE RECREATION

What are your top priorities for Lago Vista's parks?
Select your top two (2) choices by placing a **YELLOW** sticker on the categories below.

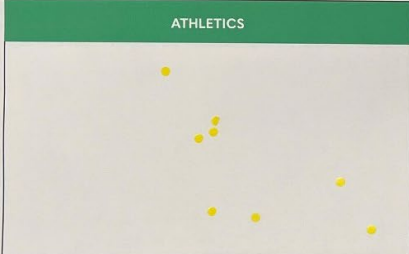
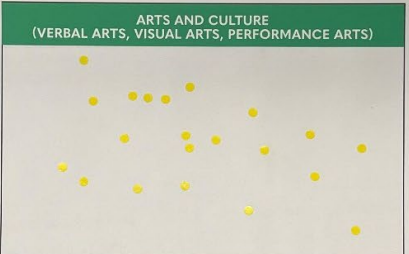
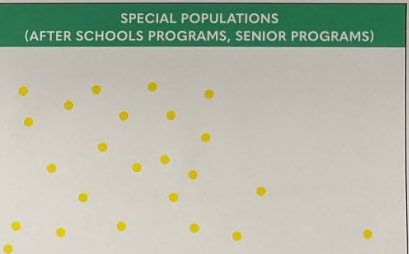
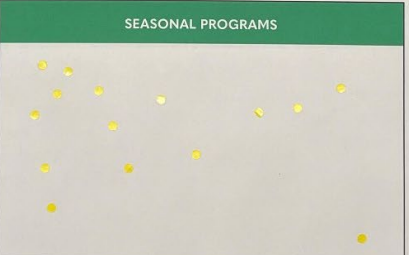
 SOCCER FIELDS 	 BASEBALL / SOFTBALL FIELDS 	 INDOOR RECREATION FACILITIES 	 TRAILS 	 BASKETBALL COURTS
 TENNIS COURTS	 SPLASH PADS 	 PICKLEBALL COURTS 	 VOLLEYBALL COURTS 	 OTHER (Please specify by writing in the space below) Educational trails teaching the environment Same as above OR use this indoor rec center (aerobic build-up)

Preferences: Family Recreation Programs

1. Special Populations (after school programs, senior programs) – 24 votes
2. Arts and Culture (verbal arts, visual arts, performance arts) – 21 votes
3. Health and Fitness - 20 votes
4. Seasonal Programs – 16 votes
5. Athletics – 8 votes
6. Other - 9 votes
 - a. Educational Fields Trips – 4 votes
 - b. Indoor Rec Center – 3 votes
 - c. Composting Center – 2 votes

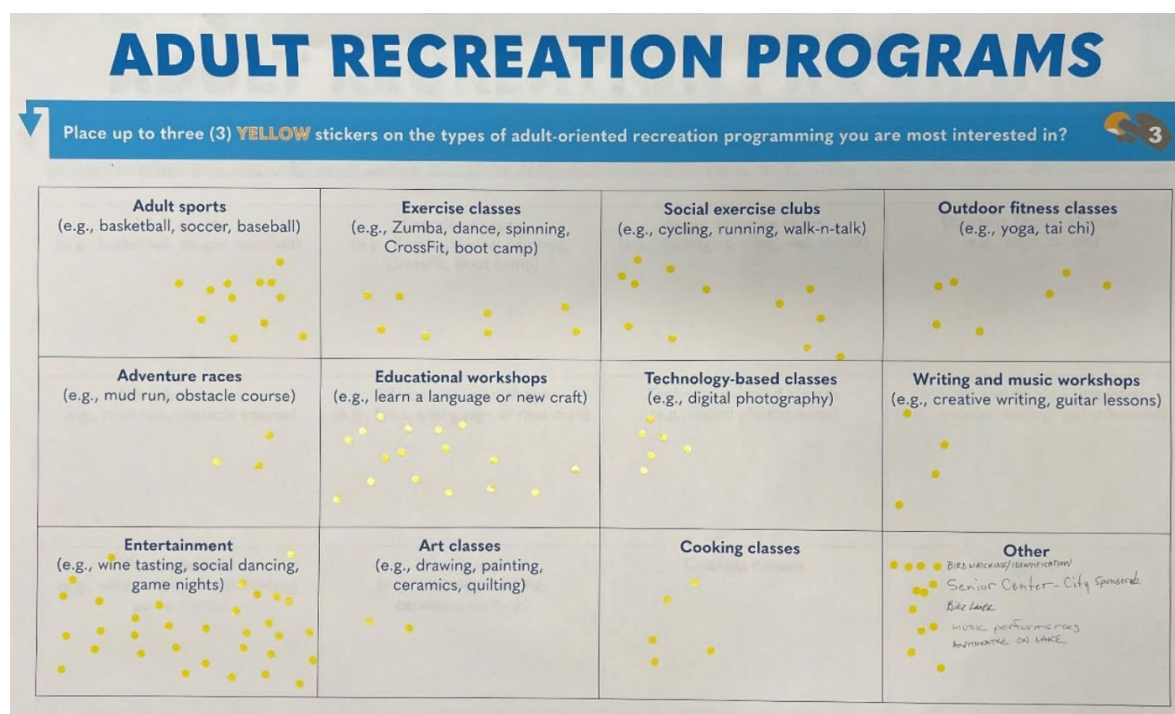
FAMILY RECREATION PROGRAMS

What types of recreation programming are you and your family interested in?
Select your top two (2) choices by placing a **YELLOW** sticker on the categories below.

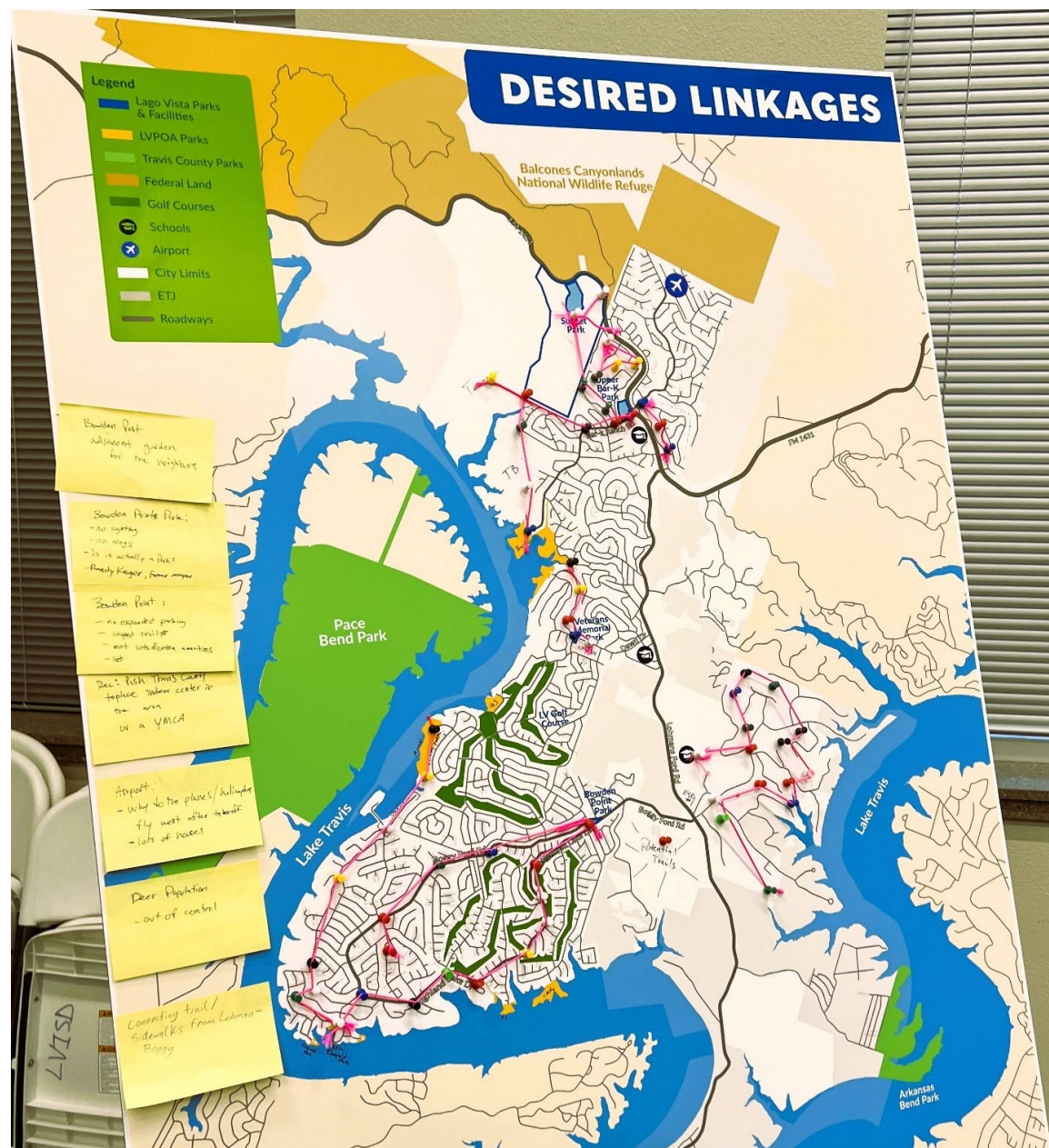
ATHLETICS	ARTS AND CULTURE (VERBAL ARTS, VISUAL ARTS, PERFORMANCE ARTS)	SPECIAL POPULATIONS (AFTER SCHOOLS PROGRAMS, SENIOR PROGRAMS)
		
HEALTH AND FITNESS	SEASONAL PROGRAMS	OTHER
		 Education / field trips to area locations   Indoor rec center   Composting Center 

Preferences: Adult Recreation Programs

1. Entertainment (wine tasting, social dancing, game nights)– 33 votes
2. Educational Workshops (learn a new language or new craft) – 17 votes
3. Other - 17 votes
 - a. Bird watching – 5 votes
 - b. Senior Center – 4 votes
 - c. Music Performances – 3 votes
 - d. Amphitheater on the lake - 3 votes
 - e. Bike lanes – 2 votes
4. Adult sports – 12 votes
5. Social Exercise Clubs (cycling, running, walk-n-talk) – 12 votes
6. Exercise Classes (Zumba, dance, spinning, CrossFit, boot camp) – 8 votes
7. Outdoor Fitness Classes (toga, tai chi) - 7 votes
8. Technology-based classes – 6 votes
9. Cooking Classes – 5 votes
10. Writing and Music Workshops – 4 votes
11. Adventure Races – 3 votes
12. Art Classes – 2 votes



Interactive Board: Desired Trail Linkages



Many of the attendees built future trail alignments from Sunset Park to Upper Bar-K Park, and then around the Bronco Rd area (near the Brookshire Brothers, Post Office, Sonic, Lago Vista Brewing Company, and Fire Station). Attendees then extended trails from the Bronco Road area to the Tessera Development, Turnback Ranch property, and the LVPOA - Bar-K Park. They envisioned this northern area of Lago Vista near FM 1431 and Bar-K Ranch Road to be a walkable area for residents to stroll for recreation or to walk to local shops and eateries.

Other trail alignments that people placed on the map included neighborhood connections to parks, and park to park connections.

Lago

Other Comment Cards Submitted at the Open House

- Develop city center on Dawn Dr., especially with a community center.
- More resources put toward emergency egress planning.
- We do not want to become Lakeway or Cedar Park.
- Keep Lago small and affordable.
- Please stop the STR's.
- More input from younger citizens.
- Put high density developments down on Lohman Ford.
- Create a Lago Vista development fund.
- City should form a committee that is tasked with focusing on extreme heat, drought, and fires.
- City of Lago Vista should take over middle school ball field.
- Build more ballfields.
- Consider natural areas left for wildlife.
- Oak wilt must be addressed.
- Control deer population.

Lago Vista Comprehensive Plan and Parks Master Plan

Open House #2 Summary

City of Lago Vista, Texas



Prepared by



Open House Summary

Time & Location:

October 24th, 2024, 5:30-7:30PM
Lago Vista Brewing Company

Attendees:

Approximately 60 people

Overall Summary:

The open house had a good turnout, about equal to the turnout at the first open house. The open house was held at a locally owned business, Lago Vista Brewing Company. Residents showed up early, some grabbed a drink and were ready to speak with the project team about the City of Lago Vista Comprehensive Plan. There were 10 activity stations at the open house.



Parks Boards

Indoor Community Center Preferences

Attendees voted for their preferred types of indoor facilities for a community center.

1. Sports and Fitness (25 votes)
2. Educational and Social (23 votes)
3. Community Driven (22 votes)
4. Cultural and Arts (20 votes)
5. Business Center (4 votes)

INDOOR COMMUNITY CENTER

PLEASE TAKE FIVE TICKETS, AND PLACE YOUR VOTES IN THE TYPES OF INDOOR FACILITY BUCKETS THAT YOU WOULD LIKE INTEGRATED INTO AN INDOOR FACILITY. YOU CAN PLACE MULTIPLE VOTES INTO ONE BUCKET IF YOU WOULD LIKE.

Indoor community and recreation centers can come in many different types, this board is intended to help us shape the type of indoor facility **YOU** would like to see built one day. Listed are various types of indoor recreation and community centers that cater to different interests and needs:

Sports and Fitness

- Gyms
- Indoor sport courts
- Indoor pools and aquatic amenities

Community Driven

- Senior facilities (social clubs, fitness classes, workshops)
- Youth center (after-school programs, tutoring, social clubs, camps)
- Family Center (child care, play areas, parenting classes)

Cultural and Arts

- Performing Arts (Spaces for music, dance, and theater)
- Visual Arts (Studios and galleries for painting, sculpture, ceramics, photography)
- Maker spaces (Areas equipped with tools for woodworking, 3D printing, etc)

Educational and Social

- Community Learning Centers: Facilities offering classes, workshops, and seminars on a range of topics from technology to personal finance.
- Meeting and Event Spaces: Rooms available for community meetings, workshops, private events, and other gatherings.

Business Center

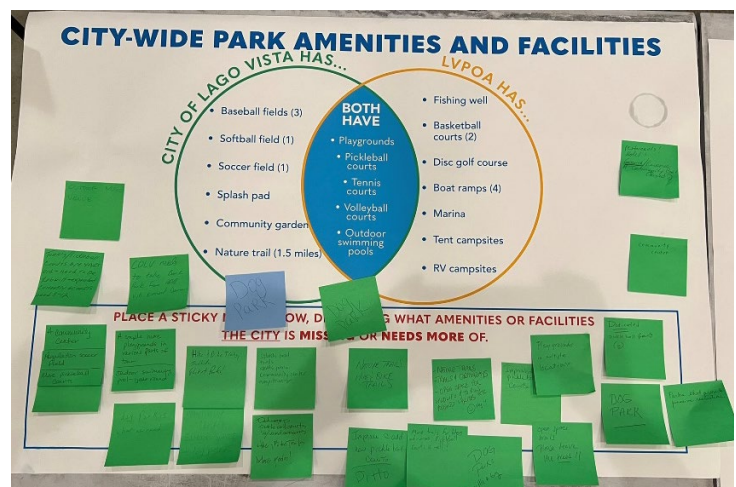
- Computer lab, coworking spaces, conferences rooms, business development classes,

City-Wide Park Amenities and Facilities

What Amenities or Facilities the City is Missing or Needs More Of?

(Sorted by amount of times amenity was mentioned by attendees)

6. Dog park
7. Hike and bike trails
8. Pickleball courts
9. Community center
10. More playgrounds
11. Tennis courts
12. Year-round outdoor swimming pool
13. Outdoor music venue / amphitheater
14. Regulation soccer field
15. Splash pads
16. Passive recreation opportunities



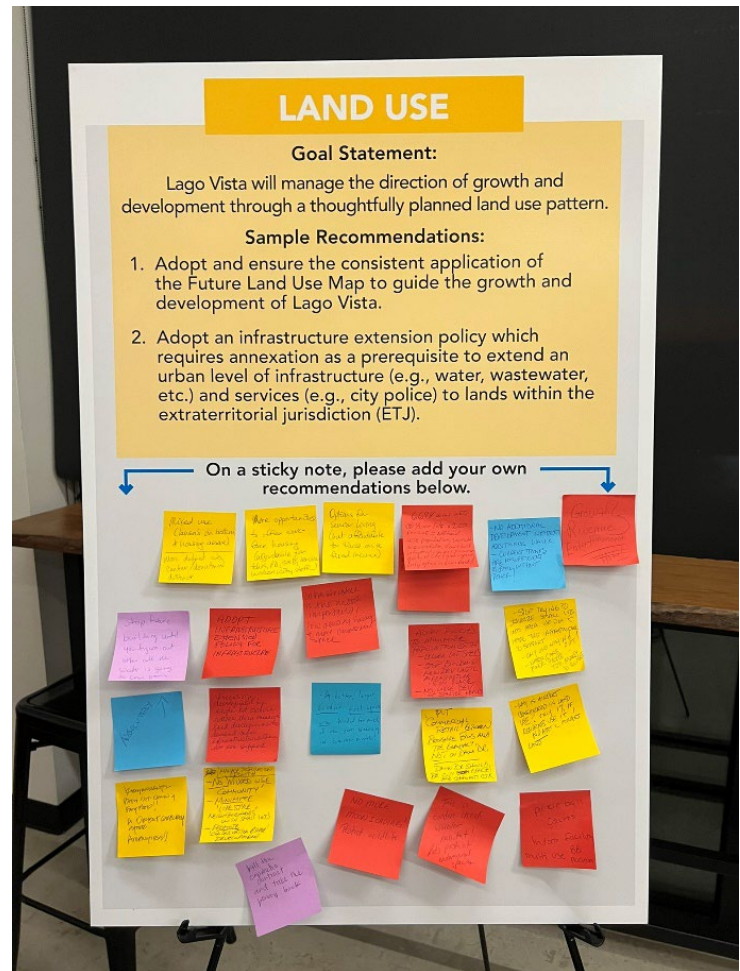
Comprehensive Plan Boards

Developing Our Goals

At the first open house, residents were asked for their general thoughts on the following themes: Land Use, Mobility, City Services, Parks, Economic Development and Community Character. Those thoughts were then workshopped by the Advisory Committee into goal statements. Post-it notes were used on a series of boards asking attendees to add new for recommendations supporting each goal.

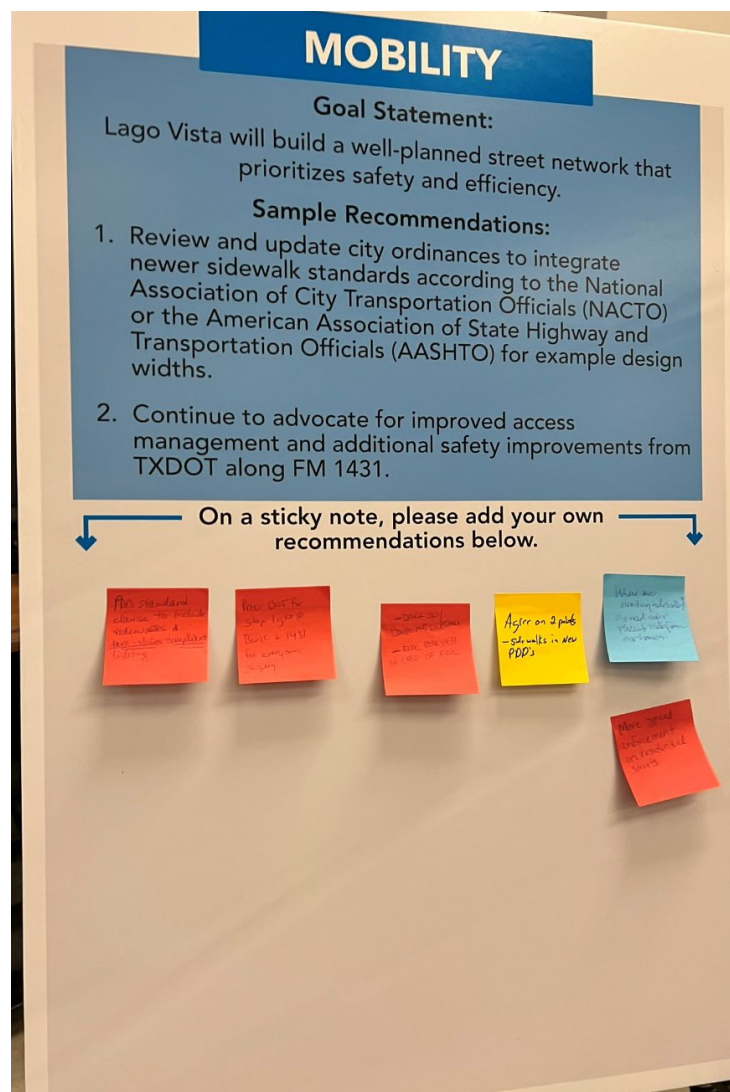
Land Use

- More defined city center
- More opportunities for work force housing
- Mixed-use (business on bottom & housing on top)
- Options for senior housing
- Lower density
- No additional development without additional water supply
- Areas for entertainment and restaurant options
- Hotel
- Adopt policies to minimize population growth (larger lot sizes)
- Incentivize development for single lot owners
- Manage population growth
- Protect golden cheek warbler habitat
- Put commercial retail between Brookshire Bros and the Brewery, not on Dawn Drive
- Dawn Drive should be city/government center
- No mixed-use communities
- Minimize lifestyle neighborhoods with small lots
- Promote conservation estate developments



Mobility

- Kill the CapMetro contract
- Add more sidewalks
- All lighting should be dark sky compliant
- Make TxDOT place stop light at Bar-K and FM 1431
- Evacuation plan for FM 1431
- More speed enforcement in residential streets



Parks

- Develop Bowden Point in a real park
- Stage for concerts
- Covered areas for shade
- Covered pavilion at Sunset Park
- Hike and bike trails
- Dark Sky policies
- Bring the YMCA to town
- Keep water usage at a minimum
- Construct a dog park
- Trail around Arroyo, integrate with entertainment district
- “We need a center to host events or parties”
- Walking paths and trails to connect neighborhoods
- Better operations and maintenance with in parks

PARKS

Goal Statement:

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

Sample Recommendations:

1. Consider developing a city-wide trails master plan in order to better connect neighborhoods, parks, schools, and commercial areas, promoting active transportation and providing safer, more accessible routes for pedestrians and cyclists.
2. Construct additional public gathering amenities like pavilions and seating areas in all city-owned parks.
3. Encourage and facilitate volunteer park maintenance and clean up groups. Publish a list of volunteer and donation opportunities to allow the public to help improve City parks (i.e. Maintenance cost mitigation (adopt-a-park, adopt-a-trail)).

On a sticky note, please add your own recommendations below.

Character

- In addition to senior housing, include teachers, PD, ESD, City staff, service industry
- Community Center – senior center, meeting rooms, emergency center, professional kitchen, sport courts, programming
- Preserve Open Spaces
- One way in one way out, is not good
- Dark Skies
- Increased tourism in the future
- Unique scenic aspects
- Increasing density is bad for Lago Vista
- Control Airbnb's
- Town Center off of FM 1431
- True senior center

CHARACTER

Goal Statement:

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

Sample Recommendations:

1. Incentivize the development of senior housing through expedited permitting, fee reduction or waivers, or public-private partnerships.
2. Construct a new indoor community center in the municipal complex on Dawn Drive.

On a sticky note, please add your own recommendations below.

Economic Development

- Get the golf course the improvements it needs to bring it back to a world class course
- Earn Dark Skies designation (Tourism opportunity)
- Good restaurants
- Capitalize on Balcones Canyonlands (350K visitors a year)
- “Gateway to Getaway”
- More festivals
- Gateway to Texas wine county
- Get a hotel first!
- Intelligent growth spawns business opportunities
- City center on FM 1431 not Dawn Dr
- Dawn Dr is not a gateway to getaway, it should be a civic center for government
- Entertainment district should be near Arroyo Dr
- Outdoor music venue
- Urgent care facilities
- More doctors, medical and dental
- Dawn Drive for City square or retail shops

ECONOMIC DEVELOPMENT

Goal Statement:

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

Sample Recommendations:

1. Leverage Lago Vista’s “Platinum Scenic City” designation for grant applications, attracting quality developments, and fostering civic pride.
2. Explore emerging industries for the region which could complement the “Gateway to Getaway” brand such as wineries, health and wellness spas, music venues, mini-golf or pickleball restaurants, etc.
3. Incentivize the development of small-scale medical facilities such as urgent care, doctors offices, dental offices, etc.

On a sticky note, please add your own recommendations below.

City Services Board

- Set up emergency evacuation training for City staff and residents
- Generator for water tank so water is provided during power outage
- No high density land development until evacuation plan is in place
- Evacuation Routes
- Preparation for emergencies is very important
- Agree with all the above
- Only one way in/out of Lago Vista – Need evac plan similar to hurricanes for fire evac
- No more high density land development until this has a solution
- We need an emergency evacuation plan

CITY SERVICES

Goal Statement:

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

Sample Recommendations:

1. Coordinate with Emergency Services District to develop a Community Evacuation Plan and provide maps of routes to all residents.
2. Develop a feasible and actionable 5-year Capital Improvement Plan based on the 2024 Wastewater Master Plan and 2024 Water Master Plan.
3. Contact Central Texas Water Coalition about hosting a "Water Day" for citizen education.

On a sticky note, please add your own recommendations below.

Set up emergency evacuation training and provide residents -

Preparation for emergencies is very important

Agree with all of the above

EVACUATION ROUTES

We need emergency evacuation plan

... (some of the above) ...

... (some of the above) ...

YES it all! ...

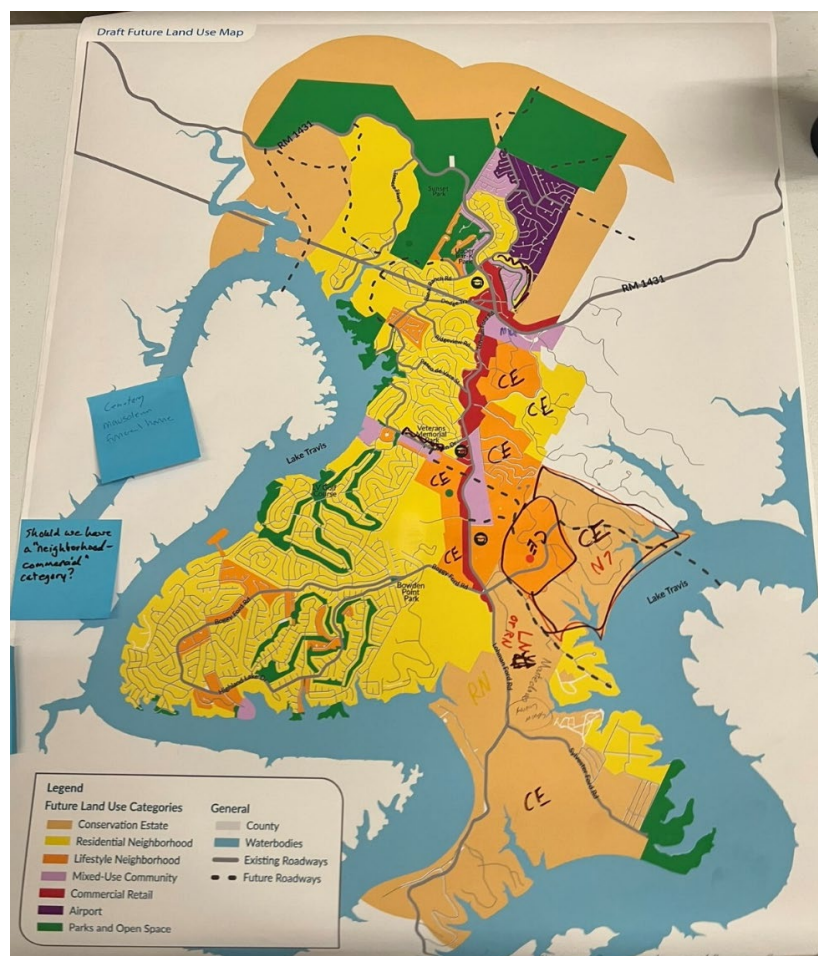
Evacuation routes

Draft Future Land Use Map

The draft future land use map was based on the current future land use map and workshopped with City staff and the Advisory Committee. The Advisory Committee gave the following guidance which created the map below:

- Larger, more expensive homes make sense to be located closer to the lake
- Along 1431 is a good location for affordable housing, multifamily housing, or offices
- Commercial uses should be located on roads with traffic and access
- Dawn Drive is a good location for 1-3 story mixed-use and civic institutions if designed correctly
- Prioritize preserving the beautiful vistas and lake views
- Mixed-use or airport commercial are good uses near the airport
- Prioritize walkability inside centers of retail or commercial, not necessarily too commercial. Lago Vista is very hilly and difficult to walk
- We want more coworking spaces, retail, and offices

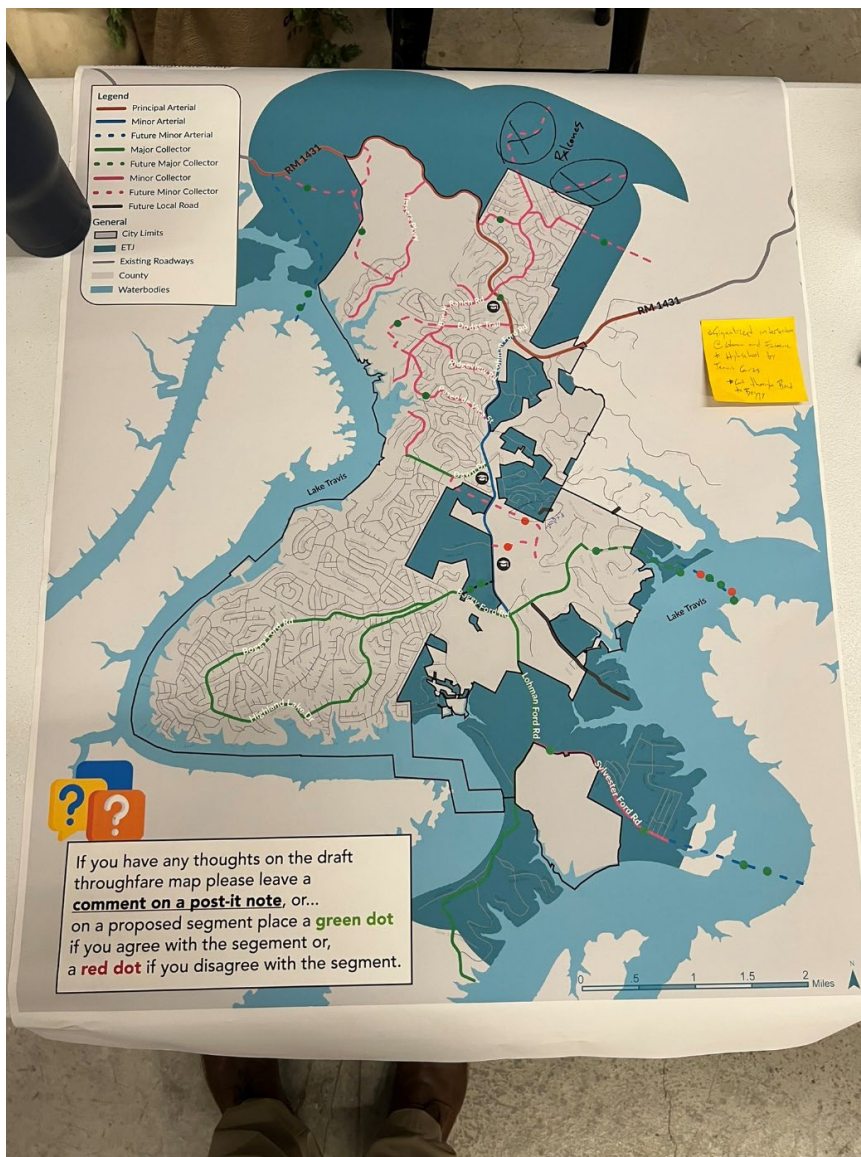
The attendees at the open house were asked their thoughts on the draft map and if they would like to see any changes. People marked where they disagreed with the draft future land use map. Generally, there is disagreement on locations of Lifestyle Neighborhood and Conservation Estate. Other attendees also asked if there should be a neighborhood commercial category and where cemeteries, funeral homes, and mausoleums could be located.



Draft Future Thoroughfare Map

The draft future thoroughfare map was based on the current thoroughfare map, updated by City staff, and workshopped with the Advisory Committee.

Attendees were asked to place red or green stickers on future road segments they agreed with or disagreed with. In general, people had mixed feelings about potential bridges or ferries across the lake and disliked new roads near the high school.



2025 LAGO VISTA

COMPREHENSIVE PLAN AND PARKS MASTER PLAN

ACKNOWLEDGMENTS

The 2025 Lago Vista Comprehensive Plan and Parks Master Plan was developed by the City of Lago Vista with the technical support and design assistance of Halff. A special thanks goes to the countless community members, staff members and community leaders for their insights and support during the duration of this study. The following individuals are recognized for their substantial contributions towards the creation of this Plan.



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- Kevin Sullivan, Mayor
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- Adam Benefield, Council Place 2
- Rob Durbin, Council Place 3
- Norma Owen, Council Place 4
- Paul Roberts, Council Place 5

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- Sean Vance

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- Kathy Koza, Member
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- Adam Benefield, Member
- Rachael Rich, Member
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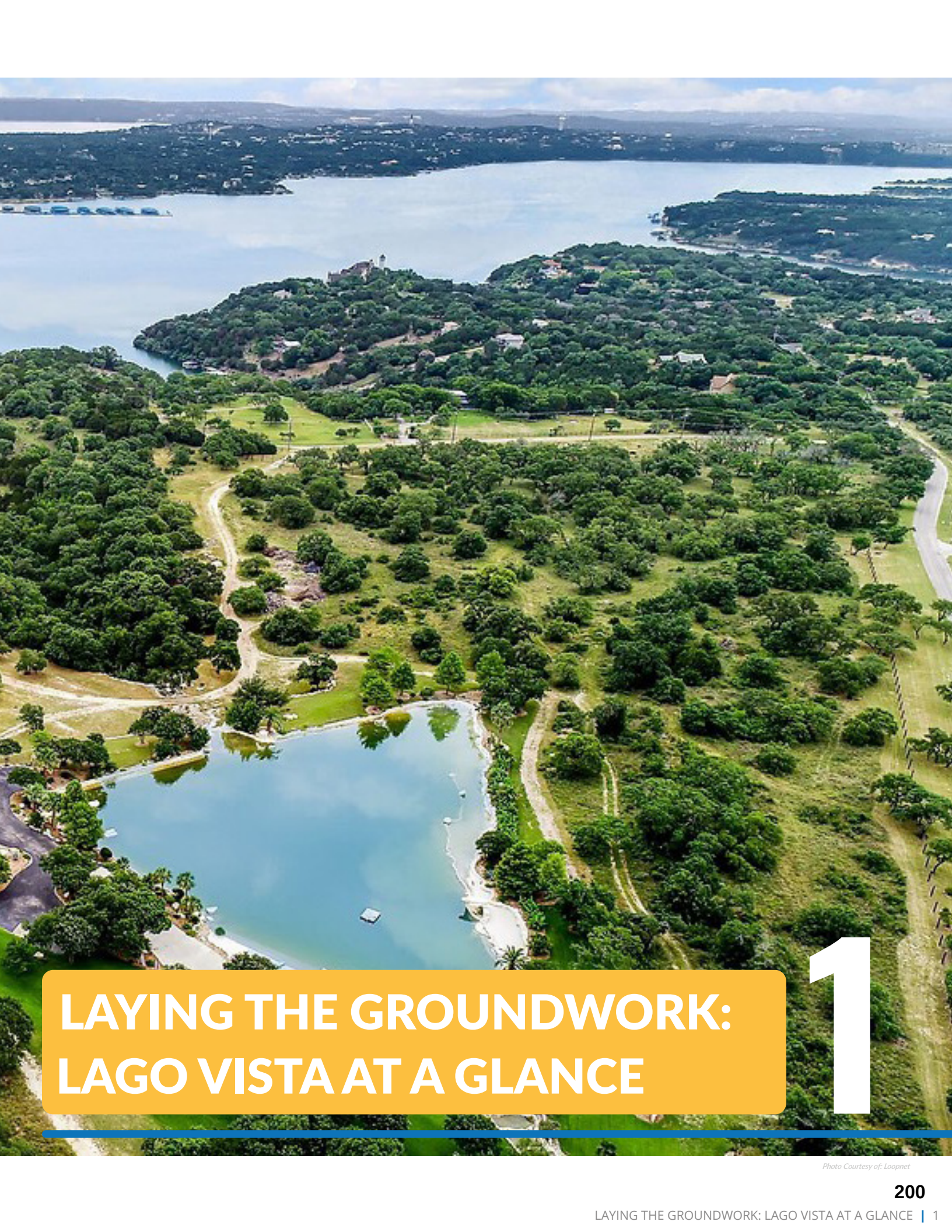
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LAYING THE GROUNDWORK: LAGO VISTA AT A GLANCE

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Photo Courtesy of: Loopnet

INTRODUCTION

WHAT IS A COMPREHENSIVE PLAN?

A comprehensive plan is a long-range planning document that helps guide future decision-making for a community. It serves as a blueprint to guide future development and redevelopment, derived from the stated desires of the community. Comprehensive plans document community needs and determine actions that should be pursued to realize the defined direction. Once adopted, decision-makers can use the comprehensive plan as a guide for community development, investment, and operation.

A comprehensive plan does not replace development codes, budgets, capital improvement programs, or any other regulatory documents; rather, it is a guide to help lead the direction of those implementation tools. The plan is intended to serve as a tool for future policy decisions and some regulatory decisions yet does not serve as a legal document itself.

The development of a comprehensive plan is permitted in Chapter 213 of the Texas Local Government Code for the “purpose of promoting sound development of municipalities and promoting public health, safety, and welfare.” Communities across Texas develop comprehensive plans to prepare for their future growth and development.

HOW WILL THIS PLAN BE USED?

This Plan will be used to inform elected leaders and municipal staff in daily decisions regarding city services and development of land. It provides a consistent guide for growth and development decisions to ensure a vibrant future for Lago Vista. When new development proposals are submitted to the City, staff and other stakeholders will use the planning framework established in this Plan to determine whether a proposal fits within the community driven vision. When key investment decisions are needed (e.g., a new street, rezoning case, or new wastewater lines), City Council members can look to this Plan and its associated focus plans for guidance.

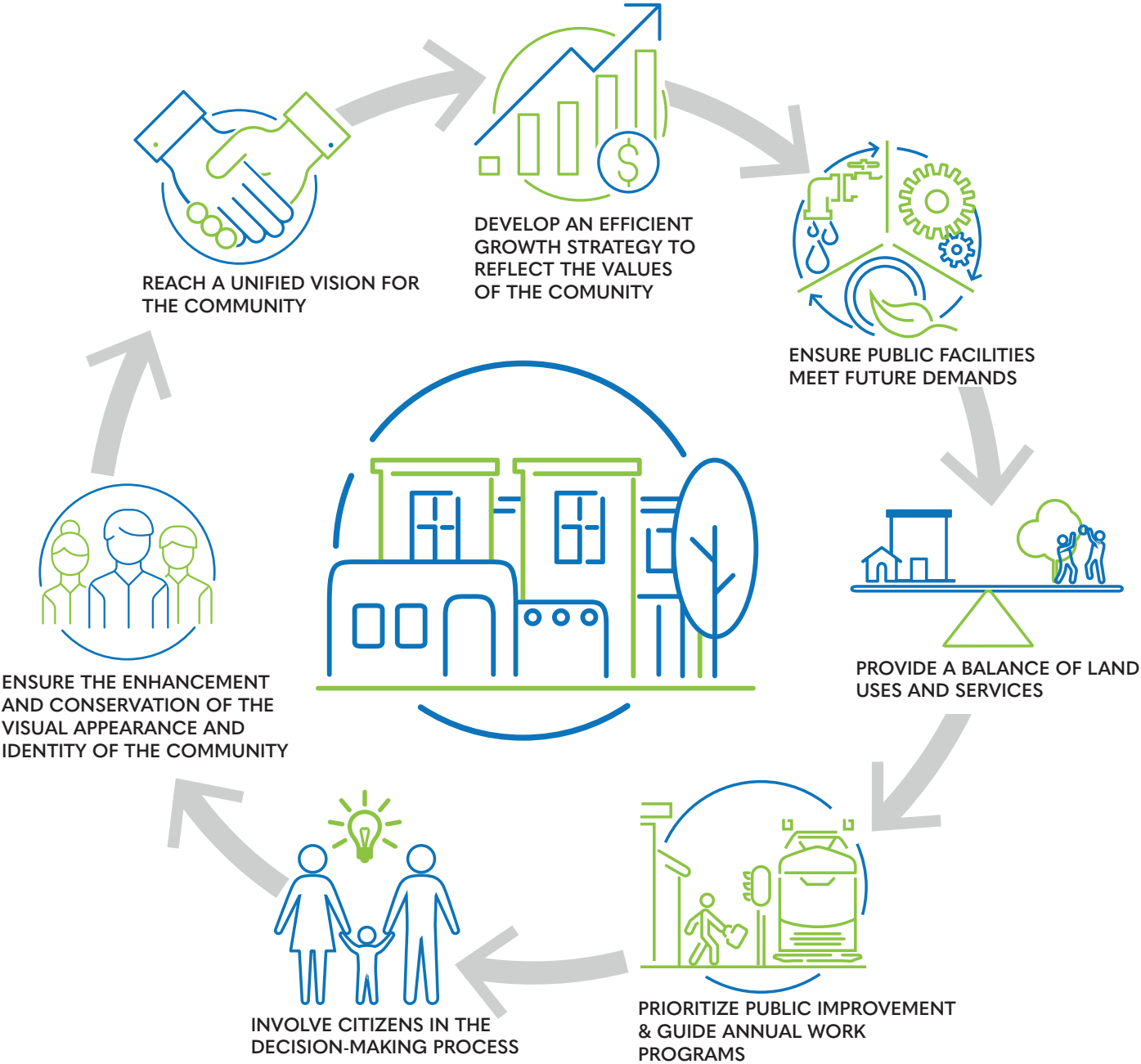
The intended timeframe of actions within this Plan is 10 years, with a growth outlook of approximately 20 years. Given the rapid growth in Austin and the surrounding region, this Plan should be reviewed annually for progress and acknowledgment of successes, followed by a more thorough review every five years to consider changing conditions and needed changes to plan directions. This Plan is intentionally flexible and can be amended over time as political and market realities require reconsideration.

PLAN TIMEFRAME

The 2025 Lago Vista Comprehensive Plan and Parks Master Plan, hereafter referred to as this Plan, offers guidance for the next 10-20 years, outlining the community’s desired vision for the future. It includes goals, strategies, and recommendations to help guide the city towards that envisioned future. Given the current growth trends and the potential for unforeseen changes that may directly impact the city, it is recommended that this Plan be reviewed annually, with significant updates every five to ten years.

Implementing this Plan will require annual efforts consisting of two main parts. The first part involves reporting progress to date, which should be presented to the Planning and Zoning Commission and the City Council annually. The second part involves identifying the next year’s annual work program, or the actions the City plans to take in the next year, which should be integrated into each department’s annual budgeting process.

WHY ARE COMPREHENSIVE PLANS IMPORTANT?



PAST PLANNING EFFORTS

RELATIONSHIP TO OTHER CITY PLANS

The City of Lago Vista has undergone many planning efforts related to transportation, utilities, parks and recreation, and other public facilities and services. The 2025 Lago Vista Comprehensive Plan and Parks Master Plan was designed to comprehensively touch many different aspects of the city and should be considered an “umbrella document” over other more detailed documents prepared and adopted by the City. It is critical to incorporate and build upon these efforts so as to not duplicate other planning efforts.

RECENT PLANNING EFFORTS

City leaders have focused on ensuring that the community priorities have adequate planning and coordination so that Lago Vista is well-prepared for the future. This Plan is intended to connect to past efforts and provide a link to future work as it occurs. Some of the plans helping shape the future of Lago Vista are as follows:

- [Wastewater Master Plan \(2024\)](#)
- [Thoroughfare Plan Update \(2021\)](#)
- [Lago Vista 2030 Comprehensive Plan \(2017\)](#)
- [Airport Action Plan \(2016\)](#)
- [Parks and Recreation Master Plan \(2010\)](#)
- [Travis County Hazard Mitigation Plan \(2023\)](#)



WHY PLAN NOW?

CHANGE BRINGS NEW OPPORTUNITIES

Within the past five years, the City of Lago Vista has taken great strides towards planning the future of the city. These efforts include developing several master plans, surveying existing infrastructure, and passing bonds to fund infrastructure improvements. These efforts have aided the city in understanding their existing needs and charting a path forward.

As the region continues to be a magnet, more people will choose to move to Lago Vista. These new residents and business owners will become stakeholders, new community issues will arise, and new opportunities will emerge. Technological advancements will alter how these people live, work, and move around the area.

Growth is not only inevitable but essential for cities to survive. Without new residents coming to Lago Vista, new businesses will not open, revenue for city services such as road and infrastructure maintenance will be limited, and the city will stagnate and begin to decline as many rural Texas communities have experienced. The question is not should Lago Vista grow, but how can Lago Vista balance growth with creating and maintaining a unique identity that community members can be proud of.

HOW WILL LAGO VISTA RESPOND?

Lago Vista is in the planning stages for future infrastructure improvements to account for growth. Without oversight, growth-generated change has the potential to produce unwanted side effects such as loss of open space, undesirable development, plus costly infrastructure and public services. Planning ahead allows the City to proactively consider future growth and development rather than solely reacting to it. Good planning also encourages the private sector to invest in Lago Vista with confidence and produce quality results the community expects.

Some of Lago Vista's near-term challenges include maintaining the Lago Vista identity that people love, taking responsible and proactive action to enhance infrastructure, and being strategic about growth. It is clear that people love Lago Vista and they want to stay here and build community. The beautiful vistas and small-town charm are important to many Lago Vista residents and must not be lost, even as growth and change occur.

During the visioning phase of this planning process, community leaders and citizens identified key issues, opportunities, and aspirations. Some key themes included desires for great parks and places for the community to gather, to preserve the natural beauty and sensitive ecosystem, and to strengthen Lago Vista as a place for families to live. Additionally, Lago Vista's community character and livability were a strong element in the community identity.

The outcomes of the visioning process led to six primary plan goals. These broad goals are the basis for every policy, development map, and recommendations within this Plan. An overview of the goals can be found in [Community Conversations: Engagement & Vision](#).

PLANNING AREA

COME FOR THE LAKE, STAY FOR THE COMMUNITY

Lago Vista is located in Travis County and nestled along the northern shores of Lake Travis. The city is comprised of diverse landscapes of rolling hills, local businesses, and lakefront properties.

The planning area for this Plan encompasses both the incorporated area of the city (city limits) and its extraterritorial jurisdiction (ETJ). The ETJ includes unincorporated land adjacent to Lago Vista that lies outside the municipal boundaries of other cities. Lago Vista, being a home rule city with a population between 5,000 and 25,000 people, has an ETJ that stretches one mile from the outer edge of the city limits.

Within these areas, the City holds different levels of regulatory authority. As a result, the comprehensive plan serves as a guide for future decisions made by City staff, elected officials, and community leaders, enabling them to understand the implications of growth in each designated area. This Plan also acknowledges the changing realities of the regulatory control over the ETJ and future annexation. Lago Vista exercises certain regulatory powers in its ETJ. Within the ETJ, the City may guide land use, oversee certain development processes, and set standards for infrastructure. This Plan's policies, goals, and implementation strategies will influence future growth and development in these areas outside of the city limits.

AREA ATTRACTIONS

Lago Vista boasts numerous attractions that enhance its appeal as a desirable place to live, work, and visit. The city is home to several parks which offer a variety of recreational facilities and programs. Lake Travis itself is a major draw, providing opportunities for boating, fishing, swimming, and other water-based activities. The city's scenic natural areas, like Balcones Canyonlands National Wildlife Refuge cater to outdoor enthusiasts offering views of Lago Vista.

TOTAL POPULATION

11,620 (2024)

STUDY AREA

30 CITY LIMITS + ETJ
SQ. MILES

POTENTIAL FOR GROWTH

Lago Vista's potential for growth is driven by several key factors. The city's scenic location along Lake Travis offers a unique lifestyle that combines natural beauty with recreational opportunities, making it an attractive destination for new residents and businesses. Additionally, Lago Vista's proximity to urban centers like Cedar Park and Austin enhances its appeal, providing easy access to a larger metropolitan area while maintaining a small-town atmosphere. The availability of land within the ETJ also presents opportunities for residential, commercial, and mixed-use development, which could accommodate potential future population growth and economic development.

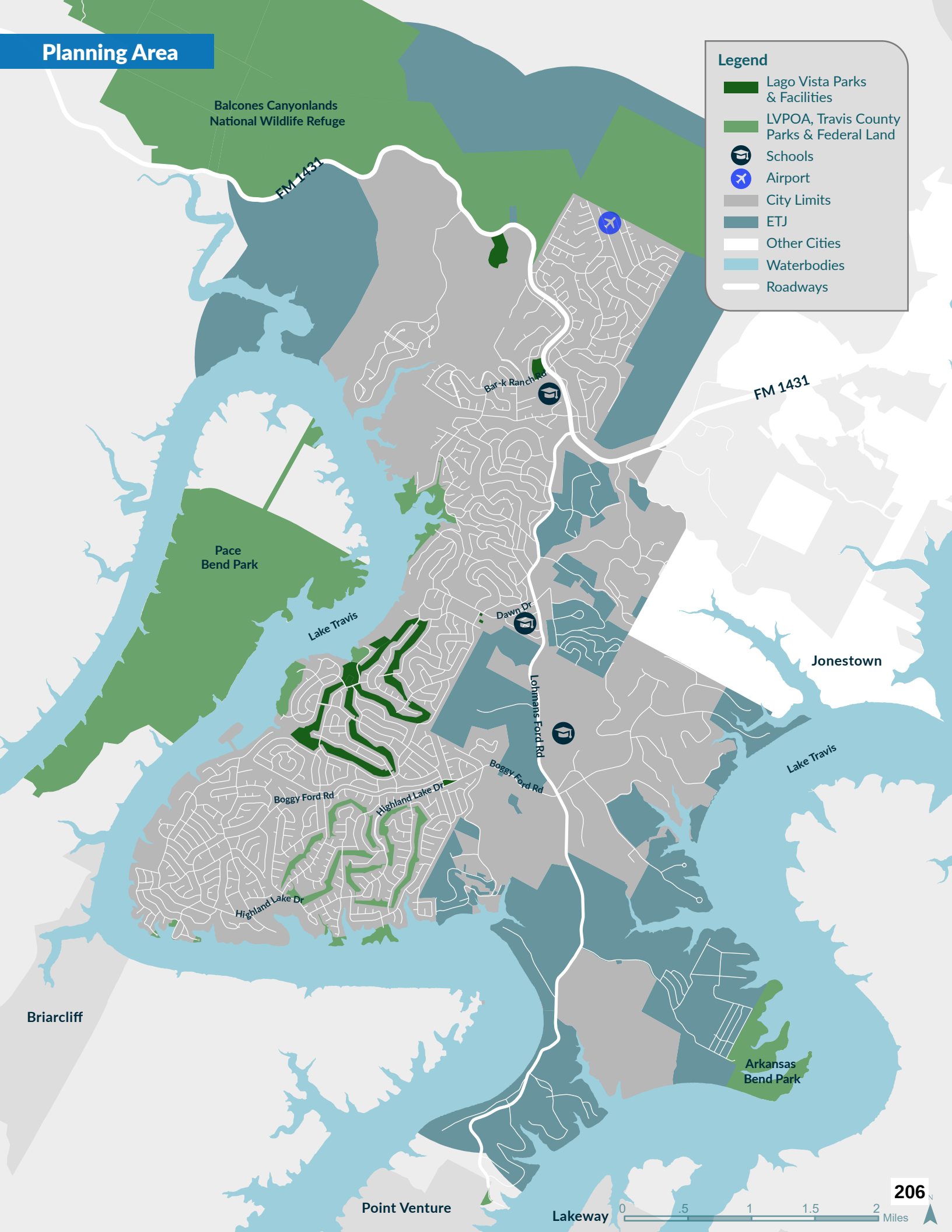
BENEFITS OF PROXIMITY TO CEDAR PARK AND AUSTIN

Lago Vista's proximity to Cedar Park and Austin provides numerous benefits for its residents such as access to additional larger retail, dining, and entertainment options, as well as healthcare and education services. Austin, a major economic hub, provides even more extensive amenities, including higher education institutions, a thriving job market, and a vibrant cultural scene. This proximity allows Lago Vista residents to enjoy the best of both worlds: the peace and natural beauty of a lakeside community, combined with the conveniences and opportunities of larger cities.

Planning Area

Legend

- Lago Vista Parks & Facilities
- LVPOA, Travis County Parks & Federal Land
- Schools
- Airport
- City Limits
- ETJ
- Other Cities
- Waterbodies
- Roadways

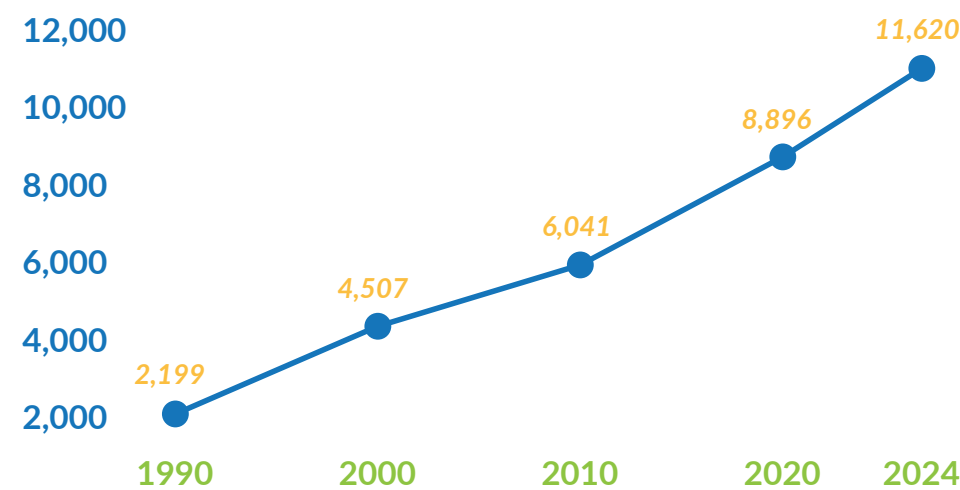


COMMUNITY PROFILE

GROWTH TRENDS

The City of Lago Vista was first incorporated in 1984 and the first official population count for the city occurred in the 1990 U.S. Census, which accounted for 2,200 people. As shown below, over the course of the following ten years, Lago Vista doubled in size, reaching 4,507 people by 2000. By 2020 the city recorded a population of 8,896. The 2024 population is **11,620** per the Lago Vista Independent School District Population Analysis conducted in 2024.

Lago Vista Historical and Current Population



31% increase in population in the last 4 years



LAGO VISTA COMMUNITY

The figures on this page and the next provide a current snapshot of Lago Vista’s demographics. Notably, the community is much older than Travis County’s median age (35.6 years old), with a median age of 53 years old. The community’s median household income of \$108,823 is also higher than Travis County’s median, \$95,259 and is similar to the Austin Metropolitan Area’s median of \$110,300. Lago Vista ranks similarly in educational attainment with the State of Texas, with 22% of its population over the age of twenty-five having received a high school diploma and 45% having obtained a bachelor’s degree or higher. Common occupations of the City’s population aged sixteen years or older are in fields related to Construction (19%) or Educational and Health Care Services (18%). Finally, while the community is home to people of all races and ethnicities, “White Alone” makes up the majority of the City’s racial group (76%).

COMMUNITY KEY STATISTICS

53
MEDIAN AGE

76%
OF POPULATION
IS WHITE

45%
OF RESIDENTS HAVE
A BACHELOR’S
DEGREE OR HIGHER

19%
WORKFORCE
EMPLOYED IN
CONSRUCTION

109K
MEDIAN
HOUSEHOLD
INCOME

Owner and Renter Occupied Housing

OWNER
87%



RENTER
13%



Median Home Value

\$363,200



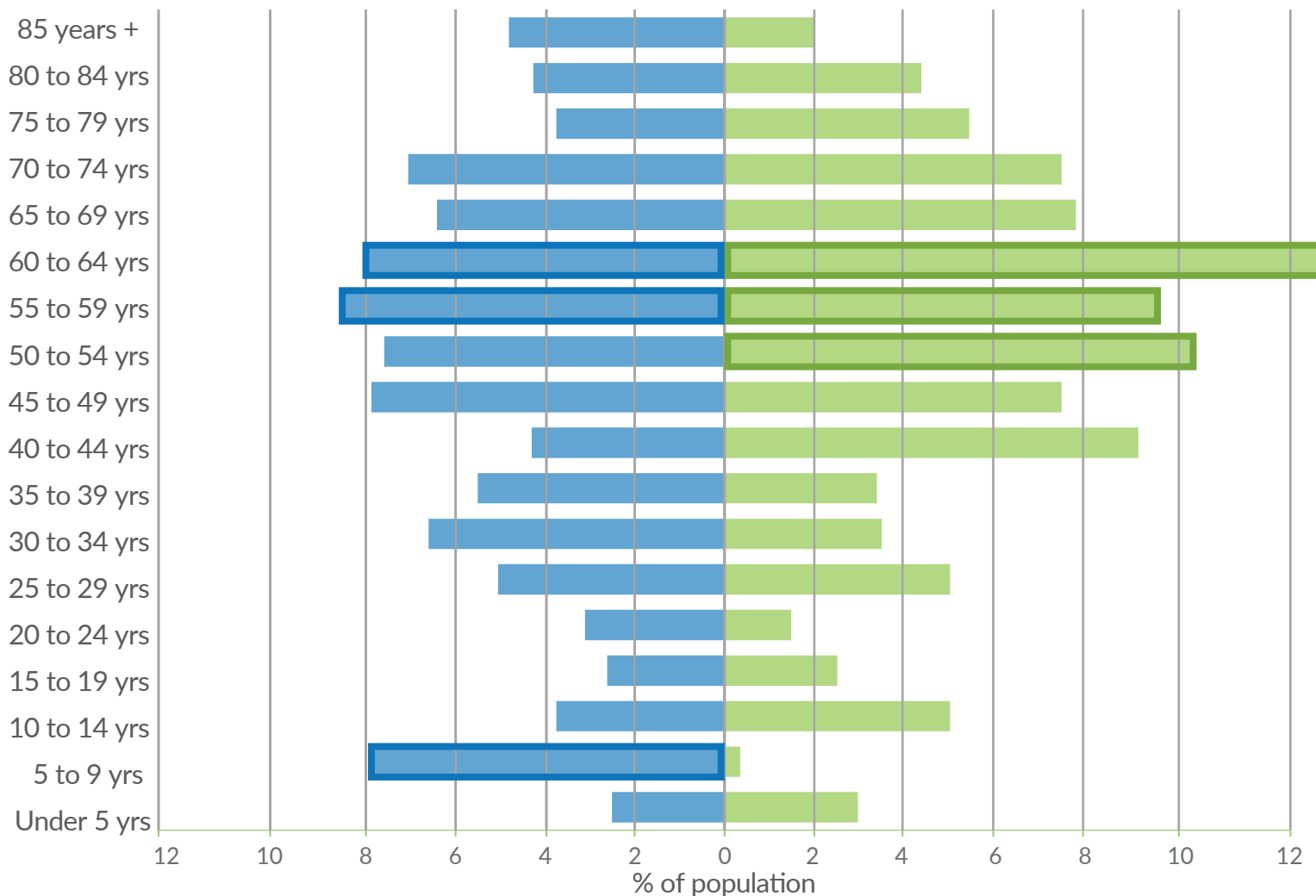
Employment Rate for populations 16+

50.5%



■ Lago Vista Male 2022
■ Lago Vista Female 2022

Lago Vista Age Distribution



The age distribution for Lago Vista reveals a higher concentration of older residents and a lower proportion of young children. The most prominent age groups for males are those between 55 to 59 years, making up 8.5% of the male population. While women aged between 60 to 64 years comprise 13.5% of the female population. Conversely, the least represented age groups are the youngest males under 5 years at 2.5% and females aged 5 to 9 years at just 0.3%. This suggests that Lago Vista has a significant proportion of its population in the older age brackets with relatively fewer young children.

POPULATION PROJECTIONS

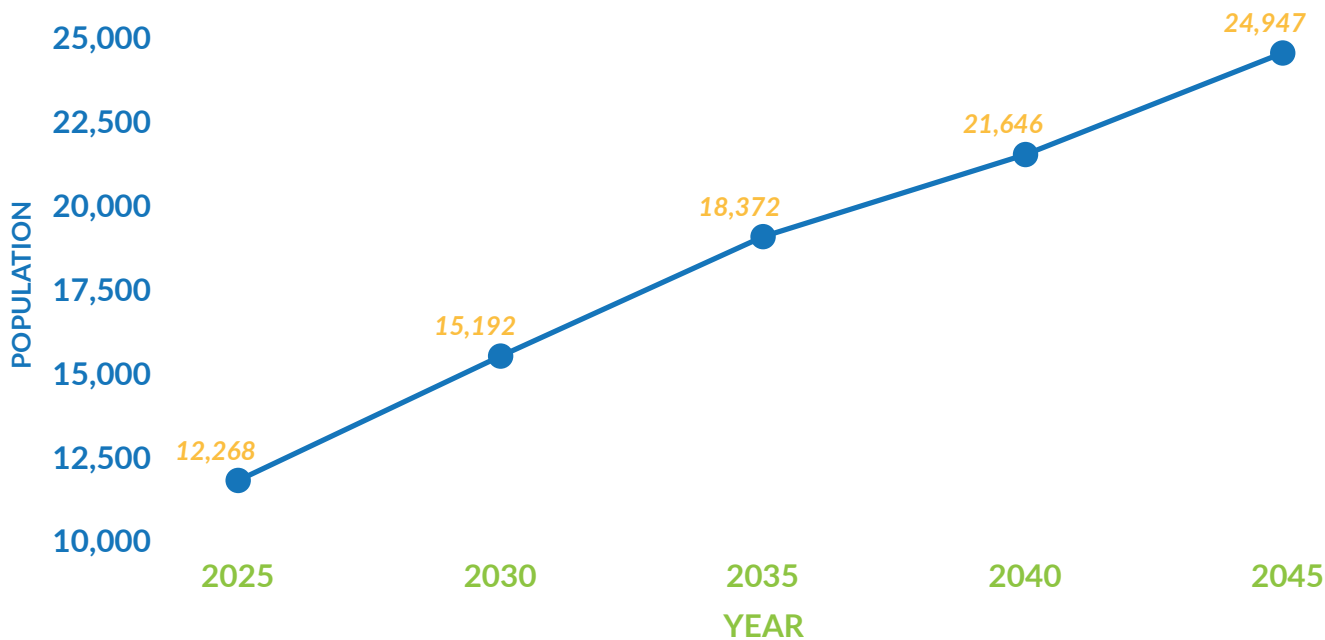
GROWTH TRENDS

As discussed earlier, the population of the City of Lago Vista has seen significant growth over the past decade. According to the US Census data, the population increased by nearly 50% from 2010 to 2020, growing from 5,958 to 8,840 residents. The city’s population, including the extraterritorial jurisdiction (ETJ), grew from 6,915 to 9,941 during the same period. This growth trend is expected to continue, with the population projected to reach 17,666 by 2030 and over 29,400 by 2045, as seen below in **City + ETJ Population Projections**.

KEY TAKEAWAYS

- The 2020 US Census Bureau reported a population of 8,840 for the City of Lago Vista, reflecting an increase of 2,892 persons and over 1,200 homes between 2010 and 2020.
- The city and its ETJ saw a slight increase in household size, indicating a growing younger population.
- The city is averaging close to 300 newly occupied homes per year and may approach 17,600 persons in the next 10 years.
- In addition to these developments, the city has a significant number of infill lots that may gradually see new homes.

City + ETJ Population Projections



Source: Lago Vista Independent School District Population Analysis 2024



**LAKE
SIDE
AT TESSERA**

**SUNSET
PARK**

Located in the northwest of Lago Vista and to the west of Sunset Park, the Lakeside at Tessera on Lake Travis is one of the newest developments in City and also one of the largest. With a projected build-out population of over 4,500 persons.





COMMUNITY CONVERSATIONS: ENGAGEMENT & VISION

2

COMMUNITY ENGAGEMENT

Community engagement is the cornerstone of every comprehensive plan. For this Plan, numerous public engagement efforts were undertaken to identify community preferences and desires. These efforts, highlighted over the next several pages, included stakeholder meetings, public open houses, online community surveys, and an overview of the Advisory Committees contributions to the plan. For more information on public engagement refer to **Appendix A: Public Engagement.**

COMMUNITY STAKEHOLDER MEETINGS

Four meetings were conducted with various groups and Lago Vista residents including:

- *Parks and open space focused groups,*
- *Local civic groups,*
- *Economic development groups, and the,*
- *Lago Vista Youth Advisory Council.*

These meetings provided valuable insight from local residents on important topics.

STAKEHOLDER KEY TAKEAWAYS

- **Core Value of Lago Vista:** *Community Spirit*
- **Development:** *Lago Vista needs a more diverse stock of housing types and land for commercial development.*
- **Airport:** *Area is currently underutilized and has a lot of opportunities for new development.*
- **Parks:** *If new parks are added into the City's park system, the City needs to utilize the undeveloped land (approx. 10 acres across five different parcels) they already have.*
- **Wildfire Management:** *Residents are concerned about the threat of wildfires on the city. Residents strongly agreed that emergency preparedness is important.*

CITY COUNCIL INTERVIEWS

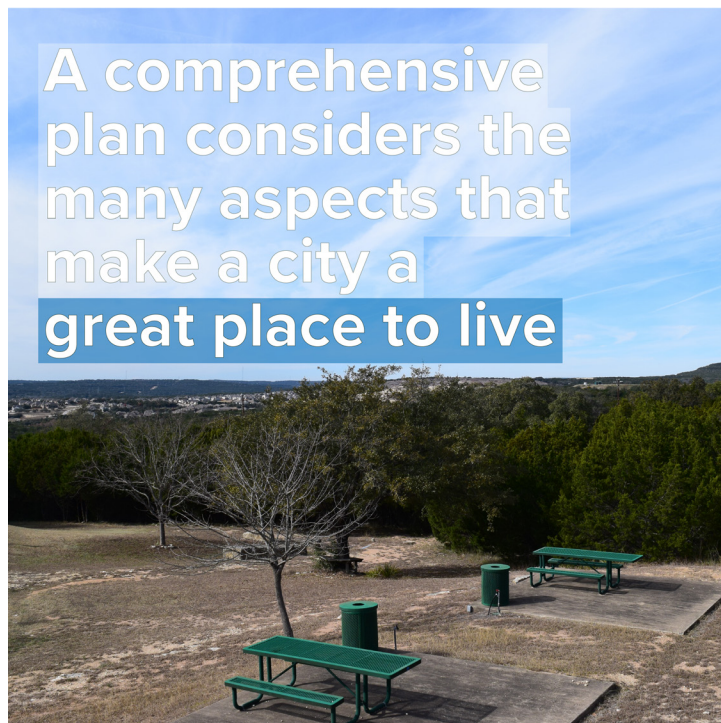
During the planning process, individual interviews were conducted with each member of the City Council early in the planning process. These one-on-one discussions provided an opportunity to understand the broader context of the city's current state, including the challenges and opportunities facing the community at a city-wide level. Council members shared their thoughts on pressing issues, and priorities for the City's future.

CITY COUNCIL KEY TAKEAWAYS

- **Affordable Housing:** *There is a significant concern about the need for affordable housing, especially for people who work in emergency services, education, and the service industry.*
- **Infrastructure:** *Many council members highlighted the importance of updating and maintaining infrastructure, including water systems and roads.*
- **Economic Development:** *There is a strong focus on economic development with suggestions for soft incentives for businesses and the need for a streamlined permitting process.*
- **Parks and Recreation:** *The council members emphasized the importance of parks and recreational facilities, including the need for more shaded picnic areas in parks, a dog park, and better parkland dedication ordinances.*

SOCIAL MEDIA CAMPAIGN

A social media campaign was shared with the public in the beginning of the planning process, with the purpose of educating the public about planning, why it is important to them, and how they can get involved. These posts were released by the City in the weeks leading up to the first public survey and first open house held at Lago Vista High School.



ADVISORY COMMITTEE

Comprised of diverse representatives from the community, the Advisory Committee imbued the Plan with their expertise in recreation, environmental stewardship, and community development. The Advisory Committee met five times throughout the planning process to identify and evaluate key issues in Lago Vista and to provide strategic direction on the prioritization of potential projects. They offered insight and feedback on the Plan's overarching goals, details of the future land use and thoroughfare plan updates, as well as the resulting implementation actions. Their guidance was instrumental in ensuring the Plan reflects the needs and aspirations of the entire Lago Vista community.



Advisory Committee meeting #1, February 13th, 2024

FUTURE LAND USE MAP

The Committee helped update the current Future Land Use Map (FLUM) and gave the following guidance for development of a new map:

- *Along 1431 is a good location for affordable housing, multifamily housing, or offices*
- *Dawn Drive is a good location for 1-3 story mixed-use and civic institutions, if designed correctly*
- *Prioritize preserving the beautiful vistas and lake views*
- *Prioritize walkability inside centers of retail or commercial, not necessarily to commercial areas as Lago Vista is very hilly and difficult to walk*
- *More co-working spaces, retail, and offices*



Advisory Committee meeting #2, July 23rd, 2024

THOROUGHFARE PLAN UPDATES

Feedback received from the Advisory Committee Meeting #3:

- *Bison Trail upgraded from Local Road to Minor Collector*
- *Austin Blvd downgraded from Major Collector to Local Road*
- *Road through Turnback Ranch reworked to match current PDD*
- *Future bridge/ferry added to Sylvester Ford Rd*

OPEN HOUSE #1

The first community open house was held at the Lago Vista High School on April 25th, 2024 to gather initial input for the development of this Plan. Attendees used post-it notes on a series of boards to showcase what they thought about topics like Growth, Mobility, Housing, Parks / Trails, City Services and Economic Development within Lago Vista. Some of the comments included, “creating a town center,” “more trails,” “affordable housing for young families,” and “incentivize developers to conserve land, water, energy (resources).” Attendees were also asked about their top priorities for the City, “Quality Infrastructure” was the top choice, followed by “Community Character and “Access to Healthcare.”

The open house identified the community’s desired park types. Pocket Parks and Special Use Parks were voted highest with 22 votes each. The City of Lago Vista parks system currently only has one pocket park, the Veteran’s Memorial Park, which has seating and a shade structure. The City also has only one special use park, the Lago Vista Golf Course. Other potential special use parks could include, skateparks, marinas, nature centers, or amphitheaters.



Residents helped project staff refine the future land use map.

OPEN HOUSE #2

The second community open house was held at a locally owned business, Lago Vista Brewing Company. There were ten activity stations at the open house geared at gathering community input for the development and prioritization of goals for this Plan. This input was then workshopped by the Advisory Committee into goal statements. Post-it notes were used on a series of boards asking attendees to add new recommendations supporting each goal.

Comments from open house attendees included:

Land Use

- “Lago Vista needs a defined city center”, and “More opportunities for workforce housing”

Mobility

- “Add more sidewalks throughout the City”, and “Make TxDOT place stop light at Bar-K and RM 1431”

Character

- “Become a certified dark skies community”, and “Preserve open spaces in Lago Vista”

Economic Development

- “Get the golf course the needed improvements”, and “Capitalize on Balcones Canyonlands”

City Services

- “Set up emergency evacuation training for City staff and residents”, and “Install a generator for the water tank, so water is provided during power outage”

Parks

- “Build hike and bike trails” and “Install covered pavilions in all parks”



Residents were given the opportunity to show their most desired trail linkages they would like to see added in Lago Vista.

ONLINE COMMUNITY SURVEY #1

The first online community survey was available from April to June 2024 and solicited 470 responses. The focus of the 22-question survey was to develop the community vision and priorities for the Lago Vista community.

Top 3: As you think about Lago Vista 10 years from now, what is most important to you?

RANK	ANSWER CHOICE
#1	PARKS AND OPEN SPACE
#2	QUALITY SCHOOLS AND EDUCATION
#3	QUALITY INFRASTRUCTURE

Top 3: Rank the following in your opinion of importance.

RANK	ANSWER CHOICE
#1	SLOW DOWN RATE OF GROWTH - DON'T LET LAGO VISTA GET TOO BIG, TOO FAST.
#2	MAINTAIN SMALL-TOWN FEEL - GROWTH IS GOOD BUT ONLY IF IT'S DONE IN THE LAGO VISTA WAY
#3	NEW DEVELOPMENT SHOULD GENERALLY PAY ITS OWN WAY - LESS BURDEN ON EXISTING TAXPAYERS

Top 3: What should the City focus on to promote the community?

- 1. PARKS, TRAILS AND OPEN SPACE
- 2. LAKE LIFE (LAKE ACCESS AND WATER-BASED ACTIVITIES)
- 3. LOCAL BUSINESSES

Why do you choose to call Lago Vista home?



Top 3: What are the most important considerations for new developments?

- 1. PRESERVING THE HILL COUNTRY CHARACTER
- 2. SUSTAINABLE DEVELOPMENTS WITH CONSIDERATION FOR WATER USAGE
- 3. REQUIRING SIDEWALKS OR TRAILS

Future Park System Priority Preferences

RANK	FACILITY TYPE
#1	NATURAL AREAS PRESERVATION
#2	IMPROVE EXISTING FACILITIES
#3	LAKE ACCESS

What components do you think should be incorporated into Sunset Park?

RANK	FACILITY TYPE
#1	SHADE
#2	NATURAL AREAS
#3	DOG PARK

ONLINE COMMUNITY SURVEY #2

The second online community survey was available from October to December 2024 and received 288 responses. The 15-question survey covered a wide range of topics, including goal identification and prioritization, land use preferences, transportation, priority park projects, and local needs for the youth. Refer to [Appendix A: Public Engagement](#) for a comprehensive overview of both surveys.

All plan goals received

73% or more

agreement and support from survey respondents

Land uses to be encouraged in Lago Vista

TOP 3 ENCOURAGED USES

1. SINGLE-FAMILY RESIDENTIAL

2. SMALL BUSINESS OR OFFICE

3. SENIOR / ASSISTED LIVING

Priority park projects

- #1

Sunset Park - Add additional amenities (dog park, playgrounds, amphitheater, etc.)
- #2

Sunset Park - Paving parking lot and constructing park pathways

Out of seven park projects listed for prioritization, Sunset Park upgrades were the top two projects voted as the highest priority.

Respondents felt the most important action the City needs to take on is...

DEVELOPING A COMMUNITY EVACUATION PLAN

Rank the goals of the Comprehensive Plan in order of importance

RANK	GOALS
#1	Lago Vista will preserve its unique identity as a scenic, hill country city with a close-knit community, beautiful lake views, and peaceful nature.
#2	Lago Vista will build a well-planned street network that prioritizes safety and efficiency.
#3	Lago Vista will provide high-quality municipal services that prioritize efficiency, sustainability, reliability, and enhance the quality of life for residents.
#4	Lago Vista will manage the direction of growth and development through a thoughtfully planned land use pattern.
#5	Lago Vista will cultivate a thriving economy that supports diverse retail offerings, services, and employment opportunities.

#6

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

VISION

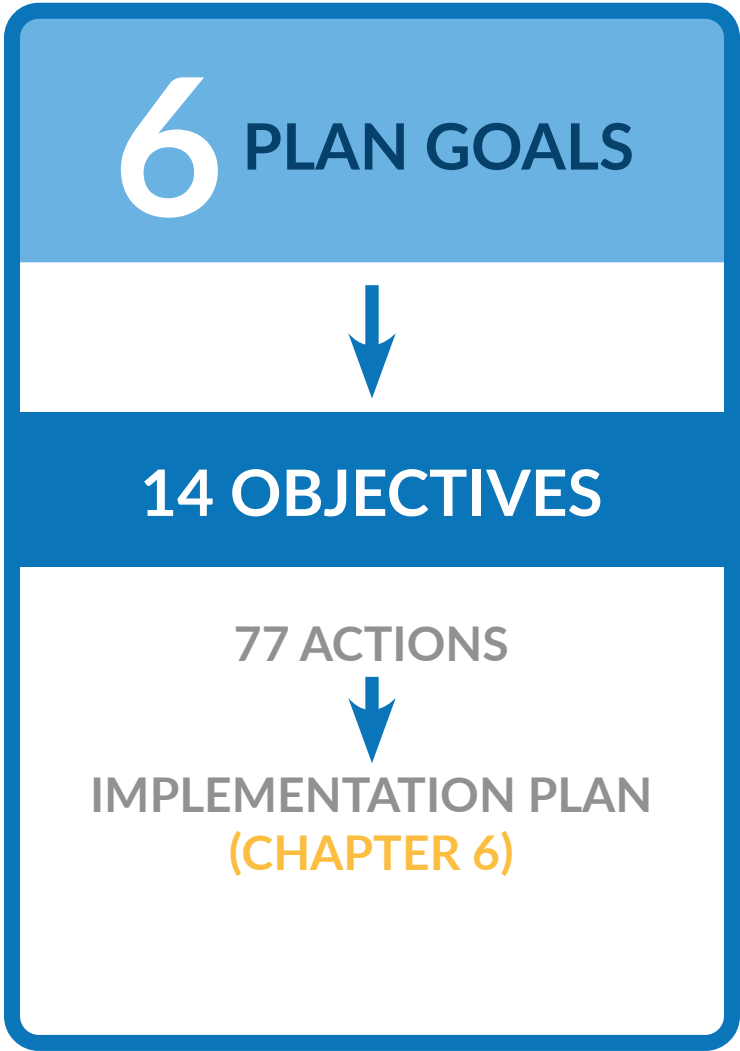
Lago Vista calls for a future that preserves its identity as a small, scenic community by allowing controlled, well-planned growth to provide a high quality of life for residents. The future direction is organized around six goals: Community Character, Mobility, City Services, Future Land Use, Economic Development, and Parks and Open Spaces. Nested under each guiding principle are objectives and recommended actions for meeting the identified objectives. [Recommendation Structure](#), to the right showcases the hierarchy of future directions.

The goals for this Plan were developed through a collaborative and iterative process led by the Advisory Committee, incorporating community input at key milestones.

During the first Advisory Committee meeting, a visioning exercise was conducted to define the community’s values and priorities. Participants described the essence of their small-town character with phrases such as “close-knit,” “scenic hill country landscape,” “lake life,” and “slower pace.” Additionally, they emphasized the importance of a “well-thought-out Future Land Use Map,” “forward-thinking infrastructure,” and “decisions based on safety.”

Following this initial meeting, the first public open house provided an opportunity for residents to share their perspectives on key themes, including Land Use, Mobility, City Services, Parks, Economic Development, and Community Character. The input gathered at this event was then reviewed and expanded upon at the second Advisory Committee meeting. During this session, the committee highlighted additional priorities, such as incorporating golf carts and bike lanes under Mobility, addressing stormwater drainage in Old Lago under City Services, and supporting mixed-use development along Bronco Lane and Dawn Drive under Economic Development.

Recommendation Structure



The insights and priorities from these three meetings were synthesized into draft goal statements, which were further refined during a workshop at the third Advisory Committee meeting. The committee reviewed and approved the finalized goals, which were then presented to the public at the second open house for further feedback and transparency. The community also ranked the goals in order of priority during the second online survey.

GOALS FOR THE FUTURE OF LAGO VISTA

The Plan goals were developed from input received from the community and are reflective of the overall vision set forth by the Advisory Committee. The recommendations presented in [Chapter 5: Recommendations](#) are organized by the following six overall goals:

GOAL 1 COMMUNITY CHARACTER

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

GOAL 2 MOBILITY

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

GOAL 3 CITY SERVICES

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

GOAL 4 FUTURE LAND USE

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

GOAL 5 ECONOMIC DEVELOPMENT

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

GOAL 6 PARKS AND RECREATION

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





DESIGNING TOMORROW: COMMUNITY DIRECTION

3

INTRODUCTION

This chapter functions as the community direction and growth framework for the next 10-20 years in Lago Vista. It includes two important plans which set the vision and community direction for the future: Future Land Use and Future Thoroughfares. The plan maps and tools discussed in this chapter were developed with the consideration of existing, planned, and potential development and growth needs in Lago Vista.

Future land use is an important component of the community build-out vision, focusing on how land uses are distributed across the planning area. The **Future Land Use Map** depicts the preferred building patterns in both the city limits and ETJ and is a strategic tool for consideration of development and capital infrastructure. A Future Thoroughfare Plan is a long-range planning document that guides the development and expansion of a community's roadway network through the **Future Thoroughfare Map** which identifies the location and type of roadways needed to meet projected future growth in a region.

Building consensus in a plan requires acknowledging today's built environment while also recognizing that the future will harbor unforeseen changes to the community lives and functions. The process of creating this Plan was careful to balance the desired growth vision, market realities, public infrastructure and services, and consideration of what is on the ground today.

FUTURE DEVELOPMENT

Lago Vista has seen steady growth over the last 20 years and projections indicate are that these growth pressures will continue in the future. The population of Lago Vista in 2024 is estimated to be 11,620. Based on current projections, it is estimated that the total population, including the surrounding ETJ, could increase to approximately 17,666 by 2030.

This is both a tremendous opportunity and a difficult challenge, as the City will need to ensure that growth can be accommodated by the mobility network and the City's ability to deliver and operate municipal services.

Land use—the types of businesses, residences, and relative density thereof—is one of the most important factors to determining the future of Lago Vista. The future land use plan will become a useful tool in the toolbox that will guide decisions related to zoning, the Capital Improvement Program (CIP), special area plans, community-wide master plans, and other important community decisions.

DIFFERENCES BETWEEN FUTURE LAND USE AND ZONING

Future land use and zoning are distinct but often confused concepts. A future land use plan is a strategic vision for how land within a city or region should be used, reflecting community priorities like economic development, housing, and environmental protection. Unlike zoning, future land use plans are not legally enforceable but guide future development and communicate the city's vision. It reflects the community's vision and priorities, addressing economic development, housing, transportation, environmental protection, and more.

Zoning is a regulatory tool that implements the future land use plan. It defines specific land uses, site design characteristics, and building forms, regulating aspects like building height, density, and setbacks. Zoning is more specific and immediate in its application, while future land use plans are general, conceptual, and flexible. Several zoning districts may fall under a single future land use category, allowing the city to determine the appropriate mix of districts. Zoning changes often follow future land use updates to ensure development aligns with community goals.

While a future land use plan sets the overarching vision and goals for a city's development, zoning provides the specific regulations and legal framework to achieve that vision. It is common for zoning changes to follow a comprehensive plan or future land use update. Similarly, if a development requests a zoning change for a parcel of land, it is required that the City look to the future land use plan for compliance and guidance.

RELATIONSHIP BETWEEN FUTURE LAND USE AND ZONING

FUTURE LAND USE

- Best to be adaptable (broad categories for flexibility)
- Guidance for growth and development through re-zonings
- Identifies areas for commercial growth, environmental sensitivity areas, places for transformation, etc.
- Ensure compatibility between adjacent land uses

ZONING

- Best to be rigid (more specific and parcel focused)
- Enforceable by state law
- Controls density (building height, lot size, etc.) and community character (architectural style, set backs, landscaping requirements, etc.)
- Rezoning must be consistent with the Future Land Use Plan

HOW THESE TWO CONCEPTS ALIGN

1. Regulates and plans for land use
2. Fulfills long- and short-term community goals
3. The Future Land Use Plan provides guidance for zoning changes over time

WHERE THE COMMUNITY AIMS TO GO

The community and the Advisory Committee provided clear guidance on how Lago Vista should develop in the future. This guidance was captured in the form of seven guiding principles, which were used to shape the [Future Land Use Map](#) and [Future Thoroughfare Map](#). These guiding principles should complement the goals established on page 21 and should be referred to when considering amendments to the future land use plan or future thoroughfare plan.

City staff and leadership should strive to use these guiding principles as a checklist to evaluate proposed amendments to the [Future Land Use Map](#) and [Future Thoroughfare Map](#). Proposals which fulfill these guiding principles would be considered to be in line with the community vision for the future of Lago Vista.

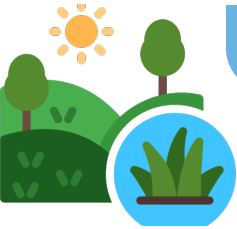


Residents of Lago Vista attended the first open house in April 2025

GUIDING PRINCIPLES



Build a gathering place for the community



Protect open space & natural areas



Promote incremental and sustainable growth



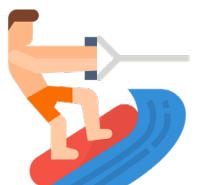
Ensure cost-effective infrastructure



Encourage a variety of housing types



Improve street connectivity



Preserve the small-town charm of Lago Vista

FUTURE LAND USE MAP

The Future Land Use Map is an important component of the community vision, focusing on how land uses are distributed across the planning area. The Future Land Use Map graphically depicts the preferred land use patterns in both the city limits and ETJ and is a strategic tool for consideration of development and capital infrastructure. Building consensus in a plan requires acknowledging today's built environment while also recognizing that the future will harbor changes to how the community lives and functions. The process of creating this Plan was careful to balance the desired growth vision, market realities, public infrastructure and services, and consideration of what is on the ground today.

This Plan reflects the community desire for more commercial/retail land use, connected green space, and an integrated mobility system. This Plan focuses on a variety of housing choices and the desire for "complete" neighborhoods. These are places with good streets, pedestrian focus, convenient access to services and institutions, aesthetic beauty, and outdoor spaces. Most important, they will collectively provide housing opportunity for different ages, family size, and financial arrangement.

The total amount of projected acres for each land use category and percentages of each across the planning area are shown in the [Land Use Breakdown](#) table, to the right. The map of future land uses is depicted on the next page and categories are described on the following pages.

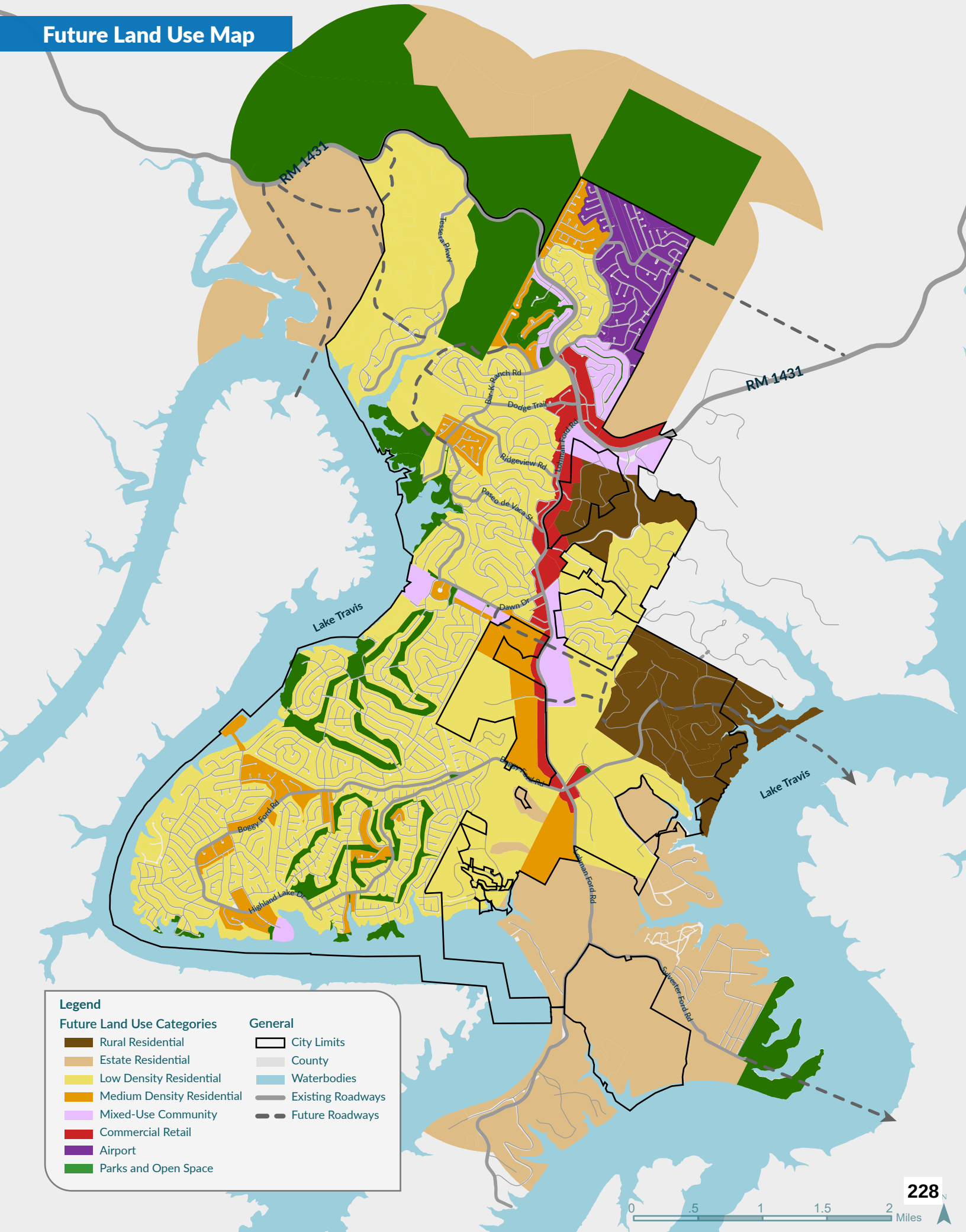
This land use plan will become the primary guide for future development but there are other planning efforts that are foundational to its functionality.

LAND USE BREAKDOWN

Land Use Category		Acres	%
	Rural Residential	1,070	6%
	Estate Residential	5,437	32%
	Low Density Residential	5,753	34%
	Medium Density Residential	667	4%
	Mixed-Use Community	444	3%
	Commercial Retail	325	2%
	Airport	350	2%
	Parks and Open Space	2,814	17%
		13,860	100%

These plans have a two-way relationship to the land use framework. First, by aligning land uses to existing infrastructure, certified service areas, and potential expansion areas; and second, using these density and land use projections as inputs to refine future utility system models. Growth projections identified on page 10 will guide future system needs such as line sizes, timing of improvements, treatment plants and related components, conservation opportunities, and other contingencies.

Future Land Use Map



Legend

Future Land Use Categories

- Rural Residential
- Estate Residential
- Low Density Residential
- Medium Density Residential
- Mixed-Use Community
- Commercial Retail
- Airport
- Parks and Open Space

General

- City Limits
- County
- Waterbodies
- Existing Roadways
- Future Roadways

USAGE AND INTERPRETATION

The Future Land Use Plan is a guide that is subject to modification over time based upon new or changing information and circumstances. The map component of the plan will be used regularly to evaluate zoning requests, so the interpretation of the map is important. By state law, a future land use plan does not have the same force of law as a zoning map. Therefore, when considering plan amendments or zoning requests, interpretation is critical.

The land use colors depicted on the map are arranged to generally represent the balance of land uses desired by the community. The land use depictions are not tied directly to specific land parcels but are representative of general areas consistent with plan goals. While these land use areas often follow parcel lines or streets, practical application of land use decisions contain more nuanced context regarding site specificity, compatibility, timing, and other factors.

Since the land use designations are not tied directly to specific land parcels, it is important to look at the existing conditions of the area. If a major street or natural feature bisects the future land use area, it may be beneficial to analyze the area based on these natural or man-made boundaries. Staff and decision-makers should review all development proposals for plan consistency. All land uses and character context in the proposed zoning districts should be analyzed against the intent and purpose of the land categories on the upcoming pages.

DEVELOPMENT INTENSITY TARGETS

For most land use categories, a mix of uses is desired to provide balance and supportive synergy. Each category has intensity targets that include projected density ranges and suggested percentages of residential and commercial. These percentages are included as an informative tool to describe the character and intent of the place type. They should not be viewed as a strict regulation. The land use percentages and density ranges should be used to determine appropriateness of a zoning proposal and evaluate the mix of uses.

The percentage breakdown should be applied across larger geographic areas rather than by parcel, common ownership, or proposed zoning area. While an individual development proposal could include a single land use and the overall category mix would still be maintained, it is best practice to encourage some amount of the targeted mix. Another exception might be when a parcel is too small to accommodate a mix of uses and a single use may be appropriate.

Timing is also an important element in land use consideration. For example, the first parcels to develop in a large area of a mixed-use category might be considered foundational from a market demand context and, thus, might be acceptable for more residential than the goal. While that may be practical in context, the City should also hesitate to reduce integral commercial amounts without careful consideration.

Each proposal should be analyzed to understand the land use impacts in the area. Ultimately, discretion and context will be used to determine how these metrics are considered to best implement the land use intent. Entitlement mechanisms that allow for land use certainty and timing should be encouraged.

AMENDMENTS TO THE LAND USE MAP

Development requests that do not align with the Future Land Use Map should go through a comprehensive plan amendment process prior or during the rezoning process. Based on the land use direction in this Plan, City staff shall make the determination whether a development proposal is consistent with the comprehensive plan. The plan amendment process will determine if the appointed and elected officials are in support of a change. Any map amendment request should be examined to determine the impact to the development pattern of the surrounding area and reviewed for utility and environmental impacts.

LAND USE CATEGORY DESCRIPTIONS

The following pages include defining attributes and decision-making guidance for each of the land use categories. The information presented forecasts the intent of each of these future places and is intended as a helpful guide when considering future development proposals.

The descriptions and representative imagery can help decision-making regarding land development appropriateness, character, and compatibility. The goal is to ensure that a proposed development pattern will complement or align with existing land uses, proximate land uses, and general character of an area (i.e., building design, site layout, scale, etc.). The identified uses were prepared with the intent of providing balance between various uses and specific information to aid in their application as the City responds to development requests.

Each land use category description contains the following components:

LAND USE COMPONENTS

	Attributes	Definitions
	Intent and Character	A general description of the desired intent and character of development.
	Development Intensity Targets	Recommended density ranges and desired land use mix.
	Appropriate Land Use Types	Guidance for the primary, and in many cases, secondary uses that may be appropriate in certain areas.
	Guidance and Interpretation	Recommendations for decision-making in regard to zoning proposals, location and site considerations, and interpretation.
	Representative Imagery	Photo or graphic examples compatible with each land use category. These are intended to help provide a visual guide to the types of uses, structures, and scale that would be appropriate.



RURAL RESIDENTIAL

INTENT AND CHARACTER

This land use category consists of rural single-family residential and limited agricultural land uses including ranchettes, master planned subdivisions, large-lot single family subdivisions, and conservation subdivisions. This land use is intended to preserve agricultural uses (vineyards, equestrian facilities, etc.) open space and natural features while minimizing the impacts on city-provided infrastructure.

Ideal lot sizes for this category are greater than five acres but some exceptions could be made for cluster development which preserves open space features. In addition, water or wastewater infrastructure should not be expanded to these areas without significant consideration. Though if a desirable conservation cluster development required wastewater connection to accommodate the project, an arrangement could be considered.

To preserve the Hill Country character, design standards should be tailored according to the development style. This means low impervious cover limits and streets with rural cross-sections. For conservation development, clustered-style lots would offset with considerable natural open spaces.

LOCATION DECISION-MAKING CRITERIA

This land use category is best suited for:

- *Lakefront property;*
- *Undeveloped land on outskirts of Lago Vista or in the ETJ;*
- *Land with limited or no water or wastewater infrastructure access; and/or*
- *Land with steep topography, other physical constraints, or environmentally sensitive features.*

APPROPRIATE LAND USE TYPES

COMMERCIAL

Limited agricultural uses; home-based businesses; tourism-based destination; and overnight uses such as bed and breakfast in appropriate contexts.

RESIDENTIAL

Large lot single-family detached; conservation cluster developments; ranchettes.

INDUSTRIAL

Not appropriate.

INSTITUTIONAL

Places of public assembly; utility and service use (e.g., electrical substations, fire stations, etc.).

GREEN SPACES

Parks and recreation facilities; natural areas; open spaces; trail corridors; water quality features.

GUIDANCE AND INTERPRETATION

The following recommendations should be considered for decision-making for zoning requests, development approvals, and regulatory adjustments:

- *Environmentally-friendly solutions should be prioritized, including low impact development (LID), regional retention ponds, bio-filtration, reduced hardcover surfaces, native tree preservation, water conservation, etc.*
- *Support conservation subdivisions to retain land for preserved open space.*
- *Minimize clearing and grading for new development to preserve the natural context as much as possible.*
- *All proposed commercial, civic, and additional non-residential uses should be designed in a rural design character.*
- *Since land in this category is currently located in the ETJ, the subdivision standards in the development code should be evaluated to ensure desired development character if it is never annexed.*
- *In implementation, development code modifications could be needed to achieve the envisioned development character.*
- *Consider private streets, standards, and maintenance.*

REPRESENTATIVE IMAGERY



Large lot residential homes



Ranchette

Illustration courtesy of Hill Country Alliance



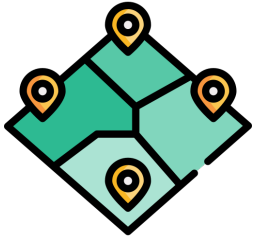
Conservation cluster development

DEVELOPMENT CODE CONSIDERATIONS

Compatible Zoning Districts	R1-R, P (all), G1, C1, C2, U1
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DEVELOPMENT INTENSITY TARGET

Density (dwellings per acre)	<0.2 / acre
Commercial	0 - 5%
Residential	95 - 100%



ESTATE RESIDENTIAL

INTENT AND CHARACTER

This land use category consists of estate housing which is intended to maintain a low-density character but support more residential development than the Rural Residential category. Provides a transition between rural and suburban development, often featuring large custom homes, private estates, and sometimes gated communities.

Ideal lot sizes for this category are between one and five acres. In limited cases, exceptions could be made for cluster development which preserves open space features.

To preserve the estate housing character, this category will typically have stricter residential development standards, including setbacks, architectural guidelines, and possible homeowners association (HOA) oversight.

LOCATION DECISION- MAKING CRITERIA

This land use category is best suited for:

- *Lakefront property;*
- *Undeveloped land on outskirts of Lago Vista or in the ETJ;*
- *Land with limited or no water or wastewater infrastructure access; and/or*
- *Land with steep topography, other physical constraints, or environmentally sensitive features.*

APPROPRIATE LAND USE TYPES

COMMERCIAL

Not appropriate.

RESIDENTIAL

Large lot single-family detached; estate subdivisions; conservation cluster developments in limited cases.

INDUSTRIAL

Not appropriate.

INSTITUTIONAL

Places of public assembly; utility and service use (e.g., electrical substations, fire stations, etc.).

GREEN SPACES

Parks and recreation facilities; natural areas; open spaces; trail corridors; water quality features.

GUIDANCE AND INTERPRETATION

The following recommendations should be considered for decision-making for zoning requests, development approvals, and regulatory adjustments:

- *Environmentally-friendly solutions should be prioritized, including low impact development (LID), regional retention ponds, bio-filtration, reduced hardcover surfaces, native tree preservation, water conservation, etc.*
- *Support conservation subdivisions to retain land for preserved open space.*
- *Minimize clearing and grading for new development to preserve the natural context as much as possible.*
- *Since land in this category is currently located in the ETJ, the subdivision standards in the development code should be evaluated to ensure desired development character if it is never annexed.*
- *In implementation, development code modifications could be needed to achieve the envisioned development character.*
- *Consider private streets, standards, and maintenance.*

DEVELOPMENT CODE CONSIDERATIONS

Appropriate Existing Zoning Districts	R1-L, P (all), G1, U1
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DEVELOPMENT INTENSITY TARGET

Density (dwellings per acre)	0.2 - 1 / acre
Commercial	0%
Residential	100%

REPRESENTATIVE IMAGERY



Estate home



Traditional large lot estate layout



Lakefront Estate homes



LOW DENSITY RESIDENTIAL

INTENT AND CHARACTER

The Low Density Residential category is intended to be primarily single-family neighborhoods with some variety of lot sizes and associated amenities such as parks, trails, and schools. Conventional detached residential products are preferred while other types of residences such as attached residential products can be considered on a case-by-case basis.

Neighborhoods proposed as planned development districts could be encouraged to include a variety of housing types throughout the neighborhood and should prioritize sidewalks and community amenities. Architectural styles, building height and massing should be not vary dramatically unless thoughtfully arranged.

New streets would typically be local and collector sections with sidewalks, consistent speeds, and accessible driveways. In some occasions where the neighborhood abuts a more significant street, a personal service business site may be appropriate if designed at a compatible scale.

LOCATION DECISION-MAKING CRITERIA

This land use category is best suited for:

- *Existing neighborhoods;*
- *Land with water and wastewater infrastructure access.*

APPROPRIATE LAND USE TYPES

COMMERCIAL

In limited circumstances, neighborhood-serving retail, personal service, and small office uses should be encouraged with specific design standards and compatibility criteria. These uses should typically be found along higher-classification streets and sited at or near intersections.

RESIDENTIAL

Single-family detached residential and some single-family attached residential.

INDUSTRIAL

Not appropriate.

INSTITUTIONAL

Education (e.g., elementary schools) integrated into neighborhoods as much as possible; middle schools and high schools; public assembly; and utility and service uses (e.g., electrical substations, fire stations, etc.).

GREEN SPACES

Parks and recreation facilities; natural areas; open spaces; trail corridors; water quality features.

GUIDANCE AND INTERPRETATION

The following recommendations should be considered for decision-making for zoning requests, development approvals, and regulatory adjustments:

- *Zoning proposals for districts allowing single-family attached uses and duplexes are consistent with the land use category when a transition between single-family detached residential uses and other more intensive uses are appropriate. Attached single-family should be secondary to detached product types.*
- *Smaller lots and denser development could serve as a transition from the local commercial areas. Infill that increases density should match the character of the surrounding structures.*
- *Reserve land for parks, trails, and other civic and recreational uses. Parks and common spaces should be centralized, focal points of the community to provide easily walkable access.*
- *Existing street stubs should be connected regardless of density and new street connections should be made to encourage a well-integrated network. Internal streets should be highly connected with shortened blocks to prioritize pedestrian mobility.*
- *Small-scale commercial uses can be appropriate along larger streets and should be compatible with the surrounding residential development.*
- *Institutional uses should take access from a collector or greater street classification.*

ESTABLISHED VERSUS NEW NEIGHBORHOODS

Distinguishable differences between Lago Vista's established residential neighborhoods and new proposals are primarily found in the density, lot size, and variety of housing types. Established neighborhoods will have slightly lower density and propensity for single use and residence types. Newer neighborhoods will have more diversity of housing options within the same subdivision and higher overall density. Where new is proposed adjacent to established neighborhoods, care should be taken in regards to compatibility, transition, and mobility impacts.

REPRESENTATIVE IMAGERY



Duplex



Single-family home

DEVELOPMENT CODE CONSIDERATIONS

Appropriate Existing Zoning Districts	R1-S, R1-M, R2, C1-A, C1-C, P (all), U-1
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DEVELOPMENT INTENSITY TARGET

Density (dwellings per acre)	1 - 4 / acre
Commercial	0 - 10%
Residential	90 - 100%



MEDIUM DENSITY RESIDENTIAL

INTENT AND CHARACTER

The Medium Density Residential category is envisioned to provide locations for differing levels of residential density. This category best accommodates residences built to meet the “missing middle” segment of the marketplace. This may include townhomes, duplexes, patio homes, small-scale apartments in the appropriate context, or a mix of several of these in a planned setting. It is essential that open green space and social gathering spaces are woven throughout these neighborhoods.

In some instances, these areas may be designed in a more urban character in a walkable pedestrian environment. In these cases, buildings are intended to be street-oriented, with on-street parking or rear periphery parking, pedestrian and bicycle facilities, short blocks with good street connectivity, and nearby goods and services.

The land use is found in both greenfield and infill situations, with seamless transition to nearby conventional residential neighborhoods. Apartment complexes are only intended for this land use category if they are directly located along RM 1431.

LOCATION DECISION-MAKING CRITERIA

This land use category is best suited for:

- *Land adjacent to or with direct access to RM 1431 or Lohman Ford Road;*
- *Land with water and wastewater infrastructure access; and/or;*
- *Especially applicable adjacent to schools or commercial/retail centers.*

APPROPRIATE LAND USE TYPES

COMMERCIAL

At significant intersections, or in planned development districts, commercial retail, office, restaurant, and personal service uses may be considered if supporting the residential intent of the category.

RESIDENTIAL

Small lot single-family detached; single-family attached uses; cottages/garden homes; townhouses; small-scale apartment complexes or condominiums; retired living communities; assisted living communities; patio homes or zero-lot line units; or other typologies.

INDUSTRIAL

Not appropriate.

INSTITUTIONAL

Education (e.g., elementary schools) integrated into neighborhoods as much as possible; middle schools and high schools; public assembly; and utility and service uses (e.g., electrical substations, fire stations, etc.).

GREEN SPACES

Parks and recreation facilities; natural areas; open spaces; trail corridors; water quality features.

GUIDANCE AND INTERPRETATION

The following recommendations should be considered for decision-making for zoning requests, development approvals, and regulatory adjustments:

- *New development should be built with a semi-urban character, including larger sidewalks and street trees.*
- *This land use can be a good transitional use from lower density residential to higher density or non-residential uses.*
- *Rear alley access via improved alleys and side or rear parking is desired instead of a front-loaded product for attached dwellings or units on narrow lots.*
- *Connectivity to adjacent developments through trails and sidewalks is critical to maintaining access for transportation and recreation.*
- *Social gathering spaces should be prioritized, either public parks, passive open space or active private spaces within a development.*

DEVELOPMENT CODE CONSIDERATIONS

Appropriate Existing Zoning Districts	R1-S, R2, R1-T, R4, C1-A, C1-C, P (all), U-1
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DEVELOPMENT INTENSITY TARGET

Density (dwellings per acre)	4 - 8 / acre
Commercial	0 - 20%
Residential	80 - 100%

REPRESENTATIVE IMAGERY



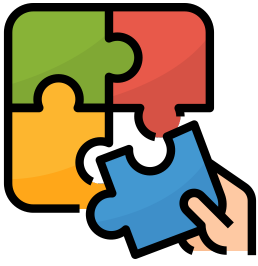
Small lot single-family



Traditional attached townhomes



Modern attached townhomes



MIXED-USE COMMUNITY

INTENT AND CHARACTER

This land use includes a mix of commercial and residential uses on the same parcel either through horizontal or vertical mixed-use development. It is intended to be flexible in function and design. Emphasis is placed on pedestrian walkability throughout all developments. A mixed-use community should be as the name suggests — with a strong and sustained “sense of place.” These highly activated areas include integrated residential, retail, and small-scale employment use.

Land uses are less distinguishable and less regulated in this more urban environment, where the focus is more on form than function. These areas are intended to be designed in a more urban character to create a walkable pedestrian environment. Buildings are intended to be street-oriented, with on-street parking or rear periphery parking, pedestrian and bicycle facilities, short blocks with good street connectivity, and nearby goods and services. High interconnectivity between uses and parcels is required internal to the site, both vehicular and pedestrian. Buildings should be sited in close proximity to each other and well-connected via pedestrian pathways and sidewalks.

These areas could be proposed for development as a single development proposal as a planned development, but alternatives can be considered depending on the size and mix of uses proposed.

LOCATION DECISION- MAKING CRITERIA

This land use category is best suited for:

- *Land that is desired to have an urban, walkable character; and/or*
- *Land adjacent to or with direct access to Dawn Drive, RM 1431 or Lohman Ford Road.*

APPROPRIATE LAND USE TYPES

COMMERCIAL

Contextual to location but intended to include neighborhood and regional-serving retail, personal service, hotel, resort, marina, entertainment uses, restaurant, and office use.

RESIDENTIAL

Missing middle housing types such as townhouses, single-family attached, cottages, or urban lofts and apartments in walkable environments near commercial and open space. Senior or assisted living centers with on site medical or restaurant. Stand-alone apartments are not desirable.

INDUSTRIAL

Not appropriate.

INSTITUTIONAL

Education (e.g., elementary and secondary schools); institutional uses (e.g., places of public assembly); utility and service uses (e.g., electrical substations, fire stations, etc.). High schools may be permitted if they are located and take access from a collector or greater street classification.

GREEN SPACES

Parks and recreation facilities; natural areas; open spaces; trail corridors; water quality features.

GUIDANCE AND INTERPRETATION

The following recommendations should be considered for decision-making for zoning requests, development approvals, and regulatory adjustments:

- *High interconnectivity between uses and parcels is required internal to the site, both vehicular and pedestrian; external to a development project in this category it is preferred that there be good connectivity but not to the degree within the development.*
- *New development should support existing local businesses, and encourage a vibrant commercial environment anchored by small scale and local businesses that draw visitors and residents to the Dawn Drive area.*
- *In larger parcels, building height and mass should be designed to maximize compatibility with abutting uses, where the greatest intensity is located near the center or adjacent to a major thoroughfare.*
- *Buildings should be sited in close proximity to each other and well-connected via pedestrian pathways and sidewalks.*
- *On-site parking should be first accommodated through reduced minimum parking requirements, followed by on-street parking, shared parking, and structured parking sited away from primary pedestrian pathways. Individual surface lots for each parcel should not be required.*
- *Development quality (architecture and landscaping) should be of higher standard.*
- *In implementation, development code modifications would be needed to achieve the envisioned development character.*

REPRESENTATIVE IMAGERY



Retail center in a mixed-use development



Georgetown, Texas Main Street



Buda, Texas - Buda Mill and Grain Co.

DEVELOPMENT CODE CONSIDERATIONS

Appropriate Existing Zoning Districts	Not applicable
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DEVELOPMENT INTENSITY TARGET

Density (dwellings per acre)	8 - 16/acre
Commercial	40 - 60%
Residential	40 - 80%



COMMERCIAL RETAIL

INTENT AND CHARACTER

The Commercial Retail category is primarily for businesses serving both the local and regional area. This category is intended to provide opportunity for diverse retail, commercial, and employment destinations along major corridors and at value-intense intersections.

Site design and aesthetics are particularly important along Lohman Ford Road, as this corridor will function as the face for Lago Vista. Special consideration should be given to the site design of businesses facing Lohman Ford Road. Driveway consolidation, street trees, wide sidewalks, and other important features should be required to ensure that Lohman Ford Road remains an aesthetically pleasing road.

The high speeds of the RM 1431 corridor and TxDOT-controlled design are most suited to auto-oriented destinations. Residential is undesirable directly adjacent to RM 1431 due to high speeds but could be possible in walkable mixed-use clusters are desirable around key intersections. Managing access and traffic in this high-volume area is critical.

LOCATION DECISION- MAKING CRITERIA

This land use category is best suited for:

- *Land adjacent to or with direct access to RM 1431 or Lohman Ford Road.*

APPROPRIATE LAND USE TYPES

COMMERCIAL

Commercial retail, professional offices, personal services, restaurants, grocery stores, entertainment, hotels, and similar semi-regional uses. More intense big box uses may be considered in a well-planned commercial center at or near major intersections.

RESIDENTIAL

Not appropriate.

INDUSTRIAL

Not appropriate.

INSTITUTIONAL

Public recreational uses (e.g., urban plazas and greens) are appropriate within a commercial center; and utility and service uses (e.g., electrical substations, fire stations, etc.).

GREEN SPACES

Parks and recreation facilities may be appropriate in the right context and safety; natural areas; open spaces; trail corridors; water quality features.

GUIDANCE AND INTERPRETATION

The following recommendations should be considered for decision-making for zoning requests, development approvals, and regulatory adjustments:

- *The size/depth of the corridor on the map is flexible if the proposed development embodies the intent and character. Variations should favor more substantial/deeper amount of commercial rather than smaller/shallower parcels and pad sites.*
- *Development quality along Lohman Ford Road should be of a high standard of site and architectural design. This pertains to street yard, tree canopy and landscaping, building massing and facade presentation, relationship to external and internal streets, and relationship to other buildings and outdoor spaces.*
- *Building height and mass should be designed to maximize compatibility with adjacent uses, where the highest intensity is placed.*
- *Internal vehicular and pedestrian interconnectivity among uses and parcels is required along with connection to adjacent development. Outparcels should have interconnectivity.*
- *Entrance drives should be attractive and substantial, with medians, trees, sight visibility, turn lanes and depth for stacking and internal movement.*
- *Encourage regional detention to serve multiple parcels for better efficiency and more intensity of use and a better aesthetic appearance.*

REPRESENTATIVE IMAGERY



Commercial Shopping Center



Commercial Shopping Center



Lago Vista Brewing

DEVELOPMENT CODE CONSIDERATIONS

Appropriate Existing Zoning Districts	C1-A, C1-C, C2, C-3, CR
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DEVELOPMENT INTENSITY TARGET

Density (dwellings per acre)	N/A
Commercial	100%
Residential	0%



AIRPORT

INTENT AND CHARACTER

The intent of this land use category is to ensure that development near the Rusty Allen Airport is compatible and complementary to the airport. Small airports have the potential to stimulate local economies by attracting businesses, creating jobs, and increasing commerce in the area. In addition, they can facilitate tourism by providing easy access to regional attractions, leading to increased spending in local businesses such as hotels, restaurants, and shops. This is the vision for the future of the Rusty Allen Airport, to serve as a destination for aviation enthusiasts and a unique quality to define Lago Vista's identity.

Generally, residential uses and institutional uses such as schools or religious institutions are not compatible with airports due to loud noises. In addition to aircraft noise, there are other issues, such as safety and other environmental impacts to land uses around airports which need to be considered when addressing the overall issue of land use compatibility.

LOCATION DECISION- MAKING CRITERIA

This land use category is best suited for:

- *Land adjacent to the Rusty Allen Airport; and/or*
- *Land in the flight path for Rusty Allen Airport.*

APPROPRIATE LAND USE TYPES

COMMERCIAL

Aircraft hangar, servicing, repair, operations, restaurants; delivery or car rental services; manufacturing of goods (not to include industrial manufacturing or heavy uses); hotels or hospitality for travelers; craft manufacturing; artist studios; or other uses associated with airports such as technology or innovation hubs.

RESIDENTIAL

Not appropriate except for single family hangar homes.

INDUSTRIAL

Not appropriate.

INSTITUTIONAL

Utility and service uses (e.g., electrical substations, fire stations, etc.). Religious institutions and schools are not appropriate.

GREEN SPACES

Public recreational uses (e.g., parks and playgrounds) are appropriate, also trails and trail connectivity are appropriate with protections. Protection of natural spaces is critical and private outdoor spaces are important for employees.

GUIDANCE AND INTERPRETATION

The following recommendations should be considered for decision-making for zoning requests, development approvals, and regulatory adjustments:

- Establish restrictions to decrease the amount of sound, dust, vibration, odor, and glare, etc., between adjacent future land use categories.

DEVELOPMENT CODE CONSIDERATIONS

Appropriate Existing Zoning Districts	C-A, RR-A, C2
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DEVELOPMENT INTENSITY TARGET

Density (dwellings per acre)	N/A
Commercial	90-100%
Residential	0 - 10%

REPRESENTATIVE IMAGERY



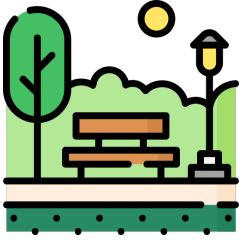
Hangar Hotel in Fredericksburg



Aerial photo of Rusty Allen Airport (Photo taken: October 2023)



Residential hangar home



PARKS AND OPEN SPACE

INTENT AND CHARACTER

The Parks and Open Spaces category contains active and passive parkland, trails, and open space. This category includes publicly accessible city-owned parks, which are labeled, and semi-private parks such as Property Owner Association-owned parks, the Balcones Canyonlands National Wildlife Refuge, county-owned parks, and others.

Parks and open spaces may serve multiple purposes, including connecting the community through trails and managing stormwater impacts. These natural and improved spaces are critical amidst development, for the outdoor enjoyment of residents and workers while connecting public (and private) parks and amenities. Land adjacent to the areas designated as Parks and Open Spaces on the map may be added to the land use area in the future as parkland.

Parks and open spaces with a trail network will be a regional destination for people looking for trails, cycling, and active transportation routes to employment centers. From a community perspective, parks are also opportunities for placemaking, including art, historical elements, civic spaces, and wildlife viewing.

APPROPRIATE LAND USE TYPES

COMMERCIAL

Recreational services such as kayak and bike rental facilities or concessions may be appropriate in some cases.

RESIDENTIAL

Not appropriate.

INDUSTRIAL

Not appropriate.

INSTITUTIONAL

Parks and open space are typically public, although parkland can include land privately owned and maintained but has a public access easement. Or the public parkland may be a narrow piece of land adjacent to private open space/amenity area that adds to the feel of a larger green space.

OTHER

Parks and open space might include stormwater facilities from adjacent development. These facilities need to be designed thoughtfully to create an enhanced amenity within the greenway and not disrupt the stormwater purposes of managing flooding. Stormwater facilities along these corridors should be designed with a natural appearance and not prevent public access.

GUIDANCE AND INTERPRETATION

The following recommendations should be considered for decision-making for site design, development approvals, and regulatory adjustments:

- *Parks, open space, and trails shall be defined during the development approval process and dedicated during the first phase of the project.*
- *Trails should be considered partial credit for parkland requirements when submitted to meet minimum requirements for open space (e.g., as part of parkland dedication requirements or semi-public common areas as part of new development).*
- *Current regulations should be evaluated to require and / or incentivize the protection of sensitive natural resources (e.g., creek corridors, floodplains, steep slopes) as common open space areas.*
- *Stormwater should be well-integrated, with regional solutions desired.*
- *Trail linkages are desired regardless of floodplain reclamation or changes in floodplain boundaries.*
- *Trees should be abundant to retain soil durability and shade for patrons. Tree preservation of native hardwood species and native understory should be prioritized, when possible, and new shade trees shall be planted.*
- *Community and regional trailheads should be located at large public parks, defined parking lots along collector or arterial streets, and should not be located along neighborhood local streets except by special arrangement.*
- *Utility easements should be considered and utilized, where possible, as corridors for pedestrian/bicycle paths.*

REPRESENTATIVE IMAGERY



Sunset Park trailhead



Viewing point behind the Lago Vista City Pool



The Pickleball and Tennis Complex located at the Lago Vista Golf Course

MOBILITY

A city’s transportation system has a strong influence on the quality of life and economic potential of a community. A well-designed and coordinated transportation system provides multiple modes of mobility to ensure residents and visitors can move in and through a city safely and with ease.

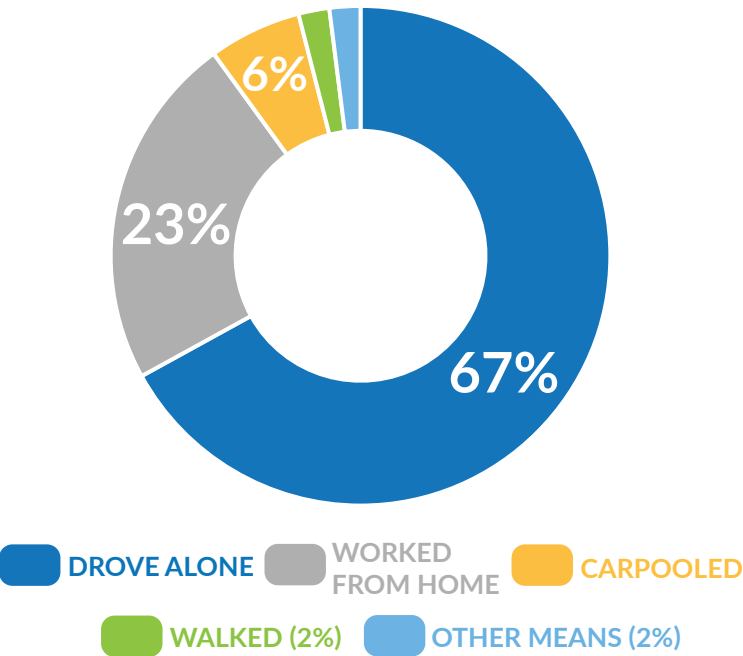
Lago Vista is located approximately an hour away from Austin and 30 minutes away from Cedar Park. The city is connected to the greater region via RM (Ranch-to-Market) 1431. This road, which is controlled by the Texas Department of Transportation (TxDOT), serves as the only access to Lago Vista from surrounding communities. Within the city, Lohman Ford Road serves as the primary thoroughfare for north-south connections and functions as the main thoroughfare for Lago Vista.

Due to a combination of multiple factors, building cross-city street connections has been difficult in Lago Vista. As a small city with a focus on residential development, Lago Vista has fewer through-streets compared to urban areas. This can create congestion on primary routes during peak times. In addition, the hilly terrain around Lake Travis poses challenges for road design and maintenance, leading to winding roads with steep grades in some areas.

According to the US Census, the average commute time for people living within Lago Vista in 2023 was 33.6 minutes, which is 3.1 minutes shorter than the average commute time in 2020. Additionally, most residents (67.1%) drove alone, as illustrated in [Means of Transportation to Work](#).

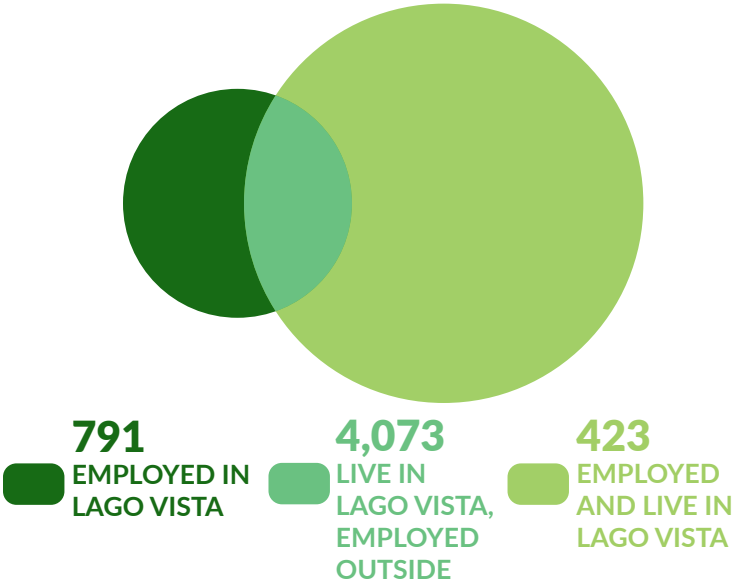
In 2022, 9.4% of Lago Vista residents (423) were employed within the city limits of Lago Vista, whereas the remaining 90.6% (4,073) were employed elsewhere. Inversely, 65% of Lago Vista’s employees (791) reside outside the city limits. While theoretically, only 4,864 vehicles entered and left Lago Vista on a given workday in 2022, TxDOT Annual Average Daily Traffic data indicates that an additional 3,000 vehicles passed through Lago Vista to arrive at other employment destinations.

Means of Transportation to Work

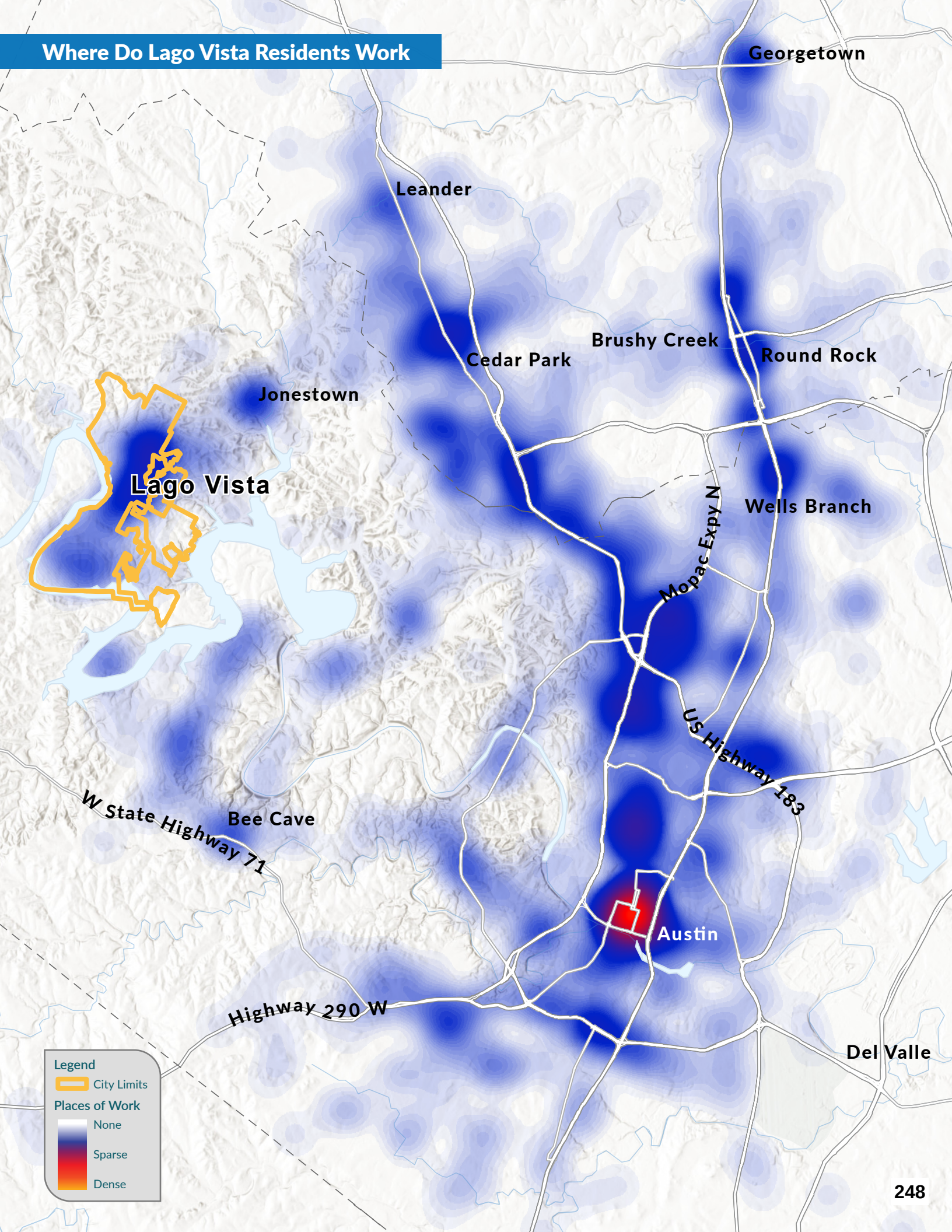


The map on the next page, [Places to Work](#), illustrates where in the Capital Area metropolitan region the residents of Lago Vista chose to work in 2022. There is a concentration of employment in the downtown Austin area, in the larger suburban communities along Mopac Expressway and Loop 183, and in smaller suburban communities such as neighboring Jonestown and Bee Cave.

Inflow/Outflow Job Counts in 2022 - All Workers



Where Do Lago Vista Residents Work



Legend

City Limits

Places of Work

None

Sparse

Dense

TRAFFIC COUNTS AND PROJECTIONS

The community has noticed an increase in traffic around Lago Vista in recent years, particularly on RM 1431 and Lohman Ford Road. Annual Average Daily Traffic (AADT) data from TxDOT supports this observation: from 2017 to 2023, Lohman Ford Road and RM 1431 have experienced an average annual traffic growth of 5.2% and 5.6%, respectively. Despite experiencing a reduction in daily traffic in 2020 due to the COVID-19 pandemic, both thoroughfares bounced back in 2021 with more traffic than in 2019, and the growth has continued. Until alternative routes and cross-city connectivity can be increased, traffic on these thoroughfares cannot be abated.

Additionally, Boggy Ford Road experienced an average annual growth of 3.4% from 2017 to 2023; however, because the area surrounding Boggy Ford Road is almost entirely developed, it is expected to experience minimal growth in the future. In contrast, Shoreline Ranch Drive and Austin Boulevard – which sit on the opposite (east) side of Lohman Ford Road from Boggy Ford Road – traverse through a scarcely developed area. While no AADT data from TxDOT is available along these collectors, development in this area would bring an increase of traffic to them. Furthermore, if Shoreline Ranch Drive continues to be accessible only via Lohman Ford Road, development in this area would also bring increased traffic along the thoroughfare as well.

The TxDOT AADT data is summarized in table to the right, [TxDOT AADT Counts](#), and the locations where this data was collected is illustrated in the map on the next page.

TxDOT AADT Counts

YEAR	BOGGY FORD ROAD	
	A	B
2017	6,102	2,647
2018	6,758	3,004
2019	7,449	3,315
2020	6,536	2,984
2021	6,667	3,829
2022	6,667	3,829
2023	7,041	3,428

YEAR	RM 1431	
	C	D
2017	14,620	6,165
2018	17,734	6,961
2019	18,506	6,864
2020	16,238	4,880
2021	18,913	6,933
2022	18,928	7,864
2023	18,650	8,945

YEAR	LOHMAN FORD ROAD	
	E	
2017	13,165	
2018	12,511	
2019	14,598	
2020	14,505	
2021	14,744	
2022	14,744	
2023	17,440	

TxDOT AADT Counts

Legend

- TxDOT AADT Count Locations
- Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector

General

- City Limits
- ETJ
- Existing Roadways
- Waterbodies

RM 1431 North of Lohman Ford Road

Lohman Ford Road South/West of RM 1431

RM 1431 South/East of Lohman Ford Road

Boggy Ford Road West of Mt Vernon Avenue

Boggy Ford Road West of Lohman Ford Road

CRASH DATA

Using data retrieved from the TxDOT Crash Records Information System (CRIS), vehicular crashes and crash hotspots were identified within the city limits of Lago Vista. Data used in this analysis includes all vehicular crashes that have occurred from January 1, 2020 to December 31, 2024.

According to the CRIS data, 431 crashes occurred within the city during this five-year period. As shown in the map on the next page, **Vehicle Crashes**, the intersection of Lohman Ford Road at RM 1431 displays the greatest density of crashes, with 45 total intersection-related crashes occurring within a 250-foot radius of the intersection. Notable hotspots of intersection-related crashes are as follows:

- *Lohman Ford Road at Boggy Ford Road/Shoreline Ranch Drive – 10 crashes*
- *Lohman Ford Road at Dawn Drive – 10 crashes*
- *RM 1431 at Bar K Ranch Road – 9 crashes*
- *Lohman Ford Road at Dodge Trail – 7 crashes*
- *Lohman Ford Road at Ridgeview Road – 6 crashes*
- *RM 1431 at Destination Way – 5 crashes*

Additionally, it is important to note non-intersection related hotspots and locations of fatal crashes. Upon close inspection of the crash data, there appears to be a correlation between curves in the roadway and crashes that result in a fatality. Poor visibility rounding the curves, high speeds resulting in losing control, and driver inattention are the most common contributing factors to these crashes, and many involved an overturning of the vehicle and/or hitting a fixed object. Additionally, the majority of these crashes only involved one vehicle.

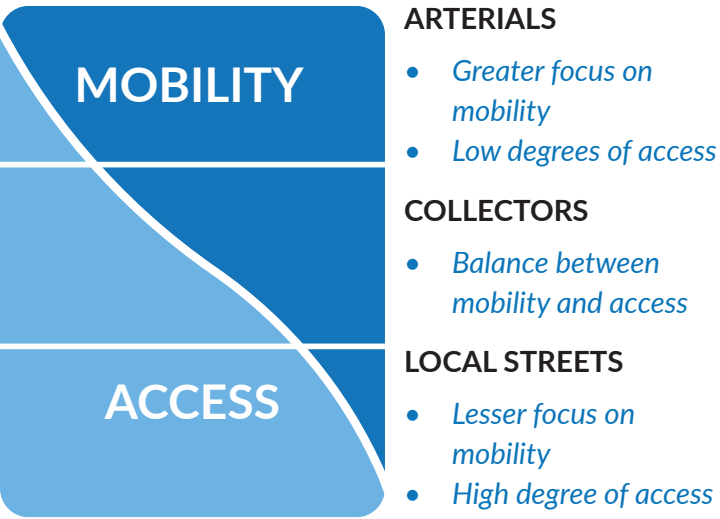
- *Boggy Ford Road east of Lincoln Cove/Drapers Cove – 7 crashes, 1 fatality*
- *Dodge Trail at Diamond Trail – 7 crashes*
- *RM 1431 north of Cactus Bend Cove – 6 crashes, 1 fatality, 1 suspected serious injury*
- *RM 1431 at Adrian Way – 6 crashes, 1 fatality*
- *RM 1431 south of Cactus Bend Cove – 4 crashes, 2 fatalities*

MOBILITY VS ACCESS

Mobility and access have an inverse relationship, where roadways that have greater mobility have less access and vice versa, as demonstrated by **Mobility Versus Access**. Roadways are classified according to which function they serve, greater mobility or greater access. Broadly speaking, roads of higher classifications – the highest being Interstate Highways – provide more mobility and less access, serving long-distance travel; whereas those of lower classifications – the lowest being Residential or Local Streets – provide more access and less mobility, and serve short-distance travel.

In order to promote safety and minimize congestion, roadways must be compatible in both their classification and design with the land uses that they serve. Thus, roadway design should have an intentional approach to support either existing or future desired development, with clear alignment between mobility and land use plans. To achieve desired development outcomes, critical transportation requirements such as the Thoroughfare Plan and street connectivity code standards should remain a priority for the City.

Mobility Versus Access



Vehicle Crashes

Legend

Crash Severity

- Fatality Crash
- Injury Crash
- All other Crashes

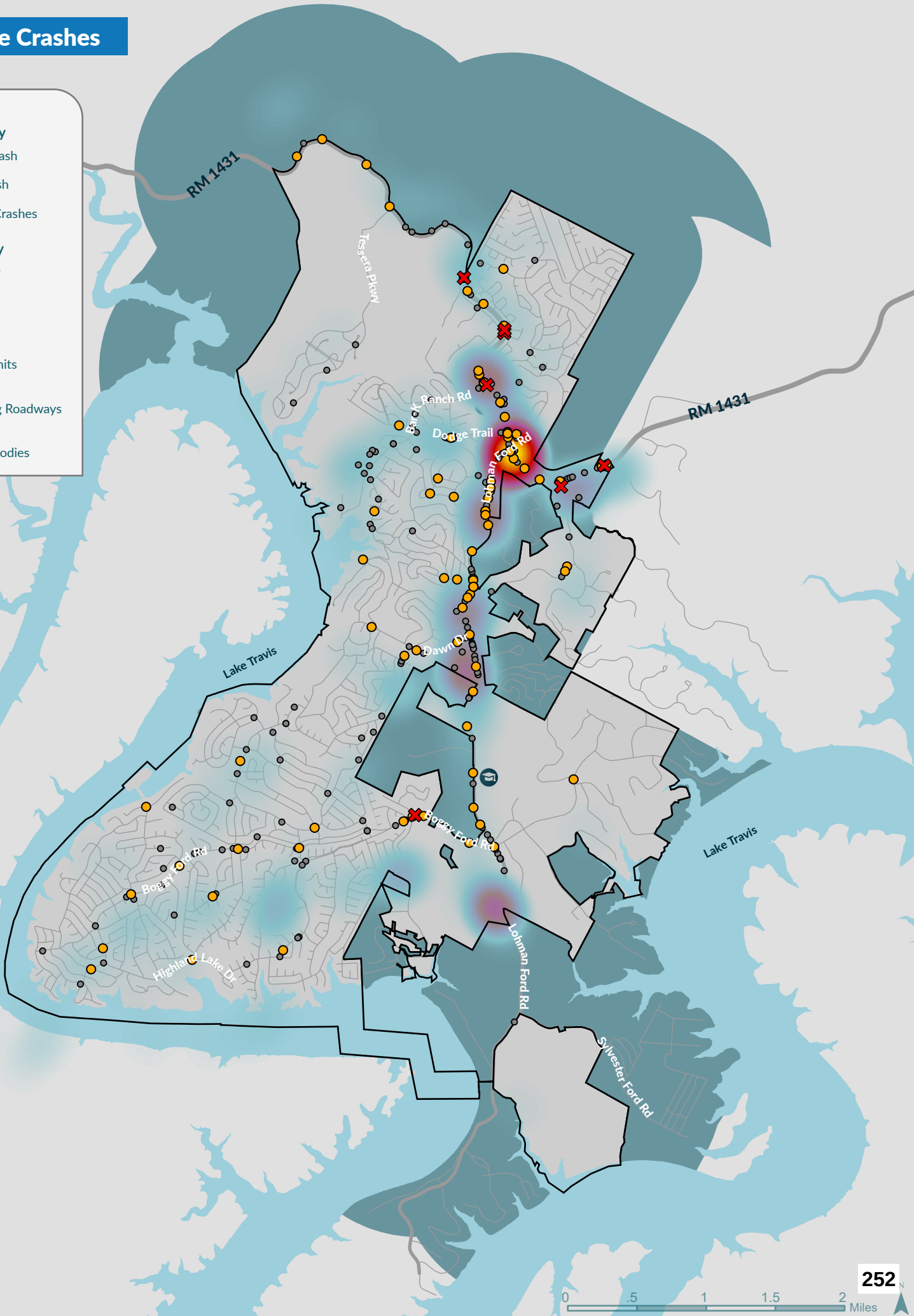
Crash Density

Sparse

Dense

General

- City Limits
- ETJ
- Existing Roadways
- County
- Waterbodies



FUTURE THOROUGHFARE MAP

A future thoroughfare plan is a long-range planning document that guides the development and expansion of a community's roadway network by identifying the location and type of roadways needed to meet projected future growth in a region. The core purpose of a thoroughfare plan is to help local agencies identify and secure necessary land (right-of-way) for future road construction when development occurs.

A future thoroughfare plan establishes the classifications of roadways within a jurisdiction according to their purpose - whether for high-capacity travel, neighborhood access, or regional connectivity - ensuring a well-organized and efficient transportation system that supports current and future growth. These plans help define roadway design elements that are appropriate for the intended purpose of each classification.

Example Roadway Design Elements below summarizes the design elements for each roadway classification in Lago Vista.

The current City of Lago Vista Thoroughfare Plan has been updated and is shown on the following page on the [Future Thoroughfare Map](#). This map identifies designated arterials, collectors, and local streets, as well as proposed connections and new thoroughfares in each of these designations. Identifying these routes assists City leadership, including the Planning and Zoning Commission and City Council, and community stakeholders and property owners, in prioritizing roadway improvements and extensions.

Example Roadway Design Elements

CLASSIFICATION		PRINCIPAL ARTERIAL	MINOR ARTERIAL	MAJOR COLLECTOR	MINOR COLLECTOR	LOCAL STREET
Function	Purpose (Mobility vs. Access)	Mobility, regional connectivity	Mobility, cross-city connectivity	Access between arterials and local streets	Access between arterials and local streets	Property access and neighborhood connectivity
	ROW (feet)	150-200	70-80	70-80	60-70	50
	Design Speed (mph)	45-60	40-50	30-40	30-40	20-35
Streetway	Number of Travel Lanes	4-6	3-5	2-4	2-3	2
	On-Street Parking	N	N	Y	Y	Y
	Truck Routes	Y	Y	N	N	N
	Medians	Y	Y	Y	N; continuous left-turn lane	N
	Bikeways	N	Y; protected	Y; dedicated	Y; dedicated	Y; unmarked
Streetside	Sidewalks (recommended minimum width)	Single sides - 10 feet; 6 feet Both sides - 8 feet	Single sides - 10 feet; 6 feet Both sides - 8 feet	Both sides - 6 feet	Single side - 8 feet Both sides - 5 feet	Single side - 4 feet
	Edge Zone Width (feet)	8-10	5-8	5	2-5	2
	Landscaping	Y; edge zones and medians	Y; edge zones and medians	Y; edge zones and medians	Y; edge zones	Natural or privately maintained
	Residential Driveways	N	N	N	Y	Y

Future Thoroughfare Map

- Legend
- Principal Arterial

Minor Arterial

Future Minor Arterial

Major Collector

Future Major Collector

Minor Collector

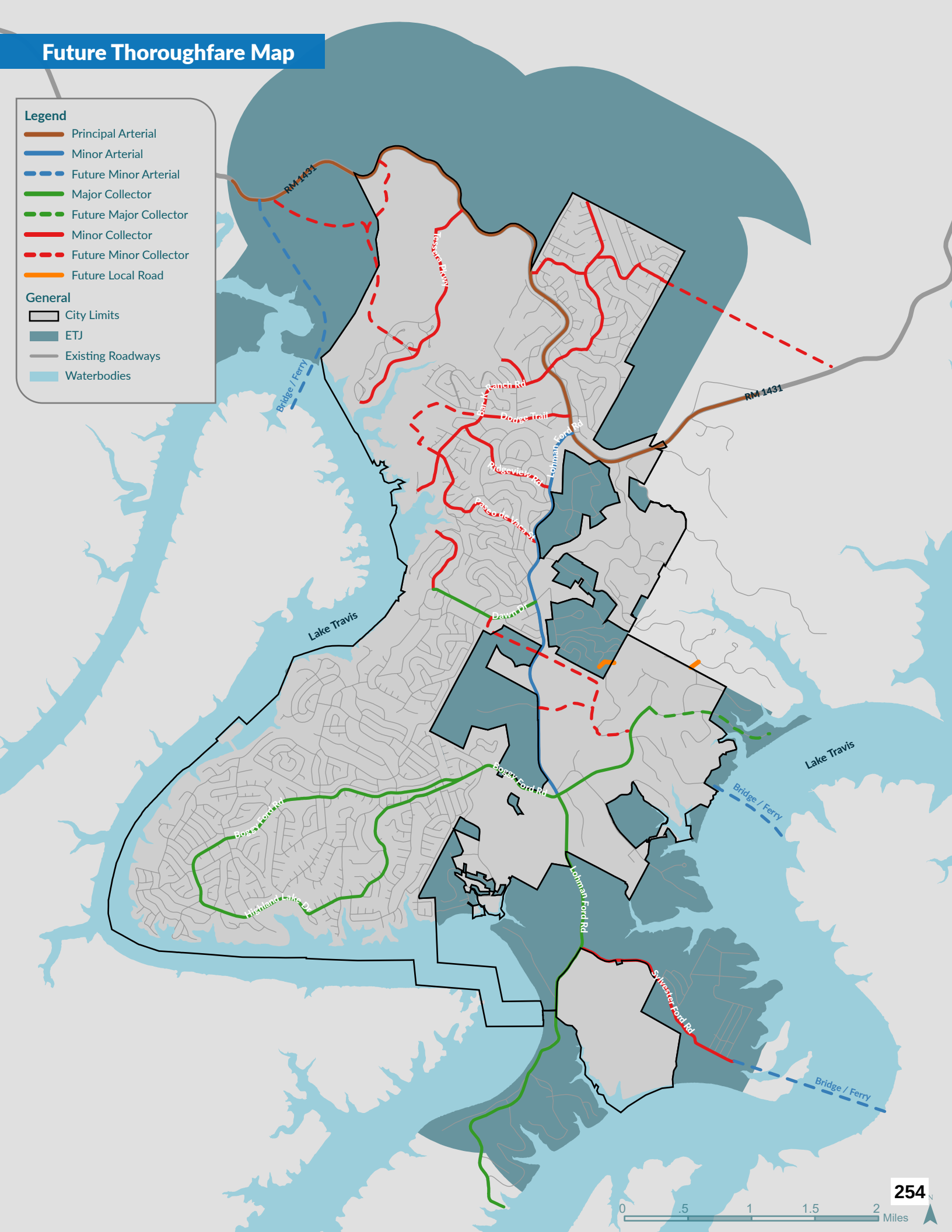
Future Minor Collector

Future Local Road
- General
- City Limits

ETJ

Existing Roadways

Waterbodies







EXPLORING OUR OUTDOORS: CITY OF LAGO VISTA PARKS

4

INTRODUCTION

WHY PLAN FOR PARKS RIGHT NOW

This planning effort was initiated by the City of Lago Vista with the intent to guide the City's parks system in effectively meeting the diverse needs of its community residents. Recognizing the vital role that parks and recreational spaces play in enhancing quality of life, this Plan seeks to guide near-term and future parks and recreation opportunities. This chapter highlights the current conditions of the park system but also delves into the insights and preferences expressed by Lago Vista residents during the public engagement process.

PLAN TIMEFRAME

This Plan provides direction for park system development over the next ten years (2025-2035). Industry best practices suggest that park master plans should be thoroughly updated every ten years and partially updated every five years. Although the Texas Parks and Wildlife Department (TPWD) does not require a master plan for grant eligibility, TPWD recommends five- and ten-year updates to ensure updated community priorities when considering grant allocation in a competitive environment. Each update will act as an opportunity to measure success and make revisions to plan policies, updated projects, implementation strategies. Plan updates and implementation details are outlined in [From Vision to Reality: Implementation](#).

CONTEXT & PLANNING AREA

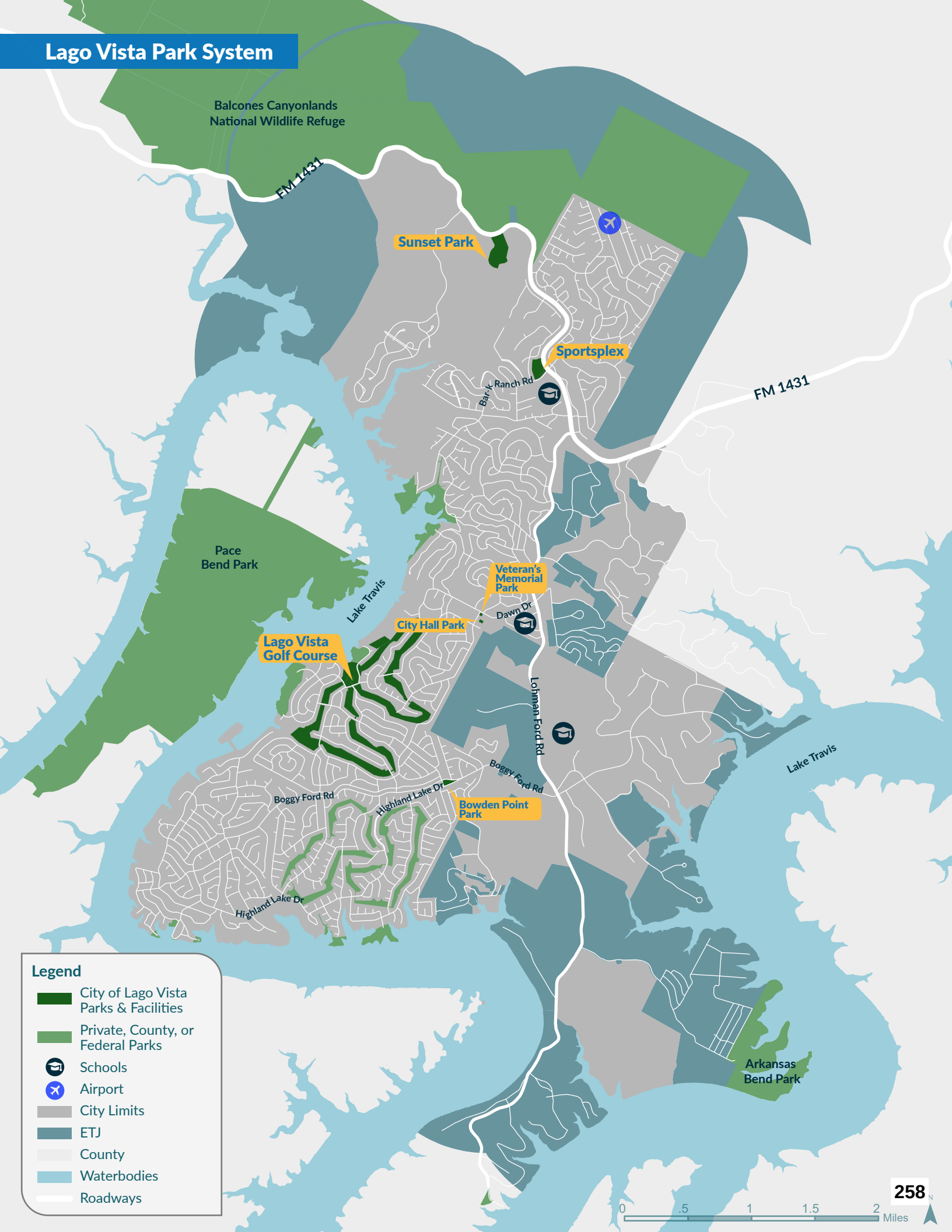
This Chapter encompasses all of the city parks, open space, and recreation facilities. The existing parks system is 36 acres comprised of five parks and a golf course. In addition to the 36 acres of park space, Lago Vista owns an additional roughly 11 acres of open space which could potentially be developed into future parks or serve as publicly accessible open space.

Park planning must encompass the entire municipal jurisdiction, including areas beyond city limits, to leverage natural resources and accommodate future growth. The boundaries for the park planning effort include all areas inside the city limits and the extraterritorial jurisdiction (ETJ), as seen on [Lago Vista Park System](#), on the next page.

NATURAL RESOURCES

Lago Vista is located between Lake Travis and the Balcones Canyonlands Preserve, which gives the area its rolling hills and picturesque vistas. Sunset Park, the city's largest park is located across from the Balcones Canyonlands Preserve and has dense green foliage with a meandering trail, sports fields, and places to sit and enjoy the quiet of nature. Within Lago Vista's ETJ is Arkansas Bend Park, a County-owned and operated lakefront park. This park was recently renovated, and now includes two boat ramps, a playground, and improved campsites.

Lago Vista Park System



Legend

- City of Lago Vista Parks & Facilities
- Private, County, or Federal Parks
- Schools
- Airport
- City Limits
- ETJ
- County
- Waterbodies
- Roadways

PARK USERS & PREFERENCES

GROWTH

Key socioeconomic indicators such as age, race, disability, household indicators, help paint the bigger story of how park and recreation resources might be better distributed to reach a wider range of residents (See [Laying the Groundwork: Lago Vista at a Glance](#) for full Community Profile). Effectively addressing the public’s needs requires an understanding of the characteristics of the population.

It is important to note that about 80% of current residents live within the Lago Vista Property Owners Association (LVPOA) and have access to both LVPOA parks and City parks. However, residents who do not live within the LVPOA can only access City parks. As new developments occur, this 80% will decrease since new growth will be outside the LVPOA. This shift will increase demand on the City’s park system as all future growth will rely solely on City parks.

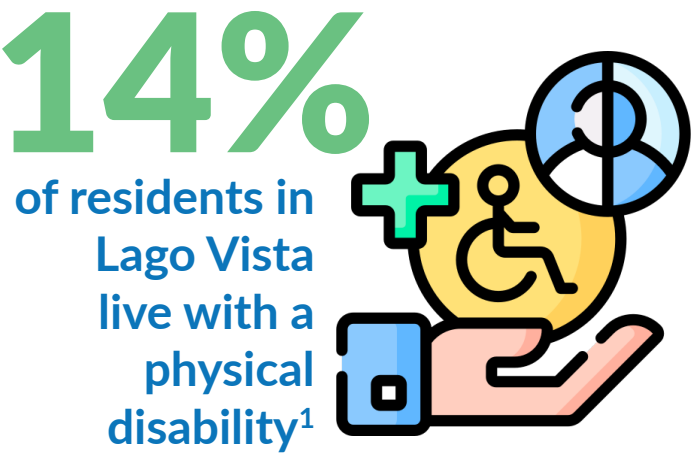
POPULATION

As seen in [Laying the Groundwork: Lago Vista at a Glance](#), Lago Vista’s population has experienced significant changes over the past 20 years. From 2000 (pop. 4,507) to 2024 (pop. 11,620), the population has more than doubled and it is expected that Lago Vista’s population will continue to grow.

Lago Vista has several new subdivisions planned and under construction. These neighborhoods are anticipated to add to the overall population over the next 10 years, all of whom will not have access to LVPOA parks and facilities.

AGE

The majority of Lago Vista residents tend to be older compared to the rest of the state. Lago Vista’s average age of residents is 52.9 years old, compared to the average age of Texas residents, which is 35 years old. This demographic trend may influence the types of recreational facilities, programs, and amenities needed in Lago Vista’s parks system, with a likely focus on features that cater to older adults.



Participation in Club and Gym Activities¹

CONSUMER BEHAVIOR	PERCENT OF POPULATION
Exercise at Home 2+ Times/Week	51.8%
Exercise at Club 2+ Times/Week	11.3%
Exercise at Other Facility (Not Club) 2+ Times/Week	7.9%

Lago Vista residents are projected to spend

\$2.3 MILLION on sports, recreation and exercise equipment by 2028²



¹U.S. Census: American Community Survey, 2022

²Esri Forecasts 2023 & 2028 & Bureau of Labor Statistics

PARK PREFERENCES

The public engagement process provided opportunities for the community to share their desires and concerns regarding Lago Vista parks and recreational facilities. Residents were able to attend two open houses that included educational and interactive boards, where they could select personal preferences for the park system.



In question #10 of the first community-wide survey, parks and trails ranked first and second among the other answer choices. The choices included not only park-related answers, but also other quality of life elements related to the Comprehensive Plan. See the top five results from question #10 below.

#1 317 VOTES
PARKS AND NATURAL AREAS

#2 302 VOTES
TRAILS AND GREENWAYS

#3 268 VOTES
TOWN CENTER W/ COMMUNITY SERVICES, SHOPPING, AND RESTAURANTS

#4 218 VOTES
AESTHETICS / APPEARANCE

#5 199 VOTES
FAMILY-FRIENDLY ENTERTAINMENT



Which of the following park activities would you or your children most like to participate in? ³

AGE GROUP	ACTIVITY
Children up to Age 10	#1 Playgrounds #2 Splash pads #3 Art / crafts classes
Children age 11-17	#1 Basketball #2 Archery #3 Skateboarding
Adults	#1 Walking / hiking on trails #2 Festivals / special events #3 Viewing nature / wildlife

³2024 Spring Survey Results 260

PARK PREFERENCES

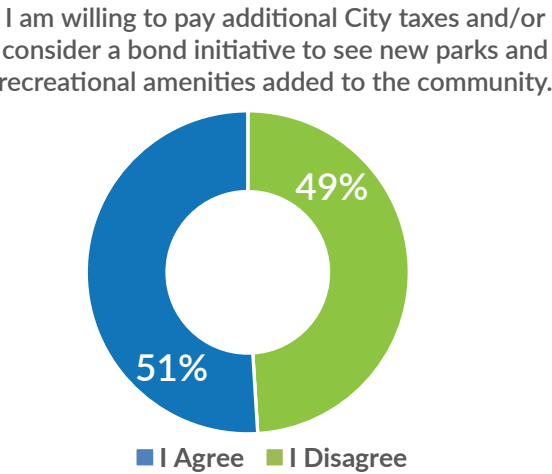
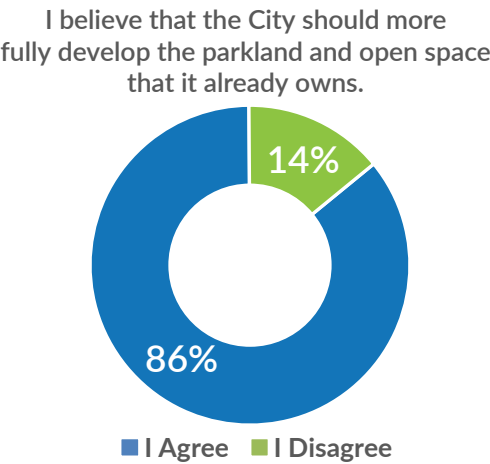
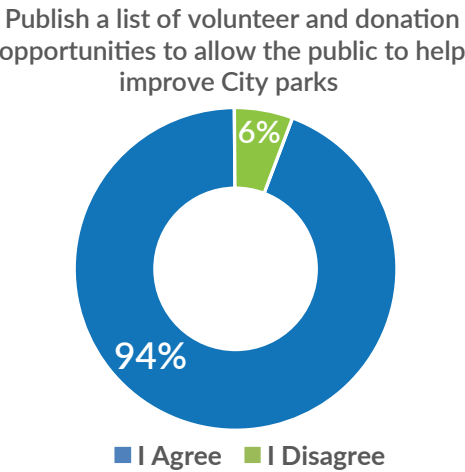
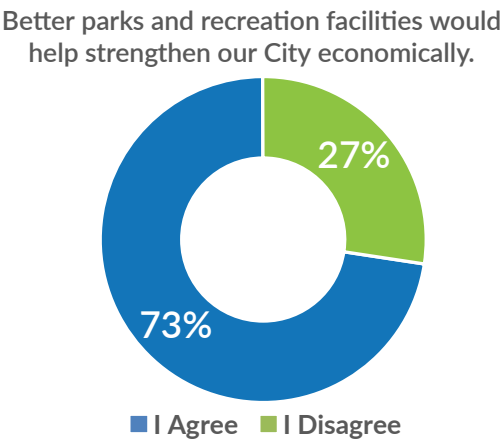
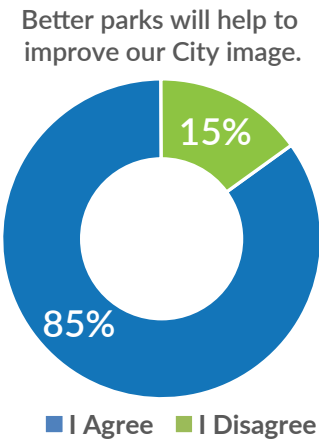
Future Park Facility Priority Preferences¹

RANK	FACILITY TYPE
#1	Natural areas preservation
#2	Improve existing facilities
#3	Lake access
#4	Active recreation
#5	Nature and historical programing

Desired Components for Sunset Park¹

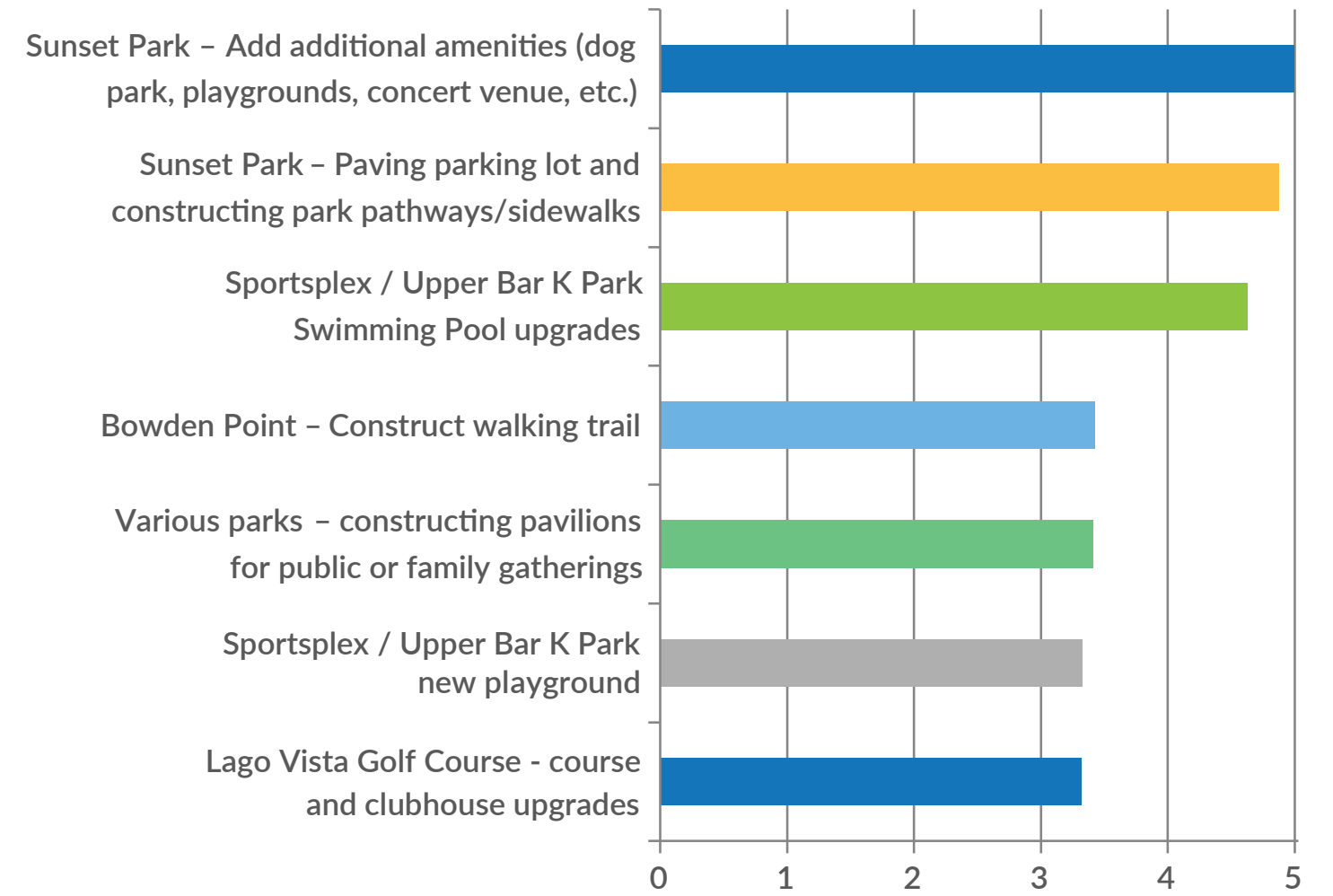
RANK	PARK COMPONENTS
#1	Shade
#2	Natural areas
#3	Dog park
#4	Trails
#5	Lighting

Agree or Disagree¹

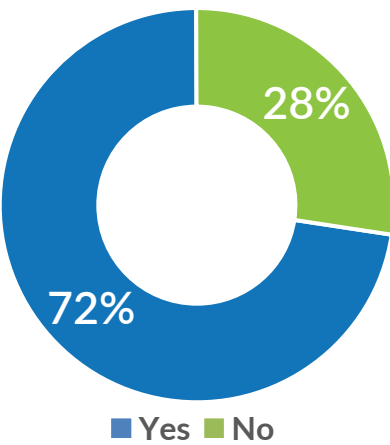


PARK PREFERENCES

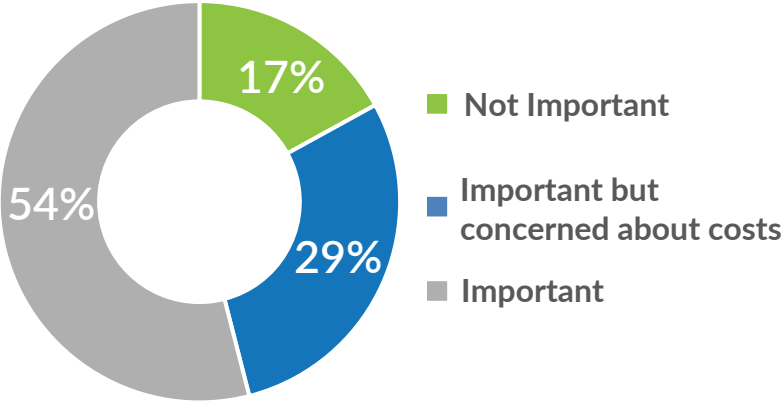
Out of the priority park projects below, please rank them in order of importance. (One being the highest priority and seven being the lowest priority.)²



Would you support incorporating community gardens within a park to promote local food production and sustainability?²



How important is it to you that parks in Lago Vista incorporate environmentally sustainable features in the parks ²



TYPICAL PARK SYSTEM CLASSIFICATIONS

The following park classification descriptions identify common types of parks. These classifications are widely used in park system assessments throughout the country and are frequently cited by the National Recreation and Parks Association (NRPA). Although not all of these park types exist in Lago Vista today, it is important to identify a range of park types that could exist in the community in the future. Today the parks in Lago Vista can be classified as community parks, neighborhood parks, and pocket parks.

Organizing park land into a classification system is important for both the management and evaluation of the park offerings and services being provided to the local citizenry.

PARK CLASSIFICATIONS



REGIONAL PARKS

These large parks serve the community and greater region. Regional parks may vary in size but often range from 50 to 1,000 acres. Because of their size, they typically contain a mix of preserved natural areas and activated recreation amenities that provide both active and passive recreation opportunities.



COMMUNITY PARKS

These parks serve visitors and residents in nearby neighborhoods and may reach residents across the city. Community parks typically range from 10 to 50 acres and should be easily accessible to the surrounding neighborhoods. These parks may offer similar amenities and recreation opportunities as regional parks, but at a smaller scale.



NEIGHBORHOOD PARKS

These parks serve neighborhood residents within about a ½ mile radius and should be easily accessible by bicycling or walking. Neighborhood parks typically range from two to ten acres. Typical amenities in neighborhood parks include playgrounds, picnic areas, multi-purpose fields, and open space.



POCKET PARKS

These parks serve residents within immediate walking distance and provide a small area of green space in developed areas. Pocket parks are typically less than two acres in size. They function like neighborhood parks but feature fewer amenities due to their size. Common amenities in pocket parks include seating and walking paths.



CIVIC SPACE

These areas serve residents and visitors in city centers and more dense parts of the city. Civic spaces are defined by their social features rather than active recreational amenities. These spaces may host special events and festivals and may include plazas, parkways, or other similar public grounds.



SPECIAL PURPOSE PARKS

These parks serve the community with access to a special recreational activity or amenity. A few examples are an athletic complex, golf course, or nature parks. Special purpose parks can vary in size and amenities depending on the purpose of the park.



OPEN SPACE

These areas serve regional or community recreation needs and provide access to preserved natural areas. Open spaces typically have minimal amenities to conserve natural resources and promote passive use through features such as trails, lake access, or restrooms.



Veteran's Memorial Park (Pocket Park)

MULTI-USE TRAILS

Trails are an important component of both a balanced parks system and a city's mobility network. The popularity of walking, running, and bicycling is growing across the country, and many users prefer a separate, dedicated space away from motor vehicles to feel comfortable.

Currently, Lago Vista has approximately 1.7 miles of trails within Sunset Park. This Plan will make recommendations for future trail corridors to connect various parks or community destinations. Two typical trail types that residents could see in the future include,

- **Multi-use trails** provide bicyclists and pedestrians a path that connects them to other recreational areas, parks, or community destinations. Multi-use trails may pass through parks, serving as a recreational opportunity and connector to trails outside the park. Multi-use trails are not a park type, rather a recreational and transportation amenity, and their length can vary. In order for both bicyclists and pedestrians to share the multi-use trail, they should be a minimum of 10 feet wide.
- **Recreational trails** are internal to parks and primarily serve those walking, running, biking, or using an assisted mobility device for leisure purposes. Unlike multi-use trails, recreational trails provide limited connectivity to destinations outside of the park space making any transportation benefit to the community incidental.



Eagles Trail at Sunset Park is the only recreational trail within a city park.

EXISTING PARK INVENTORY

The City of Lago Vista’s parks system includes the Lago Vista Golf Course and five parks that fall into three park types. These park types include neighborhood, community, and pocket parks. The City’s parks provide residents with access to recreational amenities including sport fields, playscapes, sports courts, and pavilions. [Lago Vista Park Inventory by Classification](#) below provides an inventory of Lago Vista’s existing parks system by classification, size, and common facilities by type.



Lago Vista Park Inventory by Classification

PARK TYPE	ACRES	AMENITY TYPE			
		ATHLETIC FIELDS ¹	PLAY EQUIPMENT	SPORTS COURTS ²	PAVILIONS
Neighborhood Parks					
Bowden Point Park	1.9	0	1	0	0
Community Park					
Sunset Park	25	3	2	1	0
Sportsplex (Upper Bar-K Park)	8.6	1	1	2	2
Pocket Parks					
City Hall Park	0.4	0	0	0	0
Veteran’s Memorial Park	0.3	0	0	0	0
Special Use Parks					
Lago Vista Golf Course	N/A ³	0	0	7	0
Totals	36.2	4	4	10	2

1. Baseball, softball, football, soccer, and multi-use, 2. Basketball, tennis, volleyball, and multi-use, 3. Golf course acreage is excluded from the city's overall parkland acreage, the course primarily serves a specific recreational purpose with limited accessibility and broader community benefit compared to traditional parks and open spaces.

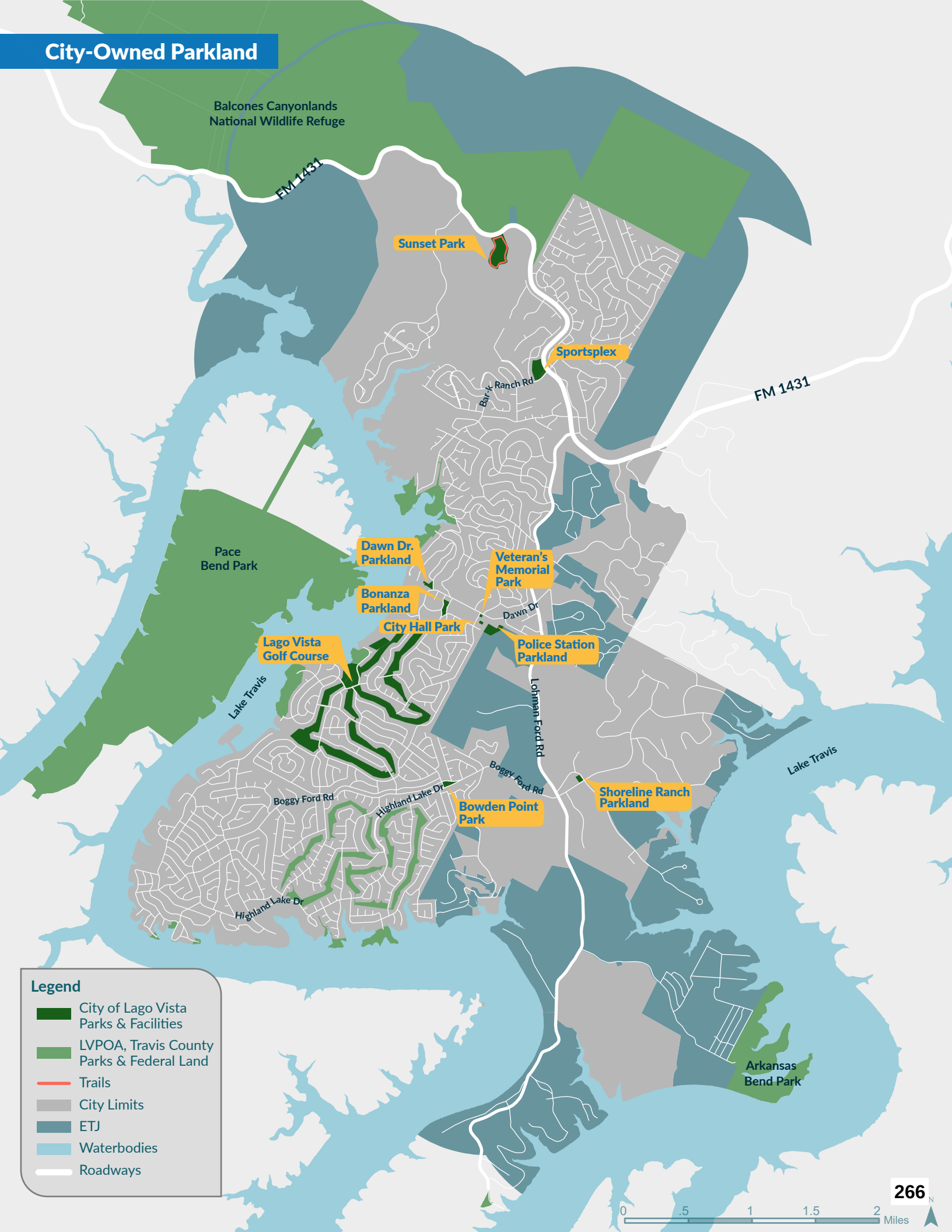
The table below provides a comprehensive list of City-owned parcels that have been identified as potential sites for future park development. These parcels, located across Lago Vista, present opportunities to enhance the community's access to recreational spaces and address gaps in the current park system. These potential parkland sites will play a crucial role in meeting the growing needs of the city.

Additional City-Owned Undeveloped Open Space	ACRES
Lago Vista Way / Canyon Dr Parcel (Bonanza Property)	2.2
Shoreline Ranch Park	1.0
Shoreline Dr / Austin Blvd Parcel	
Parcel Behind Police Station	5.3
West Dawn Drive Parcel	2.2
Totals	10.7



The City-owned land (5.3 ac) shown above is located behind the Library and Police Station. It is large enough to develop additional facilities and ameniti

City-Owned Parkland



SUNSET PARK

Park Type: Community

Size: 25 acres

Address: 21817 RM 1431

Sunset Park is the City's largest park, situated on a 315-acre property with stunning views and conveniently located across RM 1431 from the Balcones Canyonlands National Wildlife Refuge.

In 2019, the City was awarded a \$500,000 grant from the Texas Parks and Wildlife Commission. Phase 1 of the project was completed in 2021 and shortly after the park was opened to the public. Phase 2 of the project kicked off in 2021, which included the addition of the baseball and softball fields, play structures, and restrooms. The park also includes the Eagles Trail a 1.7-mile natural loop trail that takes you into the wooded forest surrounding the existing sport fields. There are also primitive walking and hiking trails at the south end of the park and continue south towards Lake Travis.



PARK FEATURES

- Youth baseball field
- Youth softball field
- Youth soccer field
- Sand volleyball court
- Nature trail (1.28 miles)
- Two playscapes
- Two swing-sets
- Scent garden
- Picnic tables
- Benches
- Restrooms

VIEWS, VISTAS, AND A PARK FOR ALL

EXISTING CONDITIONS

While the grant from TPWD was a major success, the City has not been able to finish the remaining phases of construction. Due to these shortfalls in completing this project, the park seems unfinished, dampening the overall experience for people visiting the park.

Currently the park entrance road is the only paved facility in the park. The parking lots and in-park roads are dirt and crushed limestone which creates a harsh environment for cars and pedestrians visiting the park.

The sport fields and site amenities (bathrooms, bleachers, dugouts, practice/warm-up area, benches/picnic tables) have been installed in the last few years. These amenities were well designed, of great quality, and maintained well. The playground at Sunset Park is the highest quality playground in the entire parks system. It is very popular in the community for its overall size, different equipment for varying ages, and close proximity to a newly installed public bathroom.

RECOMMENDED IMPROVEMENTS

- All parking areas need to be paved and striped.
- Construct paved sidewalks and park pathways to and from site facilities and parking areas.
- Consider creating a landscaping/planting plan (trees, shrubs, flowers, ornamental shade trees, etc.) for the entire park.
- Construct pavilions with seating areas for public gathering opportunities



Park Conditions

Pedestrian/Bike Access	
Park Features	
Site Facilities	
Maintenance	
Aesthetics	

SPORTSPLEX PARK

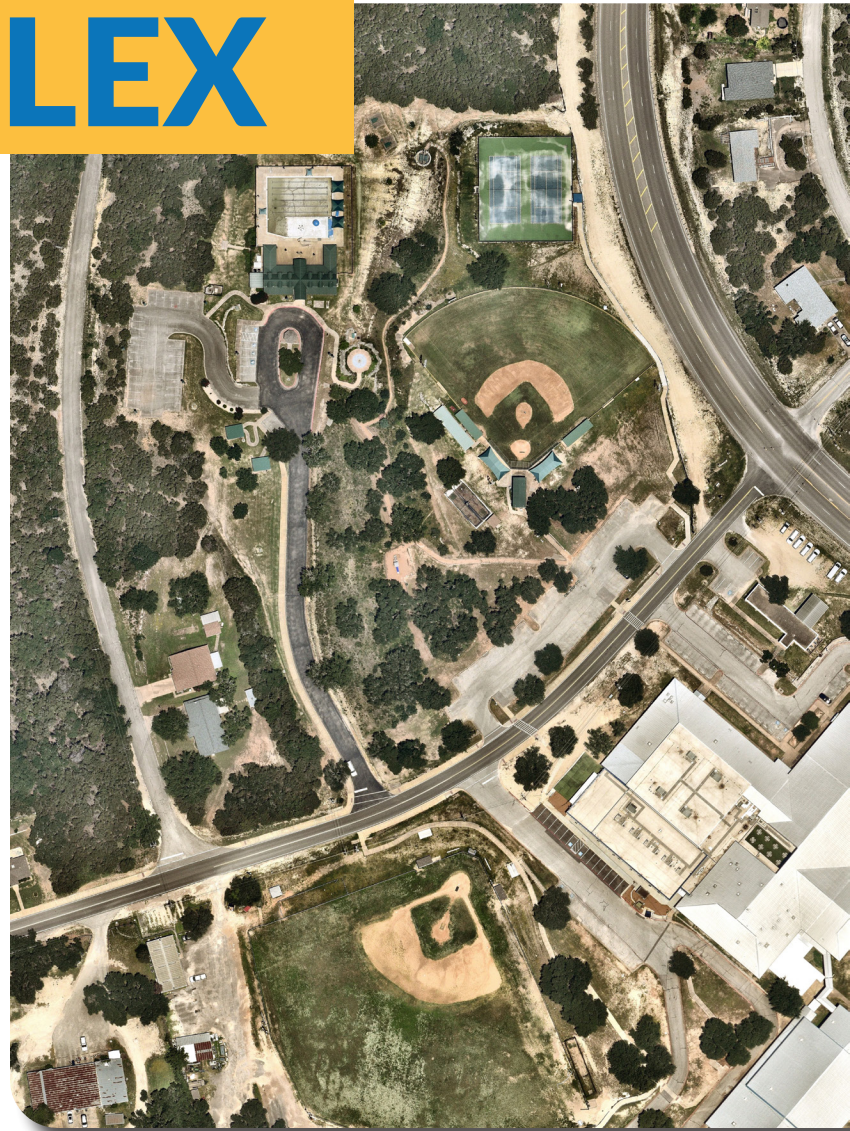
Park Type: Community

Size: 8.6 acres

Address: 8039 Bar K Ranch Road

The Sportsplex is Lago Vista's most diverse park, offering different types of sport courts, facilities and recreational programming. Residents love the parks central location in town and the parks hill-top setting overlooking the Hill Country.

The Upper Bar K Park (Sportsplex) is centrally located in Lago Vista directly across from the Lago Vista Middle School. This community park serves as a hub for residents throughout the year, providing an opportunity for swimming in the summer months, year-round access to the tennis courts, and youth baseball leagues. The park also hosts sports programming that includes the Tidal Waves youth swim team, the Lago Vista United Baseball and Softball youth leagues, and the tennis courts host a schedule for tennis play. The park fosters a great sense of pride, which is shown through a beautiful mural of youth players on the field clubhouse, which can be seen when driving by on RM 1431.



PARK FEATURES

- Swimming pool
- Splash pad
- Two pavilions w/grills
- Youth baseball field
- Two tennis courts
- Restrooms
- Small playscape
- Picnic tables (covered & uncovered)
- Benches
- Drinking fountains
- Two large parking lots

SWIM, SWING, SET!

PLAY BALL!

EXISTING CONDITIONS

The baseball field is in good condition. The grass is well established with few bare spots, some grass has overgrown into the infield but with regular maintenance this should not be an issue. The lighting equipment is dated, but provides enough coverage. The clubhouse which includes bathrooms facilities is currently in poor condition. There are visible signs of structural deterioration, such as cracks in the walls, water damage, and peeling paint.

Netting on the tennis courts was in good condition and the newly installed fence and lighting equipment was in excellent condition. The tennis courts foundations are starting to experience some cracking, and the courts need to be resurfaced and painted.

The playground has reached the end of its life cycle and needs complete replacement. The gravel surrounding the play equipment needs to be replaced with proper fall surface material. The splash pad is not functioning and the area around the pad was in poor condition.

The park's pathways and trails were all in poor condition, with multiple tripping hazards and uneven surfaces were present. Most of this park is inaccessible to wheelchair users.

RECOMMENDED IMPROVEMENTS

- Repair splash pad.
- Repair tennis courts.
- Repair and replace park pathways and trails.
- Construct a pavilion for large gatherings.
- Renovate ballfield clubhouse and bathrooms.
- Replace play structure.



Park Conditions

Pedestrian/Bike Access



Park Features



Site Facilities



Maintenance



Aesthetics



BOWDEN POINT PARK

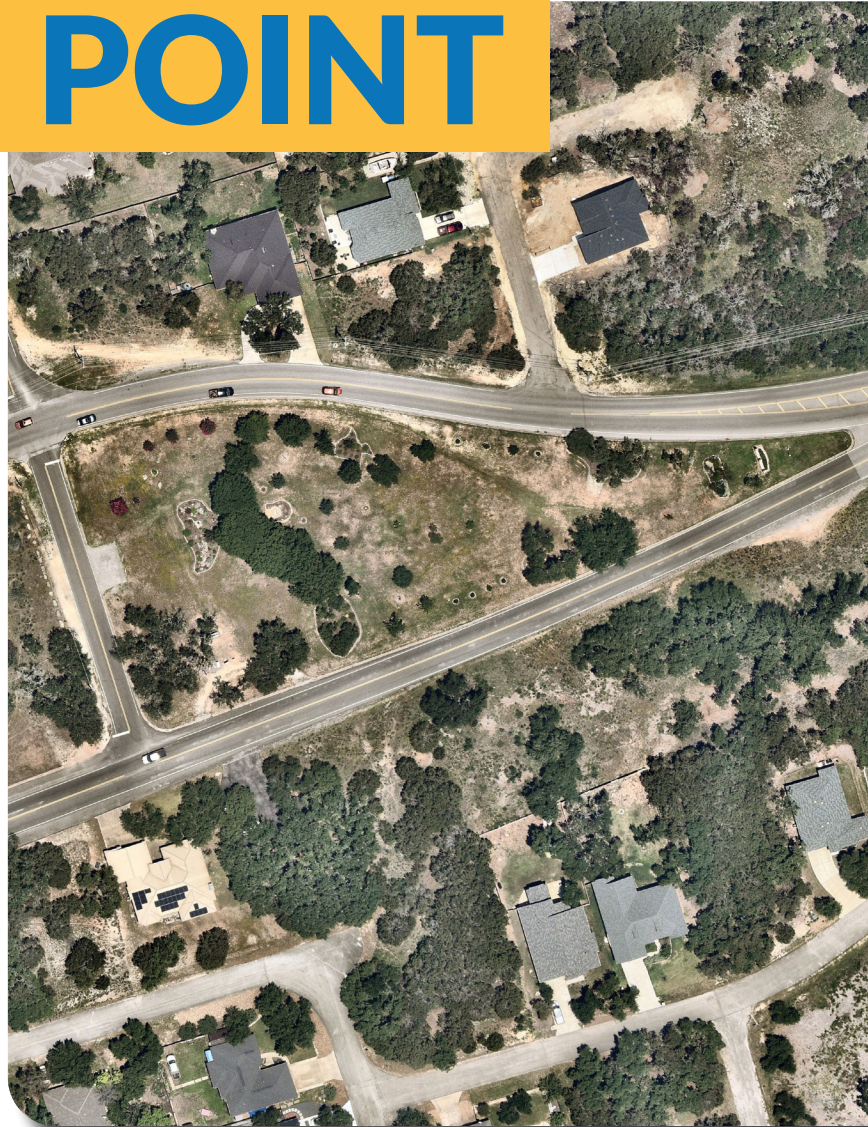
Park Type: Neighborhood

Size: 1.9 acres

Address: Boggy Ford Rd and
Highland Lake Dr

This park provides a place where neighbors can meet, children can play, and families can gather for a picnic under the shade of the trees.

Nestled within the Old Lago Vista neighborhood, this small park offers a retreat for nearby residents. This passive park features vibrant public art crafted by local artists, adding a touch of creativity to the park. Families enjoy the swing set and open play areas, while the picnic table and benches provide perfect spots for relaxation and social gatherings. The park's meticulously maintained flower beds and lush landscaping are a testament to the dedication of "Keep Lago Vista Beautiful" (KLVB), a group of neighbors who take pride in preserving its beauty. The park is scattered with small to medium-sized trees, which cast shade perfect for a family picnic. With its passive nature and limited amenities, the park is an ideal place to relax outside.



PARK FEATURES

- Public art
- Swing-set
- Picnic table
- Two benches
- Flower beds
- Open play areas



COMMUNITY ART, INSPIRES THE MIND!

EXISTING CONDITIONS

Bowden Point Park is flanked by two busy roads, Boggy Ford Road and Highland Lake Drive. Despite its active surroundings, when cars are not driving by the park has a calm and relaxed atmosphere. The only play structure inside of the park is a simple swing set that is in great condition. There are also a few benches scattered throughout the park provide areas to unwind.

This park’s amenities (swing set, picnic table trash receptacle, and benches) are not consistent (different use of products, materials, and colors) with other City of Lago Vista park amenities and facilities. The park does not have any sidewalk or trail connections. This creates an unsafe environment for pedestrian and bike access to the park.

The park has a diverse array of public art sculptures, adding a touch of creativity and local culture to the park. Along with the art sculptures, the maintained landscaping beds with flowers, bushes and shrubs, enhance the park’s natural beauty.



RECOMMENDED IMPROVEMENTS

- Construct screening and fencing around the park for additional safety and noise reduction.
- Construct an in-park looped trail.
- Consider annual turf maintenance (aeration, irrigation, seeding, fertilization).
- Address drainage and grading issues.
- Install irrigation for all young trees, and all future plantings.
- Re-purpose monument signage.

Park Conditions

Pedestrian/Bike Access	
Park Features	
Site Facilities	
Maintenance	
Aesthetics	

LAGO VISTA GOLF COURSE



Park Type: Special Use

Size: 156 acres

Address: 4616 Rimrock Dr

Located in the Texas Hill Country, the Lago Vista Golf Course combines breathtaking scenery with a championship style golf course.

This 18-hole golf course is approximately 50 years old and was one of the centerpiece features of the original development of the Lago Vista community. A major purpose is to provide acreage turf for the city to dispose of its treated wastewater. It includes a clubhouse, driving range, restaurant (independently operated), tennis court and six pickleball courts. The course has many elevation changes and views of the lake, providing a golf experience that is casual and memorable at the same time. Open to the public year-round and located only 30 minutes from downtown Austin, with an area population of over 1 million people and growing, it can be a significant contributor to the City's economic development objectives.

COURSE FEATURES

- Open to the public
- 18 holes
- Course elevation changes
- Putting green
- Driving range
- Lake views
- Wildlife



BIRDIES AND BLISS ON THE GREENS!

EXISTING CONDITIONS

In the past 5 years the entire course, and especially the greens, have suffered significant degradation.

The 50-year-old irrigation system breaks frequently leading to severe damage to several greens.

New management has been focused on reviving all 18 greens. This has meant constant fixing of breaks in the old irrigation system, resulting in increased rounds played as well as increasing revenue by over 40%.

STRATEGIC GOAL

Make the Lago Vista Golf Course (LVGC) a top choice for regional golfers. To achieve this goal, course conditions should be equal to or greater than comparable area municipal golf courses.

OPPORTUNITY

LVGC is well suited to participate in the sport's upswing beginning in 2020. Since 2024 there were more rounds of golf played than any other year in history throughout the U.S.A. That trend continues with no foreseeable decline in the immediate future.

LVGC offers one of the city's most significant available options for recreational tourism and is a contributor to the city's economic development objectives.

History and current play shows that over 50% of all play is from non-residents.

This city amenity is a focal point to bring residents together for sporting activities and socializing.

GOING FORWARD

Investment in LVGC is needed to attract area golfers to benefit the financial results of the golf course and local merchants.

The top priority is for the course to have 18 playable greens, which is highly dependent on replacing the irrigation system.

RECOMMENDED IMPROVEMENTS

Irrigation system will be replaced as part of the effluent disposal system plans, which will improve overall course conditions with proper watering.

Continued capital improvements should be made to the golf course (such as improved greens, larger tee boxes, improved cart paths, bunkers, practice area, etc.).

Enhance and strengthen safety features, such as netting, around pickleball courts until either the location of the pickleball courts or driving range can be addressed.

Renovate and modernize the clubhouse to make it a community hub.

Implement fire prevention measures for the clubhouse and golf cart storage.

PARK ASSESSMENT

PARK AUDIT SUMMARY

This audit assessed 15 categories in four of the city-owned parks. The categories that were assessed include sports courts, sports fields, pathways/trails, gathering spaces, structured play areas, open play areas, parking, fencing, site facilities, plantings & trees, turf, signage, lighting, and accessibility.

The results are presented by park on the next page in the table on the next page, **Park Conditions Assessment Scores**. The City of Lago Vista parks system received an average score of **2.98** out of 5.00. Common themes observed in the parks included,

1. A LACK OF BIKE/PEDESTRIAN ACCESS TO THE PARKS;
2. SPORT FIELDS WERE IN MODERATE CONDITION; AND
3. A LACK OF PUBLIC GATHERING SPACES.

The highest scoring categories included general fencing and retaining walls (Score: 4.0), plantings and trees (Score: 3.7), and sport fields (Score: 3.5). High scores in a conditions assessment for a parks system often indicate that these categories are well-maintained and in good condition. In general, fencing and retaining walls had good structural integrity, very few safety concerns, and were all high-quality and well-kept. For the plantings and trees, the health of the trees and vegetation were in above average condition, with minimal signs of disease, pests, or damage. The sports fields scored high as well, for their well-maintained surfaces, with even grass coverage, good drainage, and minimal wear and tear.

The lowest scoring categories included park pathways and trails (Score: 1.7), public gathering spaces (Score: 2.0), and signage (Score: 2.5). The pathways and trails scored low because of their issues with surface conditions, lack of maintenance, and poor accessibility. Public gathering spaces scored low for lack of adequate pavilions/shelters, seating, tables, or other amenities that encourage group gatherings. The signage within the City's park system is visually inconsistent, instances of inadequate placement of signage, and some signage was in poor condition.



Access to Bowden Point Park



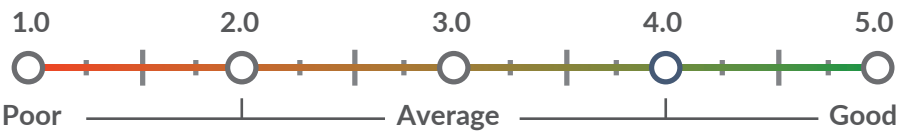
Ball field at Sportsplex



Pavilion at Sportsplex (largest pavilion in park system)

Park System Conditions Assessment Categories

Category	Principal Review Items
Sport Courts	Playing surface, fencing, netting, striping, walls, and other non-removable facilities essential to support the activity and define the area of play.
Athletic Fields	Playing surface, fencing, netting, and other non-removable facilities essential to support the activity and define the field of play.
Park Pathways/Trails	Surface condition, pathway/trail widths, vertical and horizontal clearance, crossing points, and ADA accessibility.
Public Gathering Spaces	Areas defined for public gathering including seating and shade structures.
Structured Play	Playscapes, surrounding surface areas, accessory structures to improve the comfort of users and attendants.
Open Play Areas	Surface condition, landscaping, and access to shade for open lawn areas intended for random play.
Parking	Off-street parking areas and proximate on-street parking areas.
General Fencing and Retaining Walls	Condition of structures.
General Site Facilities	General recreational and accessory structures (enclosed and open air) including pavilions, restrooms, concession stands, bleachers, and special use facilities to support miscellaneous activities.
Additional Site Amenities	Accessory amenities serving general visitation including trash receptacles, pet waste stations, water fountains, benches, etc.
Planting and Trees	Health, maintained condition, and coverage of trees and other landscaping including overgrowth. Strategic placement of vegetation to define park spaces.
Turf	Manicured lawn areas. Cumulative - may include surfacing for previously listed categories including athletic fields and open play areas.
Signage	Identification, informational, and wayfinding signage.
Site Lighting	Lighting standards, fixtures, and coverage area.
Park Accessibility	Bicycle, pedestrian, and ADA access to, from, and within the park space.



Park Conditions Assessment Scores

	SPORT COURTS	SPORT FIELDS	PARK PATHWAYS / TRAILS	PUBLIC GATHERING SPACES	STRUCTURED PLAY	OPEN PLAY AREAS	PARKING	GENERAL FENCING / RETAINING WALLS	GENERAL SITE FACILITIES	ADDITIONAL SITE AMENITIES	PLANTINGS AND TREES	TURF	SIGNAGE	SITE LIGHTING	PARK ACCESSIBILITY	OVERALL PARK SCORES
Parks																
Sunset Park	3	4	1	N/A	4	N/A	1	5	4	4	N/A	4	3	2	1	3.0
Bowden Point Park	N/A	N/A	N/A	N/A	3	4	3	N/A	N/A	4	4	3	2	N/A	1	3.0
Sportsplex (Upper Bar-K Park)	3	3	1	2	2	2	4	3	2	2	4	3	2	4	3	2.7
Veteran's Memorial Park	N/A	N/A	3	N/A	N/A	N/A	4	N/A	3	3	3	4	3	4	2	3.2
Average Category Scores	3.0	3.5	1.7	2.0	3.0	3.0	3.0	4.0	3.0	3.3	3.7	3.5	2.5	3.3	1.8	

EXISTING POPULATION

PARKLAND LEVEL OF SERVICE

Parkland Level of Service (LOS) measures the amount of parkland a community provides per capita, often shown as 'X acres per 1,000 population.' The National Recreation and Park Association (NRPA) offers average LOS figures based on community population size. According to the NRPA, communities with under 20,000 residents should have an average of 10 to 12 acres of parkland per 1,000 residents. However, LOS does not account for park quality or varying definitions of parkland between communities. While useful, per-capita acreage is just one factor in evaluating a park system's service in this master plan and is used as guidance.

It is difficult to determine the Level of Service for Lago Vista due to the City-owned parks and the Lago Vista Property Owner Association parks. To examine one without the other would not tell the whole story, these two pages cover the detailed calculations to assess the recommended amount of parkland to ensure all residents have access to recreational opportunities comparable with peer cities.

If we include all Lago Vista residents, the **Lago Vista City-owned parks system sits below the national averages, providing only 3.11 acres per 1,000 residents.** However, this measurement only looks at developed parkland and does not factor in the Lago Vista Property Owners Association (LVPOA) parks.

LAGO VISTA PROPERTY OWNERS ASSOCIATION (LVPOA) PARKLAND

In 2024, roughly **80%** of the population in Lago Vista are members of the LVPOA. The LVPOA owns approximately 113 acres of parkland across nine parks. If the Lago Vista population is split into LVPOA members and non-LVPOA members, each section is adequately served by the parks they have access to. The approximately 9,296 LVPOA members have 12.22 acres per 1,000 residents with just POA parks and the approximately 2,324 non-LVPOA members have 15.53 acres with just City-owned parks.

CITY OF LAGO VISTA DEVELOPED PARKLAND CURRENT (2024)

City of Lago Vista Developed Parkland, Level of Service (2024)

Population	11,620
Number of Parks	5
Acreage	36.09 acres
Total System (excluding undeveloped parkland)	3.11 acres per 1,000 residents
Neighborhood Parks	0.17 acres per 1,000 residents
Community Parks	2.88 acres per 1,000 residents

LVPOA DEVELOPED PARKLAND CURRENT (2024)

LVPOA Developed Parkland, Level of Service (2024)

Population	9,296
Number of Parks	9
Acreage	113.6 acres
Total System	12.22 acres per 1,000 residents

NON - LVPOA POPULATION DEVELOPED PARKLAND CURRENT (2024)

Non - LVPOA Population in Lago Vista

Population (Total Lago Vista Population minus LVPOA Population)	2,324
Number of Parks	5
Acreage	36.09 acres
Total System (excluding undeveloped parkland)	15.53 acres per 1,000 residents

FUTURE POPULATION

PARKLAND LEVEL OF SERVICE

IN SUMMARY, WHEN REMOVING MEMBERS OF THE LVPOA FROM THE CITY CALCULATIONS (BECAUSE THEY ARE ADEQUATELY SERVED BY POA PARKS), THE CITY OF LAGO VISTA MEETS THE NRPA AVERAGE.

However, the LVPOA population is not expected to significantly grow in the future, due to all new neighborhood developments being built outside the LVPOA boundaries. Thus, new residents in Lago Vista will rely on City-owned parks or private HOA parks for local recreation. The projected 2035 population for Lago Vista is 17,380. Subtracting the LVPOA members, the future parkland LOS for City-owned parks will only be 4.46 acres per 1,000 residents in 2035. Meaning, with the anticipated population growth and the limited membership of the LVPOA, the City of Lago Vista will need to develop more parkland to provide a comparable access to recreation.

BECAUSE THE LVPOA IS NOT GROWING, LAGO VISTA WILL NEED TO DEVELOP MORE PUBLIC PARKLAND BY 2035 TO MEET THE GROWING DEMAND FOR PARKS.

To meet future NRPA standards, the City will need to build between 45 to 61 new acres of parkland. The City owns an additional 10.7 acres, which should be developed into future parks. In addition, the City will need to acquire 34 - 50 acres of new parkland in the next ten years to meet the projected 2035 NRPA average.

NON-LVPOA POPULATION

DEVELOPED PARKLAND

FUTURE (2034)

Non - LVPOA Population in Lago Vista

Population (Total Lago Vista Population minus LVPOA Population)	8,084
Number of Parks	5
Acreage	36.09 acres
Total System (excluding undeveloped parkland)	4.46 acres per 1,000 residents

CITY OF LAGO VISTA FUTURE PARKLAND

Acres Needed to Meet Recommendation

Target LOS (Low range)	10 acres per 1,000 residents
Acreage to acquire to meet TLOS	45 acre deficit
Target LOS (High range)	12 acres per 1,000 residents
Acreage to acquire to meet TLOS	61 acre deficit

PUBLIC RECREATIONAL FACILITY LEVEL OF SERVICE

The City of Lago Vista Recreational Facility Level of Service (LOS) was calculated using Lago Vista's current population compared to the existing inventory. The national facility LOS averages are provided as guidance by NRPA through a national survey of participating communities across the country.

The table below depicts the LOS at which the City of Lago Vista offers recreational facilities compared to other communities. In 2024, **for most of the facilities that were reviewed, Lago Vista is not meeting the national average.** Currently, the community is not supported with an adequate amount of city-owned and publicly available facilities. Results in the table vary widely and should not be viewed as conclusive comparisons. This table should be viewed as a guide for determining facility needs. When analyzing the whole parks system for gaps in amenities or facilities offered, there are facilities that neither the LVPOA nor the City offer. These include but are not limited to: softball fields, splash pads, dog parks, skate parks, indoor recreation facilities, and adult sports fields. If the City were to consider adding new facilities it might be wise to begin with facilities not currently offered by the LVPOA.

City of Lago Vista Recreational Facility Level of Service Comparison¹

FACILITY	CURRENT FACILITIES	LAGO VISTA CURRENT LOS (PER RESIDENTS)	AVERAGE LOS, ALL COMMUNITIES	AVERAGE LOS, COMMUNITIES UNDER 20,000 RESIDENTS	SURPLUS OR DEFICIT ²
Athletic Fields					
Baseball Fields (youth)	3	1 per 3,873	1 per 6,863	1 per 3,114	Deficit of 1
Softball Fields (youth)	1	1 per 11,620	1 per 11,384	1 per 5,079	Deficit of 2
Softball Fields (adult)	0	0	1 per 15,345	1 per 5,800	Deficit of 3
Soccer Fields (youth)	1	1 per 11,620	1 per 7,228	1 per 3,600	Deficit of 3
Sports Courts					
Basketball Courts	0	0	1 per 7,404	1 per 3,729	Deficit of 4
Pickleball Courts	6	1 per 1,937	1 per 13,922	1 per 3,252	Surplus of 2
Tennis Courts	3	1 per 3,873	1 per 5,860	1 per 2,805	Deficit of 2
Volleyball Courts	1	1 per 11,620	1 per 17,475	1 per 5,093	Deficit of 2
Aquatics					
Swimming Pools (outdoor)	1	1 per 11,620	1 per 38,635	1 per 9,745	Deficit of 1
Splash Pads	1	1 per 11,620	1 per 54,010	1 per 12,756	—
Miscellaneous Facilities					
Community Gardens	1	1 per 11,620	1 per 31,395	1 per 8,178	Deficit of 1
Dog Parks	0	0	1 per 43,532	1 per 11,100	Deficit of 2
Playgrounds	2	1 per 5,810	1 per 3,759	1 per 2,014	Deficit of 4
Skate Parks ³	0 SF	0 SF per 1,000	414 SF per 1,000 ²	414 SF per 1,000 ²	Deficit 414 SF
Trails	1.5 miles	N/A	16 miles	4.5 miles	Deficit of 3 miles
Golf Course	1	1 per 11,620	1 per 96,391	1 per 9,626	—
Disc Golf Course	0	0	1 per 76,780	1 per 11,079	Deficit of 1
Walking / Running tracks	0	0	1 per 20,071	1 per 5,459	Deficit of 3

1. Average LOS information collected from the 2023 NRPA Agency Performance Review.
2. Surplus and Deficits are based off Average LOS, Communities Under 20,000 Residents, NRPA
3. Skatepark Adoption Model

Tennis and pickleball courts near
the Lago Vista Golf Course
driving range



SUMMARY OF KEY THEMES

PARK SYSTEM ACCESS

- All parks currently lack sufficient non-motorized access. The City should develop a city-wide trails master plan, in order to comprehensively plan for sidewalks and trails to improve access to parks and other local destinations. On the next page, [Trail Opportunity Zones](#), showcases the areas where residents identified potential future trails.
- All City-owned parks suffer from a lack of ADA-compliant paths, restrooms, and facilities. Implement universal design guidelines in future park improvements to improve accessibility, this can make parks more welcoming to people of all ages and abilities.
- Currently, the only lighting in the park system is located at sport fields and courts. Adding lighting to certain areas of parks or trails can enhance the usability of park amenities and safety for park users.
- Wayfinding could be enhanced by adding more consistent signage in and around the parks. At present, there is insufficient signage to inform visitors that they are in a city park, leading to safety and enforcement concerns. This issue is especially evident in parks with limited amenities.

PARK SYSTEM INVESTMENTS

- The City should prioritize the necessary improvements to Sunset Park. This park has the potential to host more recreational activities and programming.
- Consider adding walking trails within parks that have ample space for strollers, wheelchairs, walkers, and bikes. This addition would create potential for more activation within the parks and meet the desires of the residents.
- To enhance the usability and appeal of the park system, it is recommended to install pavilions (various sizes) in all parks. Currently, the park system lacks such structures, which are essential for providing shelter and comfortable spaces for community gatherings, particularly in the hot Texas summer.
- Residents have a desire for recreational programming. To enhance the value and engagement of the park system, it is recommended to consider introducing recreational

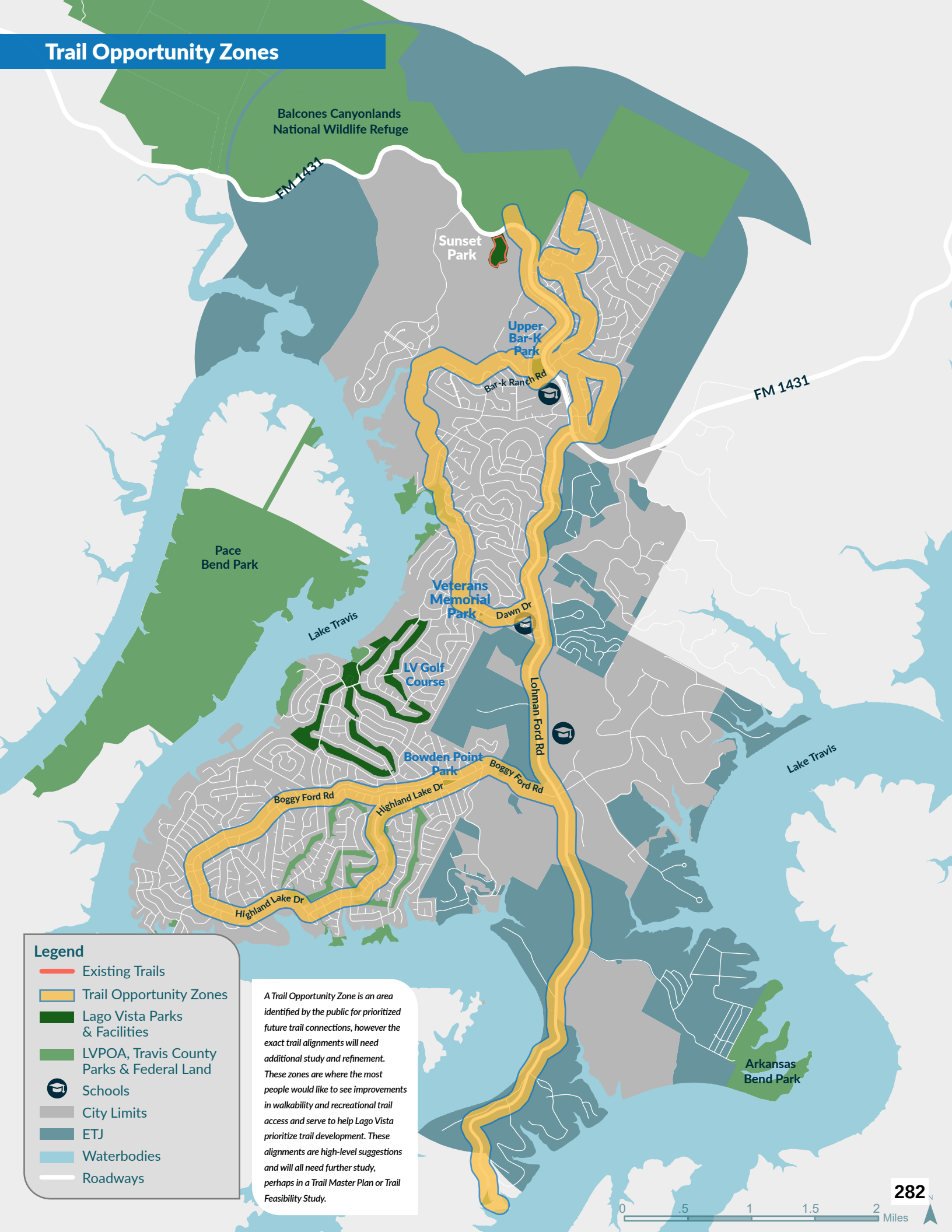
programming such as youth sports, creative classes, walking groups, etc.

- Continue capital investment in the Lago Vista Golf Course in support of a desirable resident recreational amenity, but also as a recreational tourism element that will bring non-residents to Lago Vista. Consideration of clubhouse revitalization as a community hub and implementing fire prevention measures. These investments will move LVGC toward financial independence while enabling economic benefits to our local businesses and the city through additional sales tax revenue.

FUTURE PARK DEVELOPMENT

- To adequately serve a projected 2035 population of 17,380, the City will need to add at least 45 acres of new parkland. The City owns an additional 10.7 acres which could be converted into parkland, so the City should acquire approximately 34 acres of new parkland in the next ten years.
- Residents expressed that they would like to see more "Small Parks" (Parks intended to serve the everyday needs of residents in surrounding neighborhoods often including a mix of playscapes, sport courts, open play areas, or casual gathering space, etc.). Residents would also like to see more "Open Space" (Preserved natural areas often available for passive recreation (e.g. trails, nature observation, etc.)) areas. These were the two most desired park types to be added to the system in the future.
- Based on public survey feedback, incorporating water-based amenities such as lake access, a boat ramp, and kayak launches into the park system to expand the City's "Lake Life" outdoor recreation opportunities. This addition would provide all residents in Lago Vista the opportunity to access Lake Travis and enjoy water-based amenities.
- Currently Lago Vista residents are well served through both the city-owned parks and LVPOA-owned parks. But as the city grows, and less people have access to LVPOA parks, the city should focus on developing more publicly accessible park space for residents.

Trail Opportunity Zones



Legend

- Existing Trails
- Trail Opportunity Zones
- Lago Vista Parks & Facilities
- LVPOA, Travis County Parks & Federal Land
-  Schools
- City Limits
- ETJ
- Waterbodies
- Roadways

A Trail Opportunity Zone is an area identified by the public for prioritized future trail connections, however the exact trail alignments will need additional study and refinement. These zones are where the most people would like to see improvements in walkability and recreational trail access and serve to help Lago Vista prioritize trail development. These alignments are high-level suggestions and will all need further study, perhaps in a Trail Master Plan or Trail Feasibility Study.



**SHAPING TOMORROW:
GOALS & RECOMMENDATIONS**

5

GOALS & RECOMMENDATIONS

INTRODUCTION

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

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

It is understood that not every action will be realized in the near-term or, in some cases, during the time horizon of this Plan. As such, [From Vision to Reality: Implementation](#), will set out an implementation action plan to provide greater clarity as to the community's near-, mid-, and longer-term priorities for moving forward.

HOW TO USE THIS CHAPTER

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

Effective implementation of the Plan's recommendations will require interpretation, adaptability, and flexibility. The recommendations should be thoughtfully approached and evaluated based on compliance and implementation with the goals, commitments, and initiatives set forth within this Plan.

PLAN GOALS

COMMUNITY CHARACTER

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

MOBILITY

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

CITY SERVICES

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

FUTURE LAND USE

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

ECONOMIC DEVELOPMENT

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

PARKS AND RECREATION

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

COMMUNITY CHARACTER

LAGO VISTA WILL PRESERVE ITS UNIQUE IDENTITY AS A SCENIC, HILL COUNTRY CITY WITH A CLOSE-KNIT COMMUNITY, BEAUTIFUL LAKE VIEWS, AND PEACEFUL NATURE.

Throughout this Planning process, the importance of preserving Lago Vista's scenic nature, lake vistas, and strong sense of community has been a consistent priority. The Community Character Goal received overwhelming support, with 89% of survey respondents agreeing that protecting these qualities is essential for the city's future. Additionally, 75% of respondents cited the lake and natural scenery as the primary reasons they chose to move to Lago Vista. Preserving these defining characteristics and enhancing the ability for the community to gather will be critical in maintaining the charm and appeal that residents cherish.



Lagofest 2024 - Lago Vista's largest annual event held at LVPOA- Bar-K Park

Thoughtful planning and design will help integrate new housing, green spaces, and public amenities in a way that complements the city's natural beauty and fosters lasting connections among residents. To support this vision, Lago Vista will invest in expanding and improving municipal facilities to create more opportunities for community gathering and engagement. Parks, event spaces, and multi-use community centers can serve as hubs for local activities, bringing people together and reinforcing civic pride.

Strengthening communication and outreach efforts will also be essential in bolstering civic engagement, ensuring that residents feel informed, heard, and involved in shaping the city's future. Taking steps to preserve its scenic charm, enhancing neighborhood livability and quality for all residents, and fostering a strong sense of belonging, will ensure that Lago Vista continues to be a place where people take pride in their community and feel connected to both their neighbors and the surrounding natural environment.

Objective 1: Strive to strengthen neighborhoods as places of quality, community, and livability.

Action 1: Develop an information library of housing assistance resources for residents either online or at City offices and keep it up to date.

Some examples could include links or references to homebuyer assistance programs, emergency rental assistance programs, aging in place programs, weatherization grants, fair housing information, etc.

Action 2: Incentivize the development of senior housing through expedited permitting, fee reduction or waivers, or public-private partnerships.

There are currently no housing options for senior citizens to remain living in Lago Vista unless they live alone. The City should support the creation of retirement communities, assisted living, and other options for senior citizens who wish to remain in

Lago Vista.

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

Many residents and potential homebuyers are seeking alternatives beyond traditional single-family homes or large apartment complexes. One approach to addressing this need is through the introduction of missing middle housing, which refers to housing types that offer more units than a single-family home but fewer than mid- or high-rise developments. Expanding missing middle housing options in Lago Vista would help meet the needs of young professionals, retirees, and families looking for attainable housing while preserving the community's character.

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

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



Oak Tree at Sports Complex

Objective 2: Expand or build municipal facilities to create places to gather as a community.

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

This is one of the top priorities from the Advisory Committee and the residents of Lago Vista. Consider conducting a feasibility study, pursuing TPWD Indoor Recreation Grants, or contacting other cities with new community centers to learn about next steps or important considerations.

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

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

Action 3: Expand the library and upgrade its amenities.

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

Community Center Case Study: Richland Hills, Texas

Similar to Lago Vista, the City of Richland Hills has located all of their civic buildings on one block. In the center of town, you can find the City Hall, Fire Station, Police Station, Library, and Post Office all on one civic center. Following their 2014 Comprehensive Plan, the City reconstructed this “civic center” to update their Police Station, Fire Station, and to build a recreation center. This reconstruction added a public gathering greenspace with paved walking paths connecting all of the civic buildings and a shaded playground for children at the recreation center.

The Link Event and Recreation Center is a multi-purpose community facility for all ages. Since opening in April 2017, it has served as a hub for fitness, creativity, and lifelong learning, fostering strong connections among the residents of Richland Hills and surrounding areas. The Link offers a diverse range of programs, including athletics, after-school and summer camp childcare, recreation classes, and senior activities. Additionally, it hosts a variety of community events, bringing people together for special interest programs and city-wide celebrations.

The Link features state-of-the-art amenities such as:

- Gymnasium
- Fitness and Weightroom Floor
- Indoor Track
- Game Area
- Indoor Soft Playground
- Esports and Gaming Areas
- Museum
- Group Fitness Room
- Locker Rooms with Showers
- Private Rental Spaces (e.g., ballrooms)



The Link Event and Recreation Center



Photo courtesy of USA Shade

and electronic facilities.

Action 4: Continue to adequately staff the library and hire a Children’s Librarian.

If the Library expands in size, additional staff will be needed to oversee a larger facility and to assist the anticipated increase in the number of people using the Library. A professional “Children’s Librarian” will be needed to oversee and provide the kind of programs and services that are expected in a larger library.

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

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

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

Small-town character is built on a foundation of engaging local events. Year-round programming and special events play a vital role in fostering a sense of belonging, strengthening community ties, and celebrating the small-town character that residents value.

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

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

residents and visitors.

Objective 3: Bolster civic engagement to foster community trust and pride.

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

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

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

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

Action 3: Enhance the City’s community outreach and engagement strategies to foster dialogue, build community trust, and encourage informed and civil civic participation.

Explore methods to further enhance the City’s engagement strategies to foster civic participation. Strategies could include ensuring use of plain English instead of technical jargon, new digital methods of engagement, coffee with the mayor, etc.

MOBILITY

LAGO VISTA WILL HAVE A WELL-PLANNED STREET NETWORK THAT PRIORITIZES SAFETY AND EFFICIENCY.

Lago Vista's street network will be designed with safety as the highest priority, reflecting the concerns of local residents. Implementing on- and off-street design improvements will help reduce accidents and create a safer environment for all road users. Additionally, road maintenance and improved emergency response will ensure that the city's infrastructure supports both everyday travel and critical situations.

Efficiency is equally important in Lago Vista's transportation network, with a focus on well-planned connections between neighborhoods that improve mobility. A thoughtfully designed network will provide multiple routes for travel, reducing bottlenecks and enhancing access to key destinations. Through integrating safety and efficiency into street planning, Lago Vista will create a transportation system that not only protects residents but also enhances overall quality of life, making travel smoother and more reliable for everyone.

ROADWAY CONCERNS FROM RESIDENTS

Numerous Lago Vista residents voiced significant concerns regarding traffic conditions along RM 1431, including speeding, congestion, and a high frequency of near-miss incidents.

"SLOW DOWN TRAFFIC ON RM 1431" - SURVEY RESPONDENT

Many pointed out that the intersection at Bar K Ranch Road and RM 1431 has become particularly problematic, highlighting a need for a traffic light or additional safety measures to manage the flow of vehicles. In addition, residents expressed a desire for more effective signage, road markings, and traffic calming strategies—such as improved lighting and enforcement—to slow down traffic and reduce the likelihood of crashes.

Objective 1: Support improvements to multi-modal transportation throughout Lago Vista.

Action 1: Amend the zoning and subdivision ordinances to require new residential developments to connect new networks of sidewalks, paths and/or bike routes within neighborhoods to nearby collectors and arterial streets or adjacent developments.

Ensuring these connections will enhance mobility, improve pedestrian and cyclist safety, and promote alternative transportation options. Additionally, well-connected neighborhoods foster a sense of community by making it easier for residents to walk or bike to nearby destinations rather than relying solely on automobiles.

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

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

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

Mapping out key corridors and potential connections will help establish a more accessible and efficient transportation system for all users. This planning effort should consider factors such as safety, traffic patterns, accessibility, and opportunities to connect residential areas with commercial hubs, schools, and recreational facilities.

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

A public outreach campaign, including online resources, printed materials, and community workshops, can help ensure that residents understand designated golf cart routes, safety regulations, and legal requirements.

Clear and consistent messaging will improve compliance and enhance the safe integration of golf carts into the city's transportation network.

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

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

Golf Cart Community Case Study

Peachtree City, Georgia, has successfully integrated golf carts into its transportation network, making them a vital and convenient mobility option for residents. With over 100 miles of separated multi-use paths, the city has created an interconnected system that allows golf carts to serve as a primary mode of transportation for short trips. These paths link neighborhoods, schools, shopping centers, parks, and other key destinations, reducing reliance on cars and promoting a more sustainable, community-oriented lifestyle. Golf cart ownership is widespread, with designated parking spaces and charging stations available throughout the city, further supporting their use as an everyday travel option.

Peachtree City has clear regulations, including requirements to register the motorized cart, age restrictions, safety requirements, and penalties up to \$1,000 for violations of the regulations. The City also requires development to contribute to the multi-use path network and construct motorized cart parking spots. If Lago Vista wants to establish themselves as a golf cart community, the City should examine the potential for similar regulations.



Peachtree City, Georgia

Objective 2: Facilitate safe and well-planned transportation infrastructure.

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

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

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

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

**“LAGO VISTA NEEDS MORE
WAYS TO ENTER AND EXIT
RM 1431” - SURVEY RESPONDENT**

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

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

Action 4: Emphasize traffic safety on neighborhood streets by working with the police department to increase enforcement, collect data, and define metrics to measure increases in safety.

Strengthening enforcement of speed limits, stop sign compliance, and pedestrian right-of-way laws will help improve safety for all road users. Collecting and analyzing traffic data will allow the city to identify high-risk areas, implement targeted interventions, and track progress over time.

Action 5: Perform engineering level traffic safety analysis at the intersection of Dodge Trail at Diamond Trail and Boggy Ford Road east of Lincoln/Drapers Cove and determine appropriate design mitigations.

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

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

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

CAPMETRO BENEFITS & THE BUILD CENTRAL TEXAS FUND

CapMetro, the transit agency that serves the Austin metropolitan area provides Bus, Vanpool (previously RideShare), and on-demand Pickup services in Lago Vista. Bus commuters may park at the Lago Vista Park & Ride, located near Dawn Drive and Thunderbird Street, and utilize bus route 214, to access 11 stops within the city limits of Lago Vista and ultimately the Lakeline Park & Ride. The Vanpool program provides a group of 4 or more people who regularly travel to and from work together with a CapMetro vehicle to use for their daily commute anywhere in the metropolitan area. Finally, customers can use on-demand pickup services by indicating their location and destination in the Pickup by CapMetro app anytime from 7 AM to 7 PM on weekdays in Lago Vista.

These CapMetro services are available in Lago Vista due to the city's participation in the Build Central Texas Program. This CapMetro funding program was created in 1994 to support the transportation infrastructure for the Austin metropolitan area, with a specific focus on funding transit projects in suburban communities.

Currently, the cities of Austin, Manor, Jonestown, Point Venture, San Leanna, and Lago Vista fund this program for themselves by employing a 1% sales tax within their jurisdictions. Any funding leftover after paying for the transit services is directly reinvested into the community through the Build Central Texas fund which can be used to pay for transit supportive infrastructure projects. Participation in Build Central Texas ensures that these communities continue to be served by CapMetro and creates the opportunity for future transit improvements.



Bus stop located near the Lowe's Market parking lot

CITY SERVICES

LAGO VISTA WILL PROVIDE HIGH-QUALITY MUNICIPAL SERVICES THAT PRIORITIZE EFFICIENCY, SUSTAINABILITY, RELIABILITY, AND ENHANCE THE QUALITY OF LIFE FOR RESIDENTS.

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

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

Objective 1: Improve Public Safety, Emergency Preparedness, and Hazard Mitigation.

Action 1: Coordinate with the Emergency Services District to develop a Community Evacuation Plan and make maps of routes available to all residents.

A community evacuation plan will be critical for events which can be predicted, such as a winter storm. But in the event of an unpredictable hazard, like a wildfire, multiple, well-known evacuation routes will be critical to ensure if one is blocked people can escape.

Action 2: Coordinate public education presentations by Texas Forest Service and the Fire Department to help reduce fire hazard on private properties.

Conduct public outreach to educate citizens on the full range of hazards: educational information will be presented through digital signage on major thoroughfare, newsletters, and on the city website, to increase awareness of ways the public may protect themselves and mitigate homes and businesses from hazard events.

Action 3: Develop a mass debris removal plan in the event of a natural disaster.

Winter storm Uri, in February 2021, underscored the importance of a mass debris removal plan as essential for protecting infrastructure, reducing repair costs, ensuring resident safety, and maintaining critical services during power outages caused by unforeseen events.

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

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

Action 5: Consider applying for grant to fund a Community Wildfire Protection Plan.
Apply for a grant through the US Forest Service to fund a Community Wildfire Protection Plan.

WILDFIRE RISK

The Characteristic Fire Intensity Scale, shown on the next page, **Wildfire Intensity Risk**, specifically identifies areas where significant fuel hazards and dangerous fire behavior potential exist.

The Fire Intensity Scale (FIS) provides a standard scale to measure potential wildfire intensity. FIS consists of 5 classes where the order of magnitude between classes is ten-fold. The minimum class, Class 1, represents very low wildfire intensities and the maximum class, Class 5, represents very high wildfire intensities.

The Wildfire Intensity Scale does not incorporate historical occurrence data and only evaluates the potential fire behavior for an area. Knowledge of historical fire occurrence data may help natural area managers have a greater understanding of areas where dangerous fire potential exists in relation to nearby homes or other valued assets.

Wildfire intensity is influenced by fuels, weather, and topography. Fuels are anything that can burn in a wildfire and can include grasses, shrubs, trees, and dead leaves. The accumulation of fuel increases the potential for wildfires and allows fires to burn hotter, larger, longer, and faster, making them more difficult and dangerous to manage.

Naturally-occurring wildfires thin out fuels in natural areas; however, historical fire suppression activities have disrupted these natural processes. Consequently, many natural areas have become overgrown and contain greater intensity of fuels leading to more damaging wildfire activity when wildfires occur. Effectively managing fuel loads, and reducing loads when and where appropriate, helps to reduce the risk of fires and maintain functioning ecosystems.

As depicted on the map, areas with the highest risk of wildfire are located in the less developed regions of Lago Vista. For more information visit the Texas A&M Forest Service website.

Data Source: Texas Wildfire Risk Assessment, Pyrologix 2023 (includes fuel disturbances through 2022)

THE SPECIFIC CLASSES OF FIRE INTENSITY ARE AS FOLLOWS:

CLASS 1, VERY LOW:

- Very small, discontinuous flames, usually less than 1 foot in length; very low rate of spread; no spotting. Fires are typically easy to suppress by firefighters with basic training and non-specialized equipment.

CLASS 2, LOW:

- Small flames, usually less than two feet long; small amount of very short-range spotting possible. Fires are easy to suppress by trained firefighters with protective equipment and specialized tools.

CLASS 3, MODERATE:

- Flames up to 9 feet in length; short-range spotting is possible. Trained firefighters will find these fires difficult to suppress without support from aircraft or engines, but dozer and plows are generally effective. Increasing potential for harm or damage to life and property.

CLASS 4, HIGH:

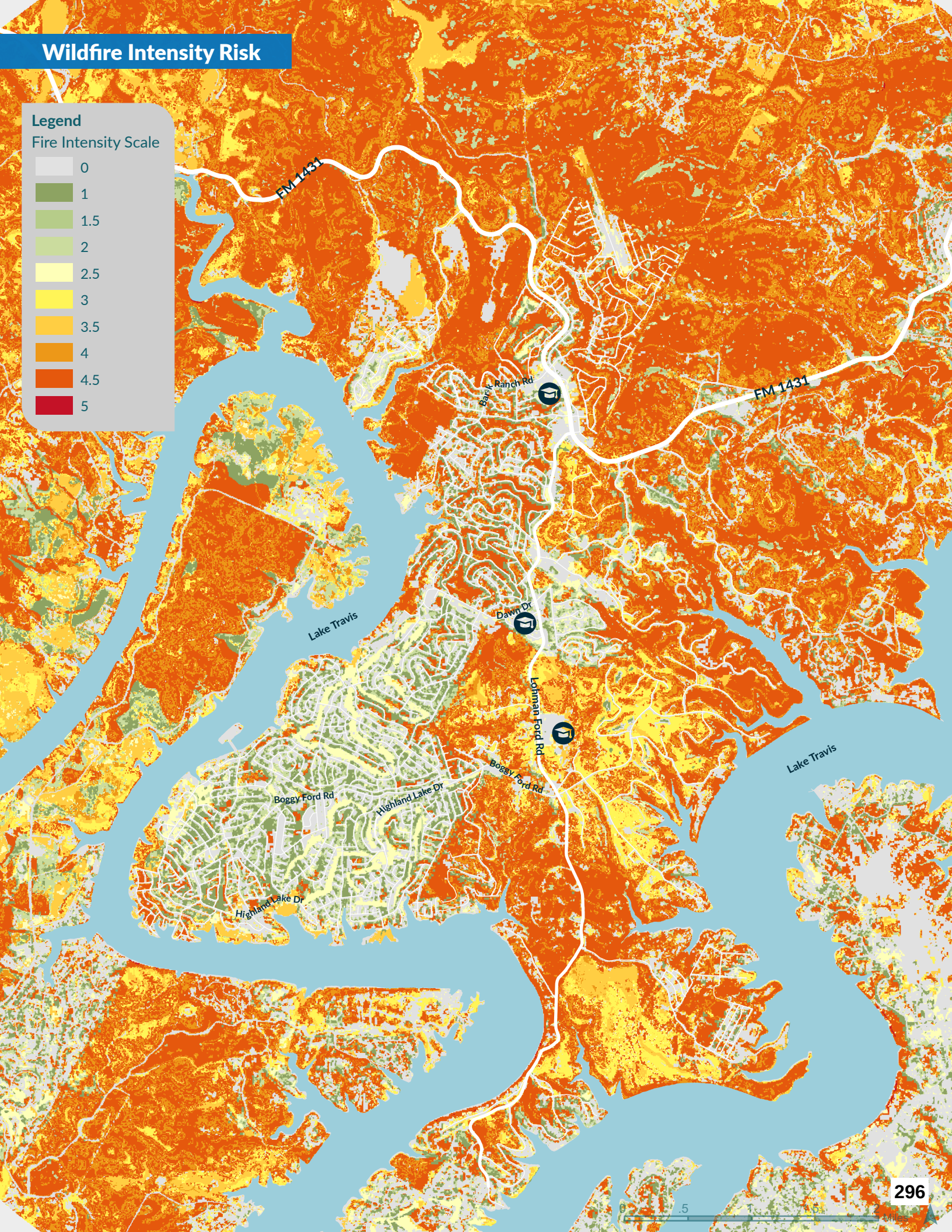
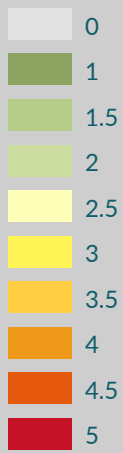
- Large Flames, up to 40 feet in length; short-range spotting common; medium range spotting possible. Direct attack by trained firefighters, engines, and dozers is generally ineffective, indirect attack may be effective. Significant potential for harm or damage to life and property.

CLASS 5, VERY HIGH:

- Flames exceeding 200 feet in length; expect extreme fire behavior.

Wildfire Intensity Risk

Legend Fire Intensity Scale

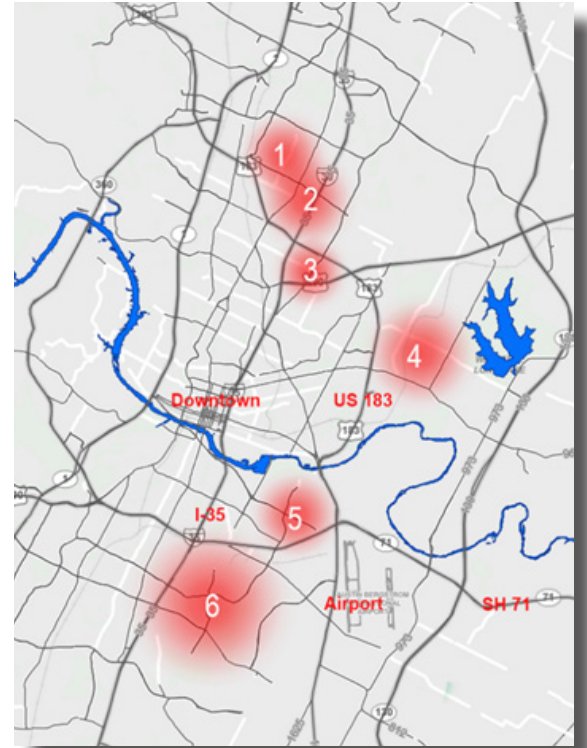


Action 6: Consider building a storm shelter or resilience hub as a part of the new city hall.

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

CITY OF AUSTIN RESILIENCE HUB PILOT PROJECT

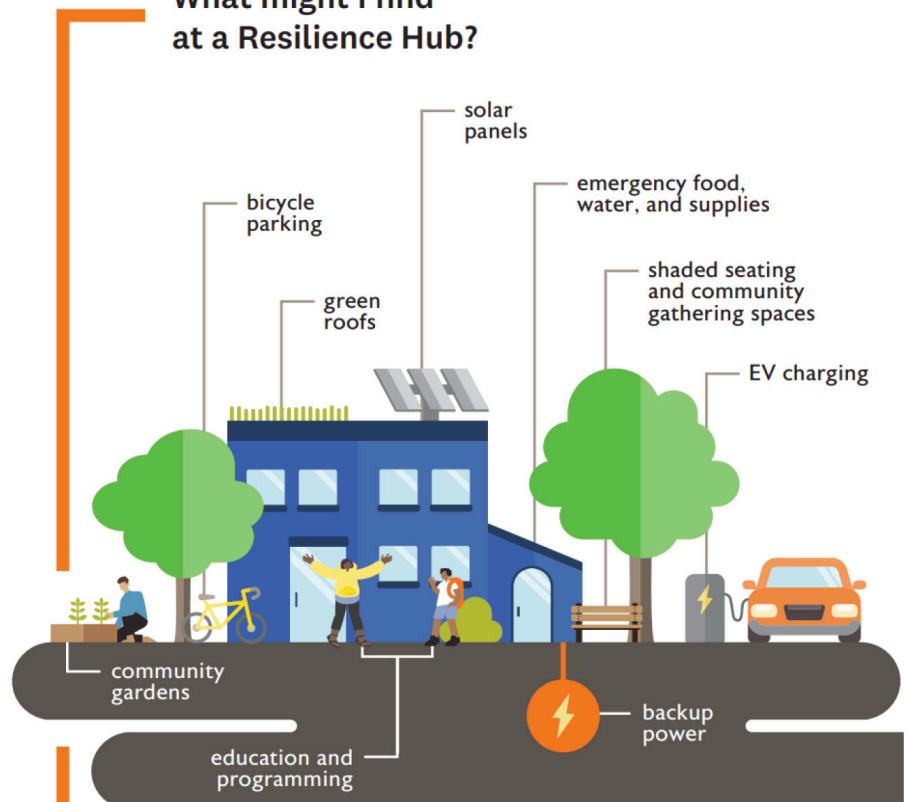
In 2021, Austin City Council passed a resolution to create a network of Resilience Hubs with the City. The Office of Resilience, Office of Sustainability, HSEM, Austin Public Health, Austin Fire Department, Economic Development, and Equity Office worked together to coordinate the planning and implementation of Resilience Hubs leading to a pilot project that tested City-owned facilities as hubs for resilience resources, education and support. The Resilience Hubs are complementary to emergency response and operations that are trusted neighborhood spaces that strengthen community ties and provide basic needs when disaster strikes. The Resilience Hub pilot included City-owned facilities that offer services and support for the community before, during, and after a disaster. Shown in the map to the right, the pilot program focused on City-owned facilities in six areas around Austin. The focus areas were selected through input from residents and collaboration with community organizations.



KEY BENEFITS

- **Enhanced Emergency Preparedness and Response**
Resilience hubs serve as centralized locations to distribute food, water, medical supplies, and information when disasters strike. They often include backup power and communications systems, improving a neighborhood's ability to manage outages and infrastructure failures.
- **Strengthened Community Cohesion**
Resilience hubs double as community gathering spaces where residents can build relationships through workshops, events, and skill-sharing. Stronger social ties help neighborhoods respond more effectively to crises and recover faster afterward.

What might I find at a Resilience Hub?



Action 7: Install backup generators at critical facilities.

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

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

Strengthening enforcement of speed limits, stop sign compliance, and pedestrian right-of-way laws will help improve safety for all road users. Collecting and analyzing traffic data will allow the city to identify high-risk areas, implement targeted interventions, and track progress over time.

Objective 2: Provide cost effective and efficient infrastructure.

Action 1: Complete all necessary recommendations from the 2024 Wastewater Master Plan and 2024 Water Master Plan.

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

Action 2: Develop a comprehensive regional stormwater management plan.

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

Objective 3: Implement policies to promote conservation of important resources.

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

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

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

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

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

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

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

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

FUTURE LAND USE

LAGO VISTA WILL MANAGE THE DIRECTION OF GROWTH AND DEVELOPMENT THROUGH A THOUGHTFULLY PLANNED LAND USE PATTERN.

Lago Vista will preserve its unique identity as a scenic Hill Country city, defined by its breathtaking lake views, peaceful natural surroundings, and strong sense of community. As the city grows, it will prioritize development that enhances, rather than diminishes, these defining characteristics. However, encouraging development is key to sustaining Lago Vista's economic health and quality of life. Growth provides opportunities for new businesses, housing options, and public amenities, all of which contribute to a vibrant and financially stable city. Without strategic expansion, the city risks stagnation, leading to increased reliance on property taxes and fewer opportunities for economic diversification.

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

Objective 1: Ensure Lago Vista continues to prosper through managed growth and thoughtful planning.

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

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

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

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

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

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

Action 4: Seek opportunities to preserve open space such as educating landowners of large parcels on the tax benefits of donating or preserving open space, updating the parkland dedication ordinance, issuing bonds to raise funds for protecting open space, or other such methods.

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

Action 5: Provide educational opportunities for staff, policymakers, and citizen board members on key issues, planning best practices, and cutting-edge tools to achieve success.

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

Action 6: Consider coordinating an Implementation Bootcamp designed to educate City staff and policymakers on plan implementation and chart a successful path forward.

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



Bison Trail overlooking Lago Vista

ECONOMIC DEVELOPMENT

LAGO VISTA WILL CULTIVATE A THRIVING ECONOMY THAT SUPPORTS DIVERSE RETAIL OFFERINGS, SERVICES, AND EMPLOYMENT OPPORTUNITIES.

Lago Vista will cultivate a thriving economy by strengthening efforts to attract businesses that meet the needs of residents and visitors. A strong local economy is important because it directly impacts the quality of life within a community by creating jobs, supporting local businesses, fostering a sense of community, and ensuring that money circulates within the area, leading to improved access to services and better infrastructure for residents; essentially, a thriving local economy contributes to a higher standard of living for the people who live there.

This is achieved primarily through the identification and support of key industries that align with Lago Vista's strengths and potential to foster job creation and economic growth. Encouraging local tourism opportunities will play a key role in establishing Lago Vista as a getaway destination, driving economic growth and job creation. The city's natural beauty, recreational amenities, and proximity to Lake Travis provide a strong foundation for expanding tourism-related businesses such as lodging, dining, outdoor adventure experiences, and boutique attractions. Investing in marketing initiatives, events, and partnerships with regional tourism organizations will help raise Lago Vista's profile, drawing visitors who contribute to the local economy.

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

Objective 1: Strengthen local economic development to bring businesses to Lago Vista.

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

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

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

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

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

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

Action 4: Support efforts to establish forward thinking infrastructure systems and human resources, such as improved broadband for enhanced telework opportunities.

Investing in forward-thinking infrastructure, such as improved broadband, would expand telework opportunities, attract remote professionals, and position Lago Vista as a competitive location for businesses that rely on digital connectivity.

Action 5: Partner with or maintain existing partnerships with local higher education centers, private and public schools, businesses, and other entities for workforce training programs.

Workforce training programs could help develop a pool of skilled workers in Lago Vista and encourage job growth. Strengthening partnerships with higher education institutions, schools, and businesses would help residents and high school students have access to the skills and certifications needed for gainful employment.

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

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

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

Establishing clear and consistent development standards for building form, architecture, signage, and landscaping will help maintain a cohesive and visually appealing community character. Update or create regulations such as a sign ordinance based on a unified vision for character or other similar regulations to encourage high quality development.

Action 8: Create a “buy local” campaign to support local Lago Vista businesses.

The Economic Development Department of the City can work with the Economic Development Advisory Committee or future Economic Development Corporation to engage local businesses and stakeholders to build support for the program and identify their needs.

Objective 2: Encourage local tourism opportunities to establish Lago Vista as a destination.

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

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

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

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

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

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

Action 4: Explore incentives to attract target industries.

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

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

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

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

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

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

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

Step 4: Submit application.

DARK SKY COMMUNITY CERTIFICATION

The International Dark Sky Places Program is a conservation-based program rooted in grassroots advocacy to protect dark skies and the nocturnal environment. The program is structured around a rigorous set of guidelines to ensure that each certified place participates in actions and stewardship that improve the quality of the nightscape environment. The International Dark Sky Place certification functions more as an award and provides international recognition for the applicant's efforts, as it does not carry any legal or regulatory authority from DarkSky International itself.

ELIGIBILITY CRITERIA

MANAGEMENT

The Community will coordinate with the local level of authority to write and adopt a lighting policy. Unincorporated or otherwise informally organized communities are eligible for Community status if their governing jurisdictions enact public policy consistent with the requirements of the Community Guidelines and which are legally binding in at least the territory of the community.

NIGHTTIME PUBLIC ACCESS

Outreach events are made available to both residents and visitors to the Community.

NIGHT SKY QUALITY

There are no night sky quality requirements for a Community. However, the Community will still participate in monitoring night sky quality to assess changes in this resource and as a way to further drive community engagement.

RESOURCES

The Community demonstrates its commitment to dark skies and quality lighting by:

- *Retrofitting all publicly owned lighting within five years*
- *Encouraging residents and businesses to participate in the dark sky movement with the use of, for example, flyers, events, informative websites, public service announcements, and funding of lighting upgrades*
- *Providing examples of success in light pollution control with private lighting or new development*
- *Presenting opportunities to learn about and engage with the night sky*

CERTIFICATION PROCESS

PHASE 1: INITIAL INQUIRY

Applicant reviews eligibility with IDA (International DarkSky Association) staff; notifies IDA of intent to pursue IDSP application Average Timeline: 45 days* (*Phase I timeline varies depending on eligibility status and complexity of proposed place)

PHASE 2: FORMAL APPLICATION

With support from IDA staff applicant actively works to meet the application requirements. Average Timeline: 1-3 years

PHASE III: CERTIFICATION

Applicant waits while review is in process Average Timeline: 90-150 days

PARKS AND RECREATION

LAGO VISTA WILL IMPROVE ITS PARK SYSTEM TO PROVIDE SPACES FOR PEOPLE TO PLAY, GATHER, AND ENJOY NATURE.

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

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

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

Objective 1: Improve park and recreation opportunities that enhance personal well-being, promote active lifestyles, and foster public pride by maintaining amenities and programs that cater to diverse interests, ages and abilities.

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

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

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

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

Action 3: Publish a list of volunteer and donation opportunities on the City’s website to help improve City parks (e.g., Maintenance cost mitigation (adopt-a-park, adopt-a-trail) and create a process to track volunteer hours, in-kind, and donations.

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

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

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

Action 5: Explore updates and improvements to Sunset Park.

Consider tournament ready ball fields, trails, dog park, concert space, disc golf course or other regional park amenities.

Objective 2: Establish standards and policies for the operations and maintenance of city parks and programs to ensure transparency, responsiveness to community needs, environmental and fiscally sustainable practices, and operational efficiency.

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

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

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

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

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

A parkland dedication ordinance is a vital tool for ensuring that there is a mechanism to preserve and enhance accessible green spaces for current and future residents. This ordinance requires new residential developments to set aside land or pay fees specifically allocated toward parks. Such an ordinance not only balances urban growth with environmental stewardship but also supports the city's long-term vision of cultivating parkland for current and future generations.

Parkland dedication ordinances may be structured to require new developments to include land for public parkland and/or trails, options to accept fees in lieu of land, and consider development fees that would pay for amenities in addition to land. While less common, several cities in Texas also have trail dedication ordinances, which require development to build trails if identified on a Trails Master Plan.

Lago Vista's current parkland dedication ordinance requires dedication to the City of one acre of parkland for every 30 dwelling units or the developer may choose to pay a per unit fee instead of dedicating land. Due to increased interest in development and public demand for more parks, it could be time for a review to ensure the ordinance is meeting the community vision for parkland. While the current ordinance is strong, the City could consider adding a park development fee or incorporating trail dedication requirements.



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

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

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

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

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

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

Action 7: Develop a maintenance plan for the city-owned parks.

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

Objective 3: Create unique experiences in Lago Vista for the purposes of recreational tourism and creating community focal points.

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

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

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

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

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

This Plan would need to evaluate the developability of the city-owned parcels and “strips” of land for future parks or trails, seek to expand trail investments throughout the community using existing right-of way, easements, or targeted acquisition locations, and investigate the feasibility of including mountain bike trails in Lago Vista.

**OUTSTANDING TRAIL SYSTEMS:
SAN GABRIEL RIVER TRAIL
GEORGETOWN, TEXAS**

The San Gabriel River Trail is 6.6 miles long and follows the scenic North and South San Gabriel Rivers. The trail is eight feet wide and comprised of mixed surfaces including crushed granite, concrete, and asphalt.



Known for its charming downtown and proximity to Austin, Georgetown sought to leverage its scenic San Gabriel River corridor and rolling landscapes. In 2023, the City expanded the San Gabriel River Trail, improving connectivity between multiple parks, athletic fields, and downtown attractions. With wayfinding signage, pedestrian bridges, and lighting, the trail has become an integral community amenity.

The enhanced riverfront has attracted hikers, joggers, and families, who in turn patronize downtown shops and restaurants. Events like fun runs and nature festivals draw participants from across the region, contributing to hotel and retail revenues. Urban trail loops that link natural features with business districts can simultaneously provide safe recreational outlets for residents and encourage out-of-town visitors to explore local commerce. Overall, Georgetown’s focus on trail development has enhanced the quality of life for residents, diversified the city’s tourist appeal, and sustained an ongoing cycle of economic vitality connected to outdoor recreation.



The San Gabriel River Trail is 6.6 miles long and follows the scenic North and South San Gabriel Rivers.

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

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

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

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

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

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

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

WHAT SKATEPARKS BRING TO A COMMUNITY

Skateparks offer more than just being a recreational facility they also serve as a local gathering space for a niche group of park users. Skateparks can also strengthen local relationships between the youth and adults, fostering pride and ownership for their local skatepark. These types of facilities provide safe, inclusive spaces where participants of all ages and skill levels can learn, hone new skills, and support one another in a shared pursuit. By offering a dedicated venue for wheeled sports, skateparks encourage participation among youth who may be less inclined toward traditional team sports.



Pictured above, the City of Dripping Springs Dorian Z. Kweiler Memorial Skatepark was opened in 2024. The skatepark has multiple features to skate, shaded seating, and parking.

PARK ENHANCEMENTS

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

UPPER BAR-K PARK / SPORTSPLEX:

- Repair splash pad and enhance surrounding seating area.
- Repair foundation and nets of both tennis courts.
- Repair existing sidewalks and replace crushed granite park pathways and trails with concrete sidewalks throughout the park in order better enhance access for all types of park users.
- Conduct annual turf maintenance on sports fields (aeration, irrigation, seeding, fertilization).
- Construct a large pavilion near the baseball field for team gatherings.
- Renovate and modernize the ballfield clubhouse and bathrooms.
- Remove existing play structure and replace with new playground equipment.
- Replace pool tables, chairs, and loungers.
- Consider adding a concession stand.

BOWDEN POINT:

- Construct screening and fencing around the park for additional safety and noise reduction.
- Install a small, looped trail that provides access to the art and flower beds in the park.
- Re-purpose and improve monument signage at the corner of Boggy Ford and Highland Lakes Blvd.
- Add additional parking.
- Remove fencing and screening recommendation.

LAGO VISTA GOLF COURSE

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

SUNSET PARK:

- Construct trails connecting Sunset Park to the Balcones Canyonlands.
- Pave and stripe all parking areas.
- Install paved sidewalks and park pathways to and from different park amenities and parking areas.
- Consider creating a landscaping / planting plan for the entire park.
- Construct pavilions with seating areas for more public gathering opportunities.
- Construct a Bankshot (equipment is available; requires a concrete platform and fenced area).
- Construct shade covers over baseball and softball bleachers.
- Install new nets for the soccer goals and a volleyball net.
- Construct the second entrance to Sunset Park on FM 1431.
- Improve restrooms, signage, and add water fountains

VETERANS MEMORIAL PARK

- Repair leaning eagle statue.
- Construct a park sign near Dawn Drive or the parking areas.
- Enhance coverage and update overall lighting.
- Partner with the KLVV organization to regularly maintain and update the landscaping beds.
- Annually clean and maintain the remembrance bricks and rock pillars.
- Add additional benches and seating areas.





INDOOR COMMUNITY CENTER

...FOR THE TYPES OF ACTIVITIES/FACILITIES THAT YOU WOULD USE FREQUENTLY ... YOU CAN PLACE MULTIPLE VOTES INTO ONE BUCKET IF YOU WOULD LIKE.

...different ... uses and ...

Cultural and Arts

- Performing Arts (spaces for music, dance, and theater)
- Visual Arts Studios and galleries for painting, sculpture, ceramics, photography)
- Maker spaces (rooms equipped with tools for woodworking, 3D printing, etc.)

Educational and Social

- Community Learning Center/Facilities offering classes, workshops, and seminars on a range of topics from technology to personal finance
- Meeting and Event Spaces (rooms available for community meetings, workshops, private events, and other gatherings)

Cultural and Arts

...NOTES BELOW WHAT YOU ... TO BE ADDED TO FUTURE PLAN.

...field ... count ... trail

...we heard are ... at Sunset Hill

- Dedicated pickleball courts
- Additional sport fields
- Lighting
- Additional walking / bike paths
- Dog park
- Shade structures
- Community gardens

...? OR IDEAS?
A COMMENT CARD



FROM VISION TO REALITY: IMPLEMENTATION

6

PLAN IMPLEMENTATION

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

PARTNERING FOR SUCCESS

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

At a minimum, this includes:

- *Lago Vista elected and appointed officials;*
- *City Administration and staff;*
- *Lago Vista Property Owners Association;*
- *Travis County;*
- *Texas Department of Transportation;*
- *North Lake Travis Chamber of Commerce;*
- *Lago Vista Independent School District (LVISD);*
- *Lower Colorado River Authority (LCRA); and*
- *Local community groups and organizations.*

ROLES AND RESPONSIBILITIES

City representatives, City staff, and dedicated citizens make up the “champions” of this Plan. Their roles are crucial to the effective implementation and follow through of this Plan. City Council, City staff, and the Planning and Zoning Commission should assess all decision-making and recommendations for consistency with this Plan as outlined below.

CITY STAFF

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

PLANNING & ZONING COMMISSION

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

CITY COUNCIL

- *Adopting amendments to the Plan by ordinance*
- *Adopting new or amended land development regulations to implement this Plan*
- *Approving inter-local agreements*
- *Establishing the overall action priorities and timeframes for initiation and completion*
- *Considering and approving funding commitments*
- *Approving projects, activities and budgets in a manner consistent with this Plan*

MONITORING AND BENCHMARKING

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

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

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

UNDERSTANDING THE IMPLEMENTATION TABLE

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

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

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

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

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

IMPLEMENTATION TABLE

ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)			INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)
			0-2	3-5	6-10	
GOAL 1 - COMMUNITY CHARACTER: LAGO VISTA WILL PRESERVE ITS UNIQUE IDENTITY AS A SCENIC, HILL COUNTRY CITY WITH A CLOSE-KNIT COMMUNITY, BEAUTIFUL LAKE VIEWS, AND PEACEFUL NATURE.						
Objective 1: Strive to strengthen neighborhoods as places of quality, community, and livability.						
1.1.1	Develop an information library of housing assistance resources for residents either online or at City offices and keep it up to date.	Operational	X	X	X	DS, CM
1.1.2	Incentivize the development of senior housing through expedited permitting, fee reduction or waivers, or public-private partnerships.	Investment	X			DS, CM
1.1.3	Encourage the development of strategically located higher density residential developments using the future land use plan and location criteria developed by the Advisory Committee.	Policy	X	X	X	DS, CC, P&Z
1.1.4	Strengthen the tree preservation ordinance through education or some other means.	Operational	X			DS, CM
Objective 2: Expand or build municipal facilities to create places to gather as a community.						
1.2.1	Construct an indoor community center in the municipal complex on Dawn Drive that serves as a central hub for residents, offering versatile spaces for fitness, sports, recreation, gatherings, senior and youth programming, and community gathering.	Investment		X		DS, CM, P&Z, P&R
1.2.2	Build a new City Hall in the municipal complex on Dawn Drive and anchor it as the civic hub of the community.	Investment	X			DC, CC, P&Z, CM

Involved Departments Abbreviations

CM - City Manager

DS - Development Services

PL - Public Library

PW - Public Works

ED - Economic Development

EDAC - ED Advisory Committee

PRAC - Parks and Recreation Advisory Committee

AAB - Airport Advisory Committee

PD - Police Department

LAB - Library Advisory Board

GCAC - Golf Course Advisory Committee

P&Z - Planning and Zoning

P&R - Parks and Recreation Dept.

CC - City Council

FD - Fire Department

ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)			INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)
			0-2	3-5	6-10	
1.2.3	Expand the library and upgrade its amenities.	Investment	X			PL, CC, CM, LAB
1.2.4	Continue to adequately staff the library and hire a Children's Librarian.	Operational	X	X	X	PL, LAB
1.2.5	Offer senior computer safety courses and other programming for seniors at the library or future indoor community center.	Operational	X	X	X	PL, P&R
1.2.6	Support opportunities for year-round programming, special event activities that reinforce community perceptions of sense of community and small-town character.	Operational	X	X	X	CC, P&R, CM, PRAC
1.2.7	Explore a financing district or mechanism for public improvements to spur investment on Dawn Drive.	Study	X			DS, CM

Objective 3: Bolster civic engagement to foster community trust and pride.

1.3.1	Hire or contract services for a grant writer to assist the City in finding and applying for grants to fund plan implementation.	Operational	X			CM, CC
1.3.2	Explore the possibility for cross municipal partnerships between Cedar Park, Jonestown, or other communities for regional trails, transportation, open space preservation, or other such partnerships.	Study		X		CM, DS, P&R, CC, PRAC
1.3.3	Enhance the City's community outreach and engagement strategies to foster dialogue, build community trust, and encourage informed and civil civic participation.	Operational	X	X	X	CM, DS

Involved Departments Abbreviations

CM - City Manager

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PD - Police Department

LAB - Library Advisory Board

GCAC - Golf Course Advisory Committee

P&Z - Planning and Zoning

P&R - Parks and Recreation Dept.

CC - City Council

FD - Fire Department

ACTIONS	ACTION TYPE	TIMEFRAME (YEARS)			INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)
		0-2	3-5	6-10	

GOAL 2 - MOBILITY: LAGO VISTA WILL PRESERVE ITS UNIQUE IDENTITY AS A SCENIC, HILL COUNTRY CITY WITH A CLOSE-KNIT COMMUNITY, BEAUTIFUL LAKE VIEWS, AND PEACEFUL NATURE.

Objective 1: Support improvements to multi-modal transportation throughout Lago Vista.

2.1.1	Amend the zoning and subdivision ordinances to require new residential developments to connect new networks of sidewalks, paths and/or bike routes within neighborhoods to nearby collectors and arterial streets or adjacent developments.	Regulation		X		DS, CC, CM, P&Z, PW
2.1.2	Consider implementing enhanced development standards that apply to PDDs to encourage higher quality, pedestrian oriented development.	Regulation		X		DS, CC, CM, P&Z, PW
2.1.3	During the next update to the Transportation Master Plan or as part of a Trails Master Plan, identify bicycle or golf cart routes to create a multi-modal network.	Study			X	DS, CM, CC, P&Z
2.1.4	Provide education to the public on where golf carts are allowed to be operated within the City as well as the rules for operation.	Operational	X	X	X	CM, DS, PD
2.1.5	Research best practices to prepare an update to the development codes and regulations to facilitate the growth of EV charging infrastructure. Consider adopting EV-ready building codes, creating incentives, rebates, or expedited permitting processes.	Study		X		DS

Involved Departments Abbreviations

CM - City Manager

DS - Development Services

PL - Public Library

PW - Public Works

ED - Economic Development

EDAC - ED Advisory Committee

PRAC - Parks and Recreation Advisory Committee

AAB - Airport Advisory Committee

PD - Police Department

LAB - Library Advisory Board

GCAC - Golf Course Advisory Committee

P&Z - Planning and Zoning

P&R - Parks and Recreation Dept.

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ACTIONS	ACTION TYPE	TIMEFRAME (YEARS)			INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)
		0-2	3-5	6-10	

Objective 2: Facilitate safe and well-planned transportation infrastructure.

2.2.1	Coordinate with TXDOT and other area partners to identify and evaluate opportunities for transportation demand management and smart city technologies to improve transportation efficiency.	Operational	X	X	X	DS, CM, PW, TxDOT
2.2.2	Review and amend the development regulations to improve overall street connectivity through implementation of the thoroughfare plan.	Regulation		X		DS, CM, PW, CC
2.2.3	Actively participate in regional transportation planning efforts, such as the CapMetro Transit Plan 2035, to promote funding and infrastructure improvements which benefit Lago Vista.	Operational	X			PW, DS, CM, CapMetro
2.2.4	Emphasize traffic safety on neighborhood streets by working with the police department to increase enforcement, collect data, and define metrics to measure increases in safety.	Policy	X			DS, CM, PW, PD
2.2.5	Perform engineering level traffic safety analysis at the intersection of Dodge Trail at Diamond Trail and Boggy Ford Road east of Lincoln/Drapers Cove and determine appropriate design mitigations.	Study		X		DS, CM, PW, PD
2.2.6	Identify projects for transit supportive infrastructure which could be funded by the Build Central Texas Fund through CapMetro.	Study	X			PS, CM, PW, CapMetro

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		0-2	3-5	6-10	

GOAL 3 - CITY SERVICES: LAGO VISTA WILL PROVIDE HIGH-QUALITY MUNICIPAL SERVICES THAT PRIORITIZE EFFICIENCY, SUSTAINABILITY, RELIABILITY, AND ENHANCE THE QUALITY OF LIFE FOR RESIDENTS.

Objective 1: Improve Public Safety, Emergency Preparedness, and Hazard Mitigation.

3.1.1	Coordinate with the Emergency Services District (ESD) to develop a Community Evacuation Plan and make maps of routes available to all residents.	Study		X		ESD, DS, PW, CM
3.1.2	Coordinate public education presentations by Texas Forest Service and the Fire Department to help reduce fire hazard on private properties.	Operational	X			Texas Forest Service, FD, DS, CM
3.1.3	Develop a mass debris removal plan in the event of a natural disaster.	Study		X		PW, CM
3.1.4	Study fire hydrants in need of replacing and ensure fire flow levels are sufficient.	Study		X		FD, PW, CM
3.1.5	Consider applying for grant to fund a Community Wildfire Protection Plan.	Study		X		DS, CC, CM
3.1.6	Consider building a storm shelter or resilience hub as a part of the new city hall.	Study	X			DS, CC, CM, PW, PD, FD
3.1.7	Install backup generators at critical facilities.	Investment	X			CC, PW, CM
3.1.8	Encourage the use of firewise landscaping and implement adequately spaced and located firebreaks in open space.	Policy	X			DS, CC, CM, PW, PRAC, P&R

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ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)			INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)
			0-2	3-5	6-10	
Objective 2: Provide cost effective and efficient infrastructure.						
3.2.1	Complete all necessary recommendations from the 2024 Wastewater Master Plan and 2024 Water Master Plan.	Investment	X	X	X	PW, CC, CM
3.2.2	Develop a comprehensive regional stormwater management plan.	Study			X	PW, CC, CM
Objective 3: Implement policies to promote conservation of important resources.						
3.3.1	Establish a plan to periodically review and update the Drought Contingency Plan. Consider increasing the penalties and enforcement of water conservation violations.	Regulation		X		DS, PW, FD, CM, CC
3.3.2	Contact Central Texas Water Coalition about hosting a “Water Day” for citizen education.	Operational	X	X	X	Central Texas Water Coalition, DS, FD, CM
3.3.3	Study the feasibility of an integrated stormwater management system to include low water use landscapes and bioswales, rain gardens and other stormwater management infrastructure in civic spaces, parks, open spaces, and streets.	Study	X			PW, DS, CM, P&Z
3.3.4	Create incentives, standards, and metrics for low impact design on city-owned property and in private developments, primarily encouraging stormwater management strategies, low water use, etc.	Regulation		X		CC, DS, CM, PW, P&Z

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		0-2	3-5	6-10	

GOAL 4 - FUTURE LAND USE: LAGO VISTA WILL MANAGE THE DIRECTION OF GROWTH AND DEVELOPMENT THROUGH A THOUGHTFULLY PLANNED LAND USE PATTERN.

Objective 1: Ensure Lago Vista continues to prosper through managed growth and thoughtful planning.

4.1.1	Adopt an infrastructure extension policy which requires annexation as a prerequisite to extend an urban level of infrastructure (e.g., water, wastewater, storm sewer) and services (e.g., city police, waste collection) to lands within the ETJ.	Regulation			X	CC, DS, CM, PW, P&Z
4.1.2	Adopt and ensure the consistent application of the Future Land Use Map to guide the growth and development of Lago Vista.	Regulation		X		CC, DS, CM, P&Z
4.1.3	Encourage the use of conservation subdivisions, where appropriate, to preserve open space.	Policy	X	X	X	CC, DS, CM, P&Z
4.1.4	Seek opportunities to preserve open space such as educating landowners of large parcels on the tax benefits of donating or preserving open space, updating the parkland dedication ordinance, issuing bonds to raise funds for protecting open space, or other such methods.	Policy	X	X	X	CC, DS, CM, P&Z, PR, ED, EDAC
4.1.5	Provide educational opportunities for staff, policymakers, and citizen board members on key issues, planning best practices, and cutting-edge tools to achieve success.	Operational	X	X	X	DS, CC, CM, P&Z
4.1.6	Consider coordinating an Implementation Bootcamp designed to educate City staff and policymakers on plan implementation and chart a successful path forward.	Operational	X	X	X	DS, CC, CM, P&Z

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			0-2	3-5	6-10	
GOAL 5 - ECONOMIC DEVELOPMENT: LAGO VISTA WILL CULTIVATE A THRIVING ECONOMY THAT SUPPORTS DIVERSE RETAIL OFFERINGS, SERVICES, AND EMPLOYMENT OPPORTUNITIES.						
Objective 1: Strengthen local economic development to bring businesses to Lago Vista.						
5.1.1	Identify ways to streamline the development process to encourage economic development.	Operational	X			DS, ED, EDAC
5.1.2	Consider implementing a tracking system to monitor air traffic and types of cargo at the airport.	Operational		X		DS, AAB
5.1.3	Consider establishing a Type B EDC to spur local economic development, fund community projects, and attract businesses.	Study	X			ED, EDAC, CC
5.1.4	Support efforts to establish forward thinking infrastructure systems and human resources, such as improved broadband for enhanced telework opportunities.	Policy	X	X	X	DS, PW, CM
5.1.5	Partner with or maintain existing partnerships with local higher education centers, private and public schools, businesses, and other entities for workforce training programs.	Operational	X	X	X	DS, ED, EDAC, CM
5.1.6	Maintain and/or expand support for a business attraction, retention, and expansion (BRE) program which focuses on small-scale medical facilities such as urgent care, doctor's offices, dental offices, etc.	Operational	X	X	X	ED, EDAC, CM, CC
5.1.7	Cultivate a predictable investment climate that attracts high-quality development practices (e.g., building form, architecture, and quality signage and landscaping) by protecting property investments from incompatible or ad hoc development decisions.	Regulation	X	X	X	CC, P&Z, CM, DS

ACTIONS	ACTION TYPE	TIMEFRAME (YEARS)			INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)
		0-2	3-5	6-10	
5.1.8	Create a “buy local” campaign to support local Lago Vista businesses.	Operational	X		ED, EDAC, CM

Objective 2: Encourage local tourism opportunities to establish Lago Vista as a destination.

5.2.1	Continue to work with the EDAC and support efforts to brand Lago Vista as “Gateway to Getaway.”	Operational	X			ED, EDAC, CM
5.2.2	Leverage Lago Vista’s “Platinum Scenic City” designation for grant applications, attracting quality developments, and fostering civic pride.	Operational	X	X	X	ED, EDAC, CM
5.2.3	Define target industries which complement the “Gateway to Getaway” brand such as wineries, health and wellness spas, music venues, hotels, resorts, etc.	Study	X			ED, EDAC, CM
5.2.4	Explore incentives to attract target industries.	Study	X			ED, EDAC, CM, DS
5.2.5	Identify how local Hotel Occupancy Tax (HOT) funds could be allocated to other eligible uses under state law to expand and diversify tourism offerings.	Study	X			ED, EDAC, CM, DS
5.2.6	Review requirements to become a DarkSky International community before applying.	Study	X			ED, EDAC, CM, DS

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		0-2	3-5	6-10	

GOAL 6 - PARKS AND RECREATION: LAGO VISTA WILL IMPROVE ITS PARK SYSTEM TO PROVIDE SPACES FOR PEOPLE TO PLAY, GATHER, AND ENJOY NATURE.

Objective 1: Improve park and recreation opportunities that enhance personal well-being, promote active lifestyles, and foster public pride by maintaining amenities and programs that cater to diverse interests, ages and abilities.

6.1.1	Develop strategic partnerships and programs with volunteer groups or local nonprofits to encourage and facilitate volunteer park maintenance and clean up groups.	Operational	X	X	X	PR, PRAC, CM, GCAC
6.1.2	Maintain and strengthen the existing partnership with LVISD to maximize shared use opportunities such as shared maintenance costs, shared use facilities such as playgrounds or athletic fields, and general planning for facilities.	Operational	X	X	X	LVISD, PR, PRAC, CM, PW
6.1.3	Publish a list of volunteer and donation opportunities on the City's website to help improve City parks (e.g., Maintenance cost mitigation (adopt-a-park, adopt-a-trail) and create a process to track volunteer hours, in-kind, and donations.	Operational	X	X	X	PR, CM, PRAC
6.1.4	Increase shade coverage in City-owned parks through tree planting programs or installation of shade structures.	Investment	X			PR, CC, CM, PRAC
6.1.5	Update the phase two concept plan for Sunset Park. Consider tournament ready ball fields, trails, dog park, concert space, disc golf course or other regional park amenities.	Study			X	PR, DS, CC, CM, PRAC

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			0-2	3-5	6-10	
Objective 2: Establish standards and policies for the operations and maintenance of city parks and programs to ensure transparency, responsiveness to community needs, environmental and fiscally sustainable practices, and operational efficiency.						
6.2.1	Establish a clear and compelling mission and vision statement for the Parks and Recreation Department.	Operational		X		PR, CM
6.2.2	Consider establishing a formal Parks and Recreation Commission or Board.	Study		X		CR, CM, CC
6.2.3	Review and strengthen requirements for parkland and trail dedication from new development.	Regulation		X		DS, PR, CM, CC, P&Z
6.2.4	Prioritize drought tolerant native plants in landscape design and when restoring degraded areas within the park system.	Policy	X	X	X	PR, PRAC, PW, CM
6.2.5	Ensure that all future amenities in City-owned parks have ADA-compliant paths, restrooms, and facilities.	Policy	X	X	X	DS, PW, PR, CM, CC, P&Z, PRAC
6.2.6	Seek to add revenue-generating enhancements in parks such as pavilions, event-focused facilities, and pay-to-use amenities within the parks.	Study	X	X	X	PR, CM, PRAC
6.2.7	Develop a maintenance plan for the city-owned parks.	Study		X		PR, CM, PRAC

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			0-2	3-5	6-10	
Objective 3: Create unique experiences in Lago Vista for the purposes of recreational tourism and creating community focal points						
6.3.1	Develop a concept plan for the undeveloped parkland area near Ann Murrow 4th of July Circle.	Study		X		PR, DS, PRAC, CM
6.3.2	Develop a community garden program that will determine installation and maintenance efforts and establish a local board or volunteer group to maintain these types of facilities.	Operational	X			PR, PRAC, Youth Advisory Council
6.3.3	Evaluate the feasibility and location for a future skatepark that incorporates diverse features and skill levels to attract users of all ages and skill-levels	Study		X		DS, PR, CM
6.3.4	Evaluate the feasibility of developing a park on the city-owned property located in between Canyon Drive, Lago Vista Way and Bonanza.	Study	X			DS, PR, CM
6.3.5	Consider introducing City operated recreational programming to provide recreational programming and activities to residents of all ages.	Study			X	PR, CM
6.3.6	Consider developing a city-wide Trails Master Plan. This Plan would need to evaluate the developability of the city-owned parcels and “strips” of land for future parks or trails, seek to expand trail investments throughout the community using existing right-of way, easements, or targeted acquisition locations, and investigate the feasibility of including mountain bike trails in Lago Vista.	Study			X	PR, DS, CM, CC, P&Z, PRAC
6.3.7	Consider possible opportunities to create a city-owned park with lake access.	Study			X	PR, DS, CM, CC, P&Z, PRAC

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