

1. Agenda

Documents:

[PANDZ 01-26-2023 PACKET.PDF](#)
[2023-01-26-PZ-SCM-AGN.PDF](#)

Meeting Packet

Planning and Zoning Commission Special Call Meeting

January 26, 2023

Chairman
Tom Monahan

Vice-Chairman
Don Johndrow



Commission Members
Thomas Burlew
Julie Davis
Larry Hagler
Kathy Koza
Norma Owen

**AGENDA
PLANNING AND ZONING COMMISSION
SPECIAL CALL MEETING**

NOTICE IS HEREBY GIVEN that the Lago Vista Planning and Zoning Commission will hold a regular meeting on Thursday, January 26, 2023, beginning at 6:30 p.m. in City Council Chambers at 5803 Thunderbird, Lago Vista Texas, as prescribed by Government Code Section §551.041 to consider the following agenda items.

**This meeting will be held in the City Council Chambers
at 5803 Thunderbird, Lago Vista, Texas and utilizing an
online videoconferencing tool (GoToMeeting).**

You may join the meeting from your computer, tablet or smartphone using the following link: <https://meet.qoto.com/790139621>

You can also dial in using your phone to the following number and access code:

United States: +1 (571) 317-3112
Access Code: 790-139-621

For supported devices, you can also use the following one-touch number to join:

One-touch: <tel:+15713173112,,790139621#>

To download and install the GoToMeeting application prior to the start of the meeting, please use the following link: <https://meet.goto.com/install>

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

Citizen Participation Registration Form

CALL TO ORDER, ROLL CALL

CITIZEN COMMENTS UNRELATED TO ITEMS ON THE AGENDA

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

BUSINESS ITEMS

1. Comments from the Council Liaison.

APPLICATIONS (NO PUBLIC HEARING)

2. **22-2288:** Consideration of a design review application pursuant to Section 6.105 of Chapter 14 for additions to Lago Vista High School at 5185 Lohman Ford Road (Lago Vista High School Subdivision, Block A, Lot 1A).
 - A. Staff Presentation
 - B. Applicant Presentation
 - C. Public Comments
 - D. Discussion
 - E. Decision

PUBLIC HEARING AND ACTION (ORDINANCE AMENDMENTS)

3. Consideration of a recommendation to amend Table A, Table B, Section 2.10, Section 3.10, and Section 4 of Chapter 14 of the Lago Vista Code of Ordinances to address various provisions that are contrary to current best zoning practices and inconsistencies between existing zoning districts and the future land use designations within the adopted Comprehensive Plan.
 - A. Continue Public Hearing
 - B. Discussion
 - C. Recommendation

Note: this item will be included on future agendas pending completion of the recommend draft ordinance amendment.

4. Consideration of a recommendation regarding a potential amendment to Sections 6.10, 11.60 and 17 of Chapter 14 of the Lago Vista Code of Ordinances to create substantive and procedural requirements for a new special exception approval for relief from the setback and size limit requirements related to accessory buildings. (eliminating the current conditional use approval required for that relief).
 - A. Continue Public Hearing
 - B. Discussion
 - C. Recommendation

Note: this item will be included on future agendas pending completion of the recommend draft ordinance amendment.

5. Consideration of a recommendation to amend Chapter 3 of the 2030 Comprehensive Plan adopted by Ordinance No. 16-05-05-02 to amend the definitions of various land use types also employed in the Future Land Use Map.
 - A. Staff Presentation
 - B. Open Public Hearing
 - C. Close Public Hearing
 - D. Discussion
 - E. Recommendation

6. Consideration of a recommendation to amend Section 2.15 of Chapter 10 to clarify that the property on subdivision plats that are considered lots for the purpose of determining the requirement for a concept plan does not include certain divisions of property that are commonly owned and prohibited as building sites.

Note: this item was advertised for a public hearing on this date in the legal journal. However, the City Council subsequently requested consideration of an expanded scope to the potential amendment of this same section. As a result, the expanded version of this item has been advertised for a public hearing at the February 9, 2023 regular meeting of the Planning and Zoning Commission and a deferral is warranted.

ADJOURNMENT

IT IS HEREBY CERTIFIED that the above Notice was posted on the Bulletin Board located in City Hall in said City at 11:00am on the 19th day of January 2023.



Lucy Aldrich, City Secretary

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

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

January 26, 2023

Agenda Item 2

22-2288

5185 Lohman Ford Road

Design Review Approval

Additions to Lago Vista High School

LAGO VISTA PLANNING AND ZONING COMMISSION
STAFF LAND USE REPORT – JANUARY 26, 2023



P&Z CASE NO:	22-2288: 5185 Lohman Ford Road
APPLICANT:	Lago Vista Independent School District (Huckabee)
LANDOWNER:	Same
LOCATION:	East side of street ± 130 feet south of Rancho Cielo Court
ZONING:	U-1 (Utility, Governmental, Educational, and Institutional)
PROPOSED USE:	Additions and Renovations to Lago Vista High School

GENERAL INFORMATION / LOCATION:

- The high school is located on the east side of Lohman Ford Road, opposite and slightly south of Rancho Cielo Court (a private road). It is north and near the intersection of Boggy Ford Road, known as Shoreline Ranch Road on the east side of Lohman Ford Road.
- The primary element of the current additions and renovations project covered by this application is the new Student Activity Center described by the architect in the narrative that follows the application form in the packet. However, it also includes new tennis courts, new artificial turf on both the baseball and softball field, and the associated stormwater improvements (drainage and water quality) required by these improvements.

SITE PLAN / CONTEXT CONSIDERATIONS:

- As shown on the partial site plan provided by the applicant, the student center is to be located between the existing Performing Arts Center and football stadium. It is also located between the two largest parking lots serving the campus to the west and north of the proposed new Student Activity Center. Although the visual impact is not particularly significant or negative in any way, this new structure will be visible from the Lohman Ford Road right-of-way. Its impact to any adjacent residential property, including undeveloped property, is far less than the existing facilities.
- The new tennis courts are immediately to the east and aligned with the existing tennis courts. Although the addition will duplicate the number of existing courts, the increased depth of the new paved area appears to be the result of what is described by the architect as a "courtyard." The paving also appears to include some other similar improvements on east and west sides of the new courts, perhaps consisting of benches and bleachers.

RELEVANT ORDINANCE PROVISIONS / COMPREHENSIVE PLAN CONSIDERATIONS:

- Although there is no reference to outdoor lighting on the submittal, a landscape plan submitted for a previous project at the high school seems to indicate existing lighting at each corner of the existing tennis courts. The new courts will presumably include some form of equivalent provisions. Similarly, there is no specific mention of outdoor lighting associated with the Student Activity Center. However, the renderings appear to include a number of wall mounted devices on the sides of the building, some of which might be light fixtures. Regardless, all new lighting will be reviewed for compliance with Article 3.800 of Chapter 3, which includes the local "dark sky" provisions.
- That same landscape plan submitted for a previous project at the high school also suggests that a relatively small number of protected trees will be displaced by the proposed new construction. It appears that the tennis courts will displace a total of four protected trees, and an additional two protected trees will be displaced by the paving associated with the Student Activity Center northeast of the structure. The aerial images within the packet provided by the staff include a fairly clear indication of the trees displaced by the tennis courts, but the trees displaced by the Student Activity Center are less apparent. Regardless, there is plenty of property to accommodate the planting of the replacement trees required by Section 20 of Chapter 14.

- There is no mention of the artificial turf being installed at the baseball and softball fields in the architect's narrative submitted with this application. The staff is aware of that work due to the current site development plan review pursuant to the requirements of Chapter 10.5. Artificial turf does not accommodate stormwater in the same way as natural turf and is therefore accounted for in the design of the increased stormwater detention and water quality improvements capacity required by the new building and paving. However, since that capacity increase is being accommodated by changes to the existing improvements, there is no associated impact to the evaluation required by Section 6.105 of Chapter 14 (included in the packet immediately following this staff report).
- Moreover, while this review intends to protect undeveloped residential property in the same way it protects existing residents, the proposed improvements are unlikely to even be visible without being present on the campus of the high school. The outdoor lighting ("dark sky") and tree preservation requirements referenced above are enforced during the commercial building permit review, notwithstanding this required application. It nonetheless seems important to emphasize that approval of applications that do not address such ordinance provisions does not waive those requirements. The staff therefore recommends including them as conditions of any approval.

POTENTIAL ALTERNATIVE DECISIONS:

- A. Approve the application, subject to the following conditions:
 1. new outdoor lighting shall comply with Article 3.800 of Chapter 3; and
 2. protected tree replacement in accordance with Section 20 of Chapter 14 shall be provided.
- B. Approve the application, absent any conditions.
- C. Deny the application.

Approval Standards and Criteria. Issues to be adequately addressed and resolved by the applicant in order to receive design review approval include, but are not limited to the following:

- (1) Conformity with all applicable regulations within the Code of Ordinances, the current Lago Vista Comprehensive Master Plan and any other adopted land use policies.
- (2) The location, arrangement, size, design and general site compatibility of structures and other improvements such as parking, landscaping, fences, lighting, signs and driveway locations to mitigate and otherwise avoid unreasonable negative impact to adjacent property (including public property or a public right-of-way) due to:
 - (A) Reduced privacy;
 - (B) Reduced use, utility or property rights;
 - (C) Avoidable light and sound trespass; or
 - (D) Unwarranted reductions in the visual or aesthetic quality of views beyond that which is an inherent result of development.
- (3) Landscaping, the location and configuration of required offsite parking and the arrangement of open space or natural features on the site shall:
 - (A) Minimize the visual and environmental impact of large expanses of uninterrupted paving;
 - (B) Create a desirable and functional open space environment for all intended site patrons, including pedestrians, bicyclists, and motorists; and
 - (C) Provide buffers and attractive screening to minimize the functional or visual impact of certain uniquely non-residential or multifamily site elements to help create a more logical and natural transition to dissimilar developments.
- (4) Circulation systems, transportation components and off-street parking shall integrate to:
 - (A) Provide adequate and safe access to the site for motor vehicles as well as alternate modes of transportation, including pedestrians, bicyclists, and any potential public transit users;
 - (B) Eliminate or reduce dangerous traffic movements;
 - (C) Minimize driveway or curb cuts by using cross-access servitudes and shared parking whenever possible and appropriate;
 - (D) Accommodate sign locations that do not create sight-obstructions that are potentially hazardous to any transportation mode; and
 - (E) Clearly define a network of pedestrian connections in and between parking lots, sidewalks, open spaces, and structures that is visible, identifiable, and safe.
- (5) Building facades visible from a public right-of-way shall avoid large expanses or massive amounts of unarticulated exterior finish surfaces or that are otherwise lacking in elements that relate to pedestrian or human scale.

22-2288
5185 Lohman Ford Road

Attachment 1

Application



CITY OF LAGO VISTA DEVELOPMENT SERVICES
5803 THUNDERBIRD SUITE I04 PO BOX 4727 LAGO VISTA, TX. 78645
512-267-5259 FAX 512-267-5265

MULTIFAMILY/NON-RESIDENTIAL DESIGN REVIEW APPLICATION
(Please Print)

Applicant (owner/developer) Lago Vista ISD

Mailing address	8039 Bar-K Ranch Road Number & Street	Lago Vista City	TX	78645
Phone	(512) 267-8300 Day time	(Cell	State	Zip code

Complete Legal Description of the Property

Travis County Tax Parcel ID #

Property Address	5185 Lohman Ford Road Number & Street	Lago Vista City	TX	78645
------------------	--	--------------------	----	-------

Legal Description Lago Vista High School Subdivision

Name of Proposed Development Lago Vista High School

Proposed Use Lago Vista High School

ARCHITECT / ENGINEER (Company Name) Huckabee

Contact person Natalie Welch/ Crystal Vasquez

Phone	(800) 687-1229 Day time	(817) 946-0047 Cell	natalie.welch@huckabee-inc.com E-Mail cvasquez@huckabee-inc.com
-------	----------------------------	------------------------	--

Engineer's address:	11501 Alterra Parkway, Ste. 120 Number & Street	Austin City	TX	78758
---------------------	--	----------------	----	-------

SURVEYOR / OTHER DESIGN PROF. (Company Name) JPH Land Surveying, Inc.

Contact person Chris Henderson

Phone	(817) 431-4971 Day time	(Cell	chris@jphls.com E-Mail
-------	----------------------------	-----------	---------------------------

Surveyor's address	1516 E. Palm Valley Blvd Number & Street	Round Rock City	TX	78664
--------------------	---	--------------------	----	-------

Note: These items must be submitted with this application:

(other items may be required per the Site Development Ordinance)

- Drawings and other information as described in the Design Review Ordinance.
- Payment of all applicable fees (check with the City of Lago Vista).

Signature of Applicant: Natalie J. Welch Date: 12/07/2022



MORE THAN ARCHITECTS

December 07, 2022

City of Lago Vista
Development Services
5803 Thunderbird Suite 104
PO Box 4727
Lago Vista, TX 78645

Re: Lago Vista ISD High School Student Activity Center – P&Z Submittal

The Lago Vista High School Student Activity Center will be utilized for numerous on-campus activities including but not limited to:

- Football
- Softball
- Baseball
- Soccer
- Track & Field
- Golf
- Band

SITE

The project is located on the existing site of Lago Vista High School. The existing site is approximately 82 acres bounded by Lohman Ford Drive to the west, a fire station to the south, and undeveloped land to the north and east. The scope of this project does not change the vehicular flow of the campus. The new Student Activity Center will reside on the existing practice field. As the new Student Activity Center will be for existing students, additional parking is not required. This project includes an addition of 4 Tennis courts with ADA access to the Student Activity Center.

BUILDING

The Student Activity Center is designed to be one large open space for sports and band practice activities with support spaces. Restrooms will serve the building as well as the adjacent Tennis Courts. The facility is designed for future in mind, providing for a future locker room expansion. The facility will be fully turfed with a shock absorbent pad for student safety.

EXTERIOR ELEVATION

The facility will match the existing high school aesthetics, upper portion will be gray metal siding and the lower portion will be split-faced CMU.

Please contact me with any further questions you may have.

Sincerely,

Natalie J Welch, AIA LEED AP
Principal

Cc: File

Huckabee

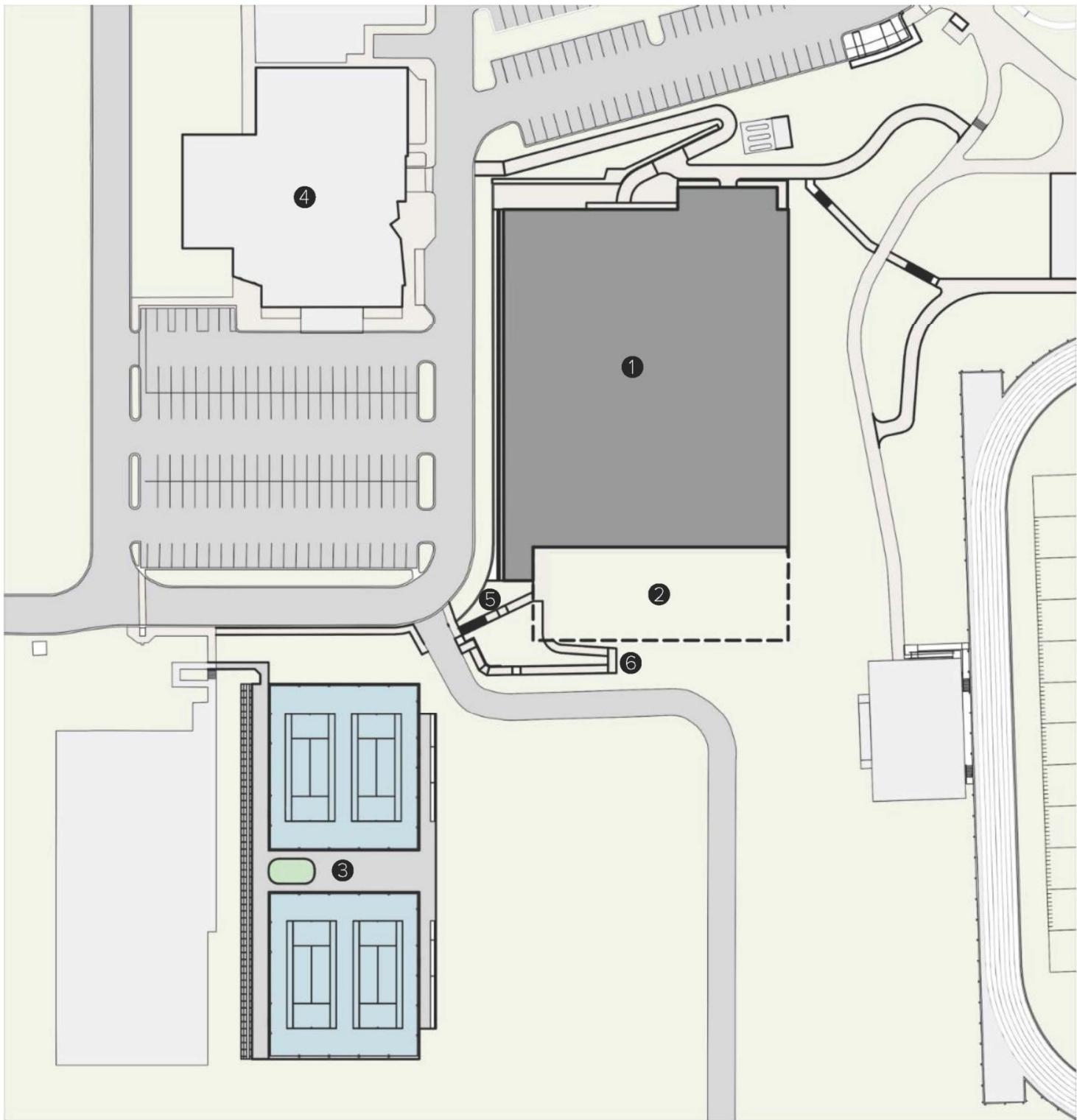
AUSTIN • DALLAS • FORT WORTH • HOUSTON • SAN ANTONIO • WACO
www.huckabee-inc.com

22-2288

5185 Lohman Ford Road

Attachment 2

Site and Floor Plans



COLOR LEGEND

Grass
Paving
Sidewalks
Existing Building
New Building
New Tennis Courts

OVERALL SITE PLAN

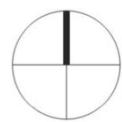
Site Acres: 82.84

- 1 New Student Activity Center
- 2 Future Locker Rooms
- 3 New Tennis Courts & Courtyard
- 4 Existing Performing Arts
- 5 New Stairs & Entry
- 6 New Ramp

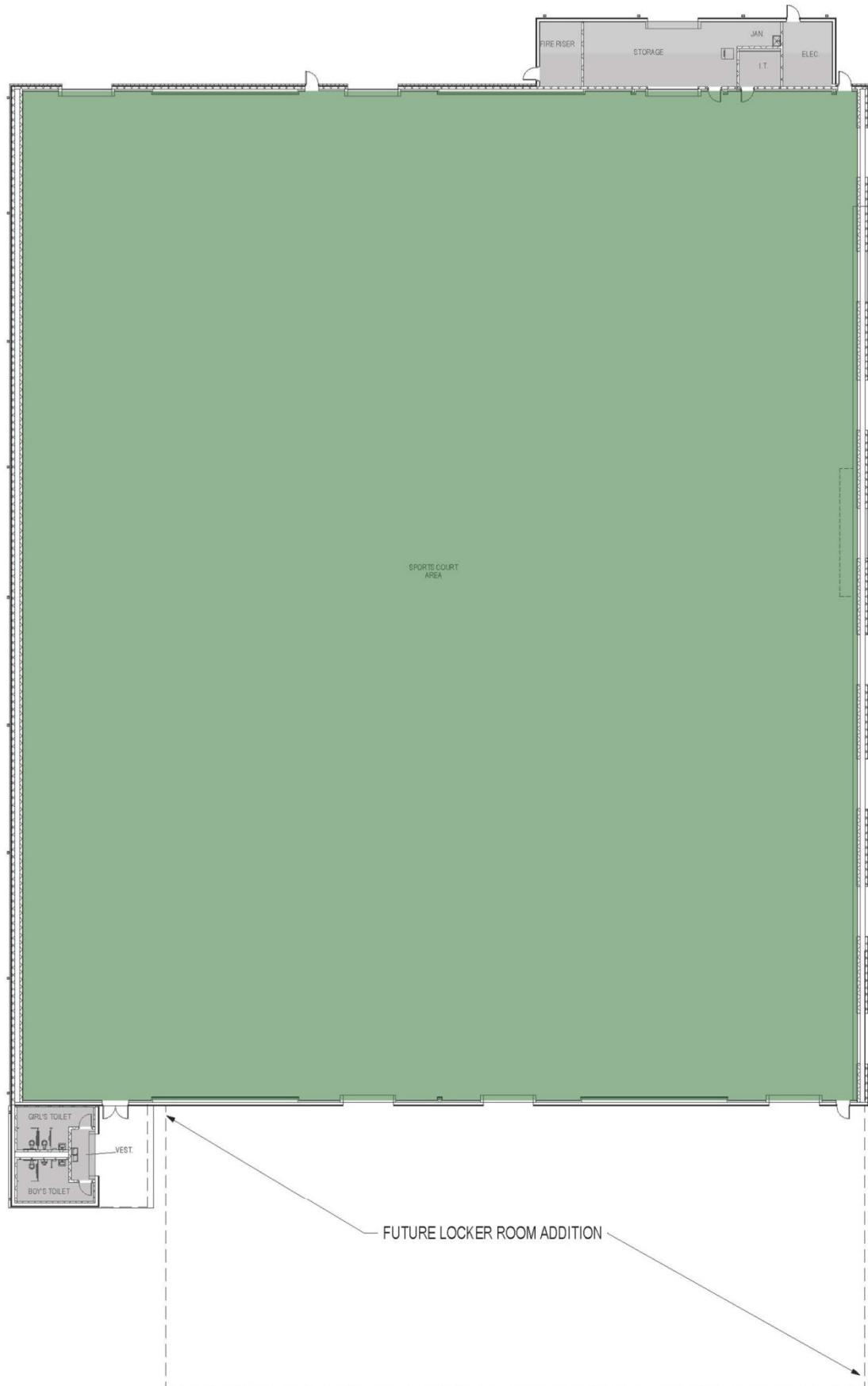
Huckabee

LAGO VISTA HIGH SCHOOL STUDENT ACTIVITY CENTER

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION - JASON ANDRUS, TX #19417



FLOOR PLAN



COLOR LEGEND

- Athletic Field
- Restrooms/Support Spaces

Huckabee

LAGO VISTA HIGH SCHOOL STUDENT ACTIVITY CENTER

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION - JASON ANDRUS, TX #19417

22-2288
5185 Lohman Ford Road

Attachment 3
New Student Center Renderings



Huckabee

LAGO VISTA HIGH SCHOOL STUDENT ACTIVITY CENTER
NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION - JASON ANDRIUS, TX #9417

EXTERIOR PERSPECTIVE 1



Huckabee

LAGO VISTA HIGH SCHOOL STUDENT ACTIVITY CENTER
NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION - JASON ANDRIUS, TX #9417

EXTERIOR PERSPECTIVE 2

22-2288

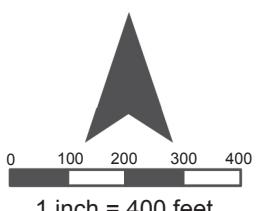
5185 Lohman Ford Road

Attachment 4

Aerial Map



N



5185 Lohman Ford Road

Project Name	Additions to LV High School	Project #	22-2288
Request	Design Approval	Date	1/14/2023
Map Type	Aerial and Topographic Map	Drawn By	RJambor

This document is for information purposes only and not prepared from a field survey. It represents only the approximate relative location of property boundaries and improvements.

Contours
— 10 feet
— 50 feet
— Street
— Tax Parcel

January 26, 2023

Agenda Item 3
Zoning District Amendments

Public Hearing

Draft Ordinance Amendment Recommendation
Table A, Table B, Section 2.10, 3.10 and 4 of Chapter 14

CHAPTER 14

ZONING

2.10 Definitions

The words used in this chapter and not defined in this section shall have their ordinarily accepted meaning. For the purposes of this chapter the following words and phrases shall have the meaning respectively ascribed to them herein:

MIXED-USE: An introduction of complementary commercial and residential uses within the same structure or lot, otherwise requiring location within distinct zoning districts when not part of a Planned Development District (PDD) or the C-4 (Commercial, Airport) district.

3.10 Classification of Districts

The City of Lago Vista is hereby divided into the following zoning districts:

ABBREVIATED DESIGNATION	ZONING DISTRICT
R-0	Single family, Zero Lot Line
R-MH	Manufactured Home and Industrialized Housing (Single-Family)
R-1AS through G	Single-Family Residential (Small Lot)
R-1M	Single-Family Residential (Medium Lot)
R-1L	Single-Family Residential, (Large Lot)
R-1M	Manufactured Home and Industrialized Housing
R-1R	Single-Family Residential (Rural)
R-1T	Single-Family, (Tall)
R-2	Two-Family Residential
R-4	Multifamily Residential (Apartments, Townhouses, and Single Family)
RR-A	Restricted Single Family With Aircraft

C-1A and C-1C	Professional, Business Office, Low Density Neighborhood Retail
C-2	Commercial; Large Scale General Commercial / Retail
C-3	Commercial, Marina Regional Commercial / Retail
C-4A	Commercial, Airport
C-6M	Commercial, Large Commercial/Retail Marina
CR	Commercial Resort
U-1	Utility, Governmental, Educational, and Institutional
P, P-1A, P-1B, P-1C, P-2	Park District
G-1	Golf Courses & Supporting Facilities
LI	Light Industrial
PDD	Planned Development District
TR-1	Temporary Restricted zoning designation to be used upon property annexation

4.15 R-0MH Zero Lot Line Manufactured Home and Industrialized Housing District

- (a) Purpose. This district is intended to ~~provide for districts of~~ include land within the corporate limits of the City to accommodate single-family detached dwelling units with a smaller living areas than other single-family zoning districts, ~~where said units may be constructed on a designated lot line according to the plat and to protect the integrity of such districts by prohibiting the mixture of residential and incompatible nonresidential uses~~ manufactured homes, and industrialized housing.
- (b) Permitted uses. The permitted uses are specified in Table B, Table of Allowed Uses for Zoning. ~~Single family detached dwelling units not built on a property line are permitted in this district.~~
- (c) Development Standards. The maximum Building Height and the Minimum Area of Dwelling shall be as specified in Table A, Table of Development Standards. ~~All single family residences shall have a garage with a minimum of four hundred (400) square feet in area. All single family structures must have twenty five percent (25%) masonry on the exterior of the structure. Accessory uses shall be permitted as long as they meet all other codes and ordinances. Each unit may have one exterior side of the structure located with the roof eave or wall abutting the side property line. This sidewall will have no openings. No dwelling shall be closer than ten (10) feet to a neighboring dwelling or commercial structure, regardless of zoning category of the neighboring dwelling or commercial structure, and in no case shall the side building setback not where there is a zero setback be less than five feet. Only one lot line may be used as the zero lot line or where there will be a dwelling built on the side lot line with no building setback.~~
- (d) Maintenance Easement Parking Area. All property adjoining the "zero" lot line where a zero lot line dwelling would be constructed shall have a minimum five foot wide landscape, drainage, and

~~maintenance easement in favor of the zero lot line dwelling property prior to issuance of a building permit for the zero lot line dwelling. Each dwelling shall include at least one (1) off-street parking space in accordance with Section 7 herein. Garages are not required and carports are permitted.~~

(e) Roof Overhangs Additional Restrictions. ~~No roof or part of a roof or structure may extend beyond or overhang the lot line.~~ The following additional restrictions shall apply to all manufactured homes or industrialized housing placed in this district:

- (1) No manufactured home or industrialized housing may be placed on any lot or parcel of land until approved by the city manager or his/her designee as to size, condition, appearance, and placement;
- (2) A small utility closet not larger than seven feet (7) by nine feet (9) in floor area and conforming in general appearance to the manufactured home may be added to the manufactured home;
- (3) All manufactured or modular homes shall be securely tied down, blocked and skirted within ninety (90) days from the date the unit was moved onto the lot; and
- (4) Skirting between manufactured or modular homes and ground or slab must be enclosed with matching metal, masonry or other appropriate materials.

(f) Minimum Parking Area. ~~Off street parking shall be provided in accordance with Section 7, herein.~~

4.20 R-1AS Through R-1G Single-Family Residential Districts (Small Lot)

(a) Purpose. These districts are intended to include lands being used, or intended to be used, for single-family residential purposes and associated uses ~~on the smallest individual lots permitted outside of a Planned Development District (PDD).~~ The district is designed to provide sufficient, suitable residential neighborhoods, protected from incompatible uses, and provided with necessary facilities and service.

(b) Permitted Uses. The permitted uses are specified in Table B, Table of Allowed Uses for Zoning. In addition, “Industrialized Housing” as defined in Section 3.104 of Chapter 3 and meeting the following requirements shall be permitted in any of these residential districts:

- (1) Meets all the requirements of the Texas Industrialized Building Code Council including the placement of a decal or seal issued by that agency on each transportable modular section or modular component indicating compliance with mandatory building codes;
- (2) Meets or exceeds the development standards of any single-family dwelling within five hundred feet of the proposed industrialized housing location, ~~including but not limited to exterior siding, roofing, roof pitch, fenestration, and the finishes of a permanent foundation it is secured to, along with and~~ the applicable development standards specified in Table A, Table of Development Standards; and
- (3) Has a value, as documented by a Texas licensed appraiser, of both the proposed location and industrialized housing, that equals or exceeds the median taxable value for each single-family residence located within five hundred feet, as determined by the most certified tax appraisal roll for Travis County. Whenever only vacant lots are within five hundred feet of the proposed location, the appraisal shall be required to meet or exceed the value of the nearest single-family residence.

(c) Development Standards. The Maximum Building Height, Minimum Yard Requirements, and the Minimum Area of Dwelling shall be as specified in Table A, Table of Development Standards. ~~In~~

addition, the minimum lot size in these districts shall be 8,400 square feet with a minimum depth of 110 feet. Except for portions of a lot that fronts on a curve or a cul-de-sac, the minimum width shall be 65 feet. All single-family residences shall have a garage with a minimum of four hundred (400) square feet in area. See Section 3.123 of Chapter 3 for exterior appearance requirements.

~~R-1C. All residences in the R-1C district shall require not less than the minimum number of square feet of floor area and garage.~~

(d) Parking Area. Each dwelling shall include, off-street parking in accordance with Section 7, herein.

4.21 R-M-Single-Family Residential Districts (Medium Lot)

(a) Purpose. These districts are intended to include lands being used, or intended to be used, for single-family residential purposes and associated uses on lots that are larger in area than the R-1S zoning district, but smaller in area than the R-1L zoning district. The district is designed to provide sufficient, suitable residential neighborhoods, protected from incompatible uses, and provided with necessary facilities and service.

(b) Permitted Uses. The permitted uses are specified in Table B, Table of Allowed Uses for Zoning. In addition, “Industrialized Housing” as defined in Section 3.104 of Chapter 3 and meeting the following requirements shall be permitted in any of these residential districts:

- (4) Meets all the requirements of the Texas Industrialized Building Code Council including the placement of a decal or seal issued by that agency on each transportable modular section or modular component indicating compliance with mandatory building codes;
- (5) Meets or exceeds the development standards of any single-family dwelling within five hundred feet of the proposed industrialized housing location, including but not limited to exterior siding, roofing, roof pitch, fenestration, and the finishes of a permanent foundation it is secured to, along with the applicable development standards specified in Table A, Table of Development Standards; and
- (6) Has a value, as documented by a Texas licensed appraiser, of both the proposed location and industrialized housing, that equals or exceeds the median taxable value for each single-family residence located within five hundred feet, as determined by the most certified tax appraisal roll for Travis County. Whenever only vacant lots are within five hundred feet of the proposed location, the appraisal shall be required to meet or exceed the value of the nearest single-family residence.

(c) Development Standards. The Maximum Building Height, Minimum Yard Requirements, and the Minimum Area of Dwelling shall be as specified in Table A, Table of Development Standards. In addition, the minimum lot size in these districts shall be 14,000 square feet with a minimum depth of 120 feet. Except for portions of a lot that fronts on a curve or a cul-de-sac, the minimum width shall be 70 feet. All single-family residences shall have a garage with a minimum of four hundred (400) square feet in area. See Section 3.123 of Chapter 3 for exterior appearance requirements.

(d) Parking Area. Each dwelling shall include, off-street parking in accordance with Section 7, herein.

4.22 R-1L Single-Family Residential District (Large Lot)

(a) Purpose. This district is intended to include lands being used, or intended to be used, for low density single-family residential purposes and associated uses. The district is designed to provide sufficient, suitable residential neighborhoods, protected from incompatible uses, and provided with necessary

facilities and service, ~~preservation of rural character~~ generous spacing of residences to maximize privacy, and ~~preservation of~~ environmentally sensitive land.

(b) Permitted Uses. The permitted uses are specified in Table B, Table of Allowed Uses for Zoning. In addition, “Industrialized Housing” as defined in Section 3.104 of Chapter 3 and meeting the following requirements shall be permitted in this residential district:

- (1) Meets all the requirements of the Texas Industrialized Building Code Council including the placement of a decal or seal issued by that agency on each transportable modular section or modular component indicating compliance with mandatory building codes;
- (2) Meets or exceeds the development standards of any single-family dwelling within five hundred feet of the proposed industrialized housing location, ~~including but not limited to exterior siding, roofing, roof pitch, fenestration, and the finishes of a permanent foundation it is secured to, along with and~~ the applicable development standards specified in Table A, Table of Development Standards; and
- (3) Has a value, as documented by a Texas licensed appraiser, of both the proposed location and industrialized housing, that equals or exceeds the median taxable value for each single-family residence located within five hundred feet, as determined by the most certified tax appraisal roll for Travis County. Whenever only vacant lots are within five hundred feet of the proposed location, the appraisal shall be required to meet or exceed the value of the nearest single-family residence.

(c) Development Standards. The Maximum Building Height, Minimum Yard Requirements, and the Minimum Area of Dwelling shall be as specified in Table A, Table of Development Standards. ~~In addition, the minimum lot size in these districts shall be one-acre (43,560 square feet) with a minimum depth of 200 feet. Except for portions of a lot that fronts on a curve or a cul-de-sac, the minimum width shall be 130 feet. All single-family residences shall have a garage with a minimum of four hundred (400) square feet in area. See Section 3.123 of Chapter 3 for exterior appearance requirements.~~

(d) Parking Area. Each dwelling shall include, off-street parking in accordance with Section 7, herein.

(e) ~~Minimum lot size, width and depth. Minimum lot size shall be one acre. Minimum lot width measured at the front building setback line as shown on a plat or 25 feet, whichever is greater, shall be 130 feet. Minimum lot depth shall be 200 feet.~~

4.25 R-1MR, Manufactured Home And Industrialized Housing District Single-Family Residential District (Rural)

(a) Purpose. This district is intended to include lands, ~~within the corporate limits of the City which are~~ being used, or intended to be used, for ~~the lowest density single-family, manufactured home and industrialized housing units~~ residential and associated uses within the jurisdiction. The district is designed to provide sufficient, suitable residential neighborhoods, protected from incompatible uses, and provided with necessary facilities and service, generous spacing of residences to maximize privacy, and preservation of both rural character and environmentally sensitive land.

(b) Permitted Uses. The permitted uses are specified in Table B, Table of Allowed Uses for Zoning. ~~In addition, “Industrialized Housing” as defined in Section 3.104 of Chapter 3 and meeting the following requirements shall be permitted in this residential district:~~

- (1) Meets all the requirements of the Texas Industrialized Building Code Council including the placement of a decal or seal issued by that agency on each transportable modular section or modular component indicating compliance with mandatory building codes;
- (2) Meets or exceeds the development standards of any single-family dwelling within five hundred feet of the proposed industrialized housing location, including but not limited to exterior siding, roofing, roof pitch, fenestration, and the finishes of a permanent foundation it is secured to, along with the applicable development standards specified in Table A, Table of Development Standards; and
- (3) Has a value, as documented by a Texas licensed appraiser, of both the proposed location and industrialized housing, that equals or exceeds the median taxable value for each single-family residence located within five hundred feet, as determined by the most certified tax appraisal roll for Travis County. Whenever only vacant lots are within five hundred feet of the proposed location, the appraisal shall be required to meet or exceed the value of the nearest single-family residence.

(e) Development Standards. The Maximum Building Height, Minimum Yard Requirements, and the Minimum Area of Dwelling shall be as specified in the Table A, Table of Development Standard. In addition, the minimum lot size in these districts shall be five-acres (217,800 square feet) with a minimum depth of 200 feet. Except for portions of a lot that fronts on a curve or a cul-de-sac, the minimum width shall be 150 feet. All single-family residences shall have a garage with a minimum of four hundred (400) square feet in area. See Section 3.123 of Chapter 3 for exterior appearance requirements.

(c) Parking Area. Each dwelling shall include ~~at least one (1)~~ off-street parking space in accordance with Section 7, herein. ~~Garages are not required and carports are permitted.~~

(e) ~~Additional Restrictions. The following additional restrictions shall apply to all manufactured homes or industrialized housing placed in this district:~~

- (1) ~~No manufactured home or industrialized housing may be placed on any lot or parcel of land until approved by the city manager or his/her designee as to size, condition, appearance, and placement.~~
- (2) ~~A small utility closet not larger than seven feet (7) by nine feet (9) in floor area and conforming in general appearance to the manufactured home may be added to the manufactured home.~~
- (3) ~~All manufactured or modular homes shall be securely tied down, blocked and skirted within ninety (90) days from the date the unit was moved onto the lot.~~
- (4) ~~Skirting between manufactured or modular homes and ground or slab must be enclosed with matching metal, masonry or other appropriate materials.~~

4.27 R-1T Single-Family Residential, (Tall)

(a) Purpose. This district is intended to include lands being used, or intended to be used, for ~~tall home~~ single-family residential purposes and associated uses with residences that are taller than permitted in ~~similar zoning districts~~. The district is designed to provide sufficient, suitable residential neighborhoods, protected from incompatible uses, and provided with necessary facilities and services, ~~preservation of rural character and environmentally sensitive land~~.

(b) Permitted Uses. The permitted uses are specified in Table B, Table of Allowed Uses for Zoning. In addition, “Industrialized Housing” as defined in Section 3.104 of Chapter 3 and meeting the following requirements shall be permitted in this residential district:

- (1) Meets all the requirements of the Texas Industrialized Building Code Council including the placement of a decal or seal issued by that agency on each transportable modular section or modular component indicating compliance with mandatory building codes;
- (2) Meets or exceeds the development standards of any single-family dwelling within five hundred feet of the proposed industrialized housing location, **including but not limited to exterior siding, roofing, roof pitch, fenestration, and the finishes of a permanent foundation it is secured to, along with and** the applicable development standards specified in Table A, Table of Development Standards; and
- (3) Has a value, as documented by a Texas licensed appraiser, of both the proposed location and industrialized housing, that equals or exceeds the median taxable value for each single-family residence located within five hundred feet, as determined by the most certified tax appraisal roll for Travis County. Whenever only vacant lots are within five hundred feet of the proposed location, the appraisal shall be required to meet or exceed the value of the nearest single-family residence.

(c) Development Standards. The Maximum Building Height, Minimum Yard Requirements, and the Minimum Area of Dwelling shall be as specified in Table A, Table of Development Standards. **In addition, the minimum lot size in these districts shall be 7,200 square feet with a minimum depth of 110 feet. Except for portions of a lot that fronts on a curve or a cul-de-sac, the minimum width shall be 65 feet.** All single-family residences shall have a garage with a minimum of four hundred (400) square feet in area. See Section 3.123 of Chapter 3 for exterior appearance requirements.

(d) Parking Area. Each dwelling shall include, off-street parking in accordance with Section 7, herein.

4.40 C-1A and C-1C Professional, Business Office, Low-Density Neighborhood Retail District

(a) Purpose. These districts are intended to include lands within the corporate limits of the City which are used, or intended to be used, for professional offices, or groups of offices, and for limited, **low intensity or specialized** retail convenience shopping and personal service shops providing day-to-day needs of the residents **of that neighborhood or its visitors**.

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

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

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

4.45 C-2 General Commercial / Retail Zoning District

(a) Purpose. This district is intended to include lands within the corporate limits of the City to be used for the development of **hotel/motel facilities, relatively large-scale administrative facilities, research facilities, specialized processing and assembling plants, manufacturing, and related undertakings which generate large degrees of traffic, might involve multi-shift employment, and might require large**

~~parcels of land, retail and service facilities that are larger than those that are appropriate for seamless integration into a residential neighborhood. This district also provides space for financial, administrative, and business services compatible with the district's function as one a focal point of community activity in a location accessible on a collector or arterial.~~

- (b) Permitted Uses. The permitted uses are specified in Table B, Table of Allowed Uses for Zoning.
- (c) Development Standards. The maximum Building Height and Minimum Yard Requirements shall be as specified in Table A, Table of Development Standards. See Section 3.124 of Chapter 3 for exterior appearance requirements.
- (d) Minimum Parking Area. Buildings and development shall have an off-street parking unit in accordance with Section 7, herein.

4.46 C-63 Large Regional Commercial / Retail Zoning District

- (a) Purpose. This district is intended to include lands within the corporate limits of the City to be used for the development of ~~super large retail~~ stores, shopping centers and related undertakings which generate large ~~degrees~~ amounts of traffic, might involve multi-shift employment, and might require large parcels of land. This district also provides space for financial, administrative, and business services ~~compatible with the district's function as one focal point of community activity~~ generally considered incompatible with adjacent single-family residential uses and instead requires a location on a major thoroughfare. While outdoor display of merchandise is permitted in this district, it is otherwise distinguished from the light industrial zoning district where outdoor storage of material or equipment is permitted.
- (b) Permitted Uses. The permitted uses are specified in Table B, Table of Allowed Uses for Zoning.
- (c) Development Standards. The Maximum Building Height and Minimum Yard Requirements shall be as specified in Table A, Table of Development Standards. See Section 3.124 of Chapter 3 for exterior appearance requirements.
- (d) Minimum Parking Area. Buildings and development shall have off-street parking in accordance with Section 7, herein.

4.50 C-3A Commercial Marina Airport District

- (a) Purpose. This district is intended to include those lands and improvements within the corporate limits of the City used, or intended to be used, for ~~functions related to~~ the commercial ~~docking, mooring, storage and servicing facilities for waterborne~~ craft development of an airport, to include aircraft operating and refueling facilities, hangars and ramp space related to aviation. This district also provides space for financial, administrative, and business services compatible with the district's unique function.
- (b) Permitted Uses. The permitted uses are specified in Table B, Table of Allowed Uses for Zoning. ~~If personnel oriented recreational service, such as bar service, food service, grocery service, or recreation areas are desired, a PDD or special use permit shall be required. Additionally, all marinas shall comply with the provisions of the latest version of the Lower Colorado River Authority rules governing marinas.~~ However, no lot shall include a hangar without platted access to a taxiway or an easement providing access to a taxiway.

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

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

(e) Single-family residences within a C-4 structure are allowed based on the following conditions:

(1) Application. Any person proposing to establish a single-family residence within a C-4 structure shall apply for a building permit in conformance with the City's Building Ordinance. The application will include:

(A) The site plan shall be a survey or drawing on one or more pages which shall be drawn to scale with distances marked. The site plan shall provide the following information:

(i) The lot, tract or parcel covered by the site plan;

(ii) The location of each existing building and use in the area covered by the site plan;

(iii) The location and dimensions of the proposed residential unit, location and dimensions of all curb cuts, public and private streets, parking and loading area on and abutting the lot;

(iv) The location and dimensions of the proposed residential unit; and

(v) The location and dimensions of all proposed additional curb cuts, driveways and parking areas on and abutting the lot;

(B) Information that there are adequate utilities, access roads, drainage, and other necessary support facilities have been or will be provided;

(C) Information that the single-family residential unit will be located within a hangar or other commercial or business structure and occupied by the owner of the property; and

(D) The application shall contain such additional documentation as necessary to show that the structures and buildings as existing or proposed to be improved prior to occupancy will comply with the requirements of this chapter.

(2) Parking. Two (2) off-street parking spaces shall be required in addition to the number of parking spaces required for the existing or proposed commercial and business use within the C-4 zoning district.

(3) Minimum Living Area. The minimum living area required for any residential unit located within the C-4 zoning district shall be 750 square feet.

(4) Building Code Requirements. Residential units within the C-4 zoning district shall comply with the building standards and regulations applicable to mixed-use occupancy. A certificate of occupancy for any such residential unit shall be issued only upon the residential unit being found to comply with the city building code requirements for mixed-use occupancy, including, but not limited to, requirements for firewalls, separation, ingress and egress, construction materials, etc.

(5) Permits and Certificates. A building permit or certificate of occupancy will not be issued for any residential unit or occupancy within the C-4 zoning district unless the residential unit for which a permit or certificate is requested is in a mixed-use structure designed for use both as a single-family dwelling, and a hangar, or other commercial or business use. Such building permits and certificates of occupancy shall otherwise be issued upon compliance with the Building Code of the City.

4.55 C-4M Airport Commercial Marina District

(a) Purpose. This district is intended to include lands within, the corporate limits of the City to be used, or intended to be used, for ~~the commercial development of an airport, to include aircraft operating and refueling facilities, hangars and ramp space related to aviation functions related to the commercial docking, mooring, storage, and servicing facilities for waterborne craft. This district also provides space for financial, administrative, and business services compatible with the district's function as one focal point of community activity.~~

(b) Permitted Uses. The permitted uses are specified in Table B Table of Allowed Uses for Zoning. ~~However, no lot shall include a hangar without platted access to a taxiway or taxiway easement.~~ If personnel-oriented recreational service, such as bar service, food service, grocery service, or recreation areas are desired, a PDD or special use permit shall be required. Additionally, all marinas shall comply with the provisions of the latest version of the Lower Colorado River Authority rules governing marinas.

(c) Development Standards. The Maximum Building Height, and Minimum Yard Requirements, and the Minimum Area of Dwelling shall be as specified in Table A, Table of Development Standards and subsection (e) below. See Section 3.124 of Chapter 3 for exterior appearance requirements.

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

(e) ~~Single family residences within a C-4 structure are allowed based on the following conditions:~~

(1) ~~Application.~~ Any person proposing to establish a single family residence within a C-4 structure shall apply for a building permit in conformance with the City's Building Ordinance. The application will include:

(A) ~~The site plan shall be a survey or drawing on one or more pages which shall be drawn to scale with distances marked. The site plan shall provide the following information:~~

(i) ~~The lot, tract or parcel covered by the site plan;~~

(ii) ~~The location of each existing building and use in the area covered by the site plan;~~

(iii) ~~The location and dimensions of the proposed residential unit, location and dimensions of all curb cuts, public and private streets, parking and loading area on and abutting the lot;~~

(iv) ~~The location and dimensions of the proposed residential unit; and~~

(v) ~~The location and dimensions of all proposed additional curb cuts, driveways and parking areas on and abutting the lot;~~

(B) ~~Information that there are adequate utilities, access roads, drainage, and other necessary support facilities have been or will be provided;~~

(C) ~~Information that the single family residential unit will be located within a hangar or other commercial or business structure and occupied by the owner of the property;~~

(D) ~~The application shall contain such additional documentation as necessary to show that the structures and buildings as existing or proposed to be improved prior to occupancy will comply with the requirements of this chapter.~~

(2) ~~Parking. Two (2) off street parking spaces shall be required in addition to the number of parking spaces required for the existing or proposed commercial and business use within the C-4 zoning district.~~

(3) ~~Minimum Living Area. The minimum living area required for any residential unit located within the C-4 zoning district shall be 750 square feet.~~

(4) ~~Building Code Requirements. Residential units within the C-4 zoning district shall comply with the building standards and regulations applicable to mixed use occupancy. A certificate of occupancy for any such residential unit shall be issued only upon the residential unit being found to comply with the city building code requirements for mixed use occupancy, including, but not limited to, requirements for firewalls, separation, ingress and egress, construction materials, etc.~~

(5) ~~Permits and Certificates. A building permit or certificate of occupancy will not be issued for any residential unit or occupancy within the C-4 zoning district unless the residential unit for which a permit or certificate is requested is in a mixed use structure designed for use both as a single family dwelling, and a hangar, or other commercial or business use. Such building permits and certificates of occupancy shall otherwise be issued upon compliance with the Building Code of the City.~~

4.70 P-Park District

(a) Purpose. This district is intended to include lands within the corporate limits of the City which are used, or intended to be used, for development of parks, greenbelts, and campgrounds.

(b) Permitted Uses:

(1) The permitted uses are specified in this Section.

(2) Boat launching facilities may be constructed for any P-1 park area abutting Lake Travis. Other facilities, structures, and/or buildings may be permitted depending on the Park classification. There are four (4) classifications of parks. Their type and permitted uses are as follows:

(A) P-1A-Undeveloped Park (Active). No structures shall be permitted except for barbecue pits, small picnic shelters, bathhouses, game courts and/or restroom facilities.

(B) P-1B-Developed Park Districts (Active). Usages permitted in P-1A, plus playing fields, swimming pools and similar recreational structures, marina, large picnic shelters, administrative offices for the park proper [property] and property owners association, equipment rental and snack shops, ~~and~~ community center ~~and on-site residence for a park manager meeting R-1A (single family residence) or R-1M (single family mobile home) standards.~~

(C) P-1C-Park-Campground Districts (Active). Usages permitted in P-1B, plus campsites, recreational vehicle sites and utility hookups, cabana and lean-to shelters, and group shelters, cooking and eating facilities ancillary to family or group camping.

(D) P-2-Park and Greenbelt District (Passive). No structures shall be permitted except for benches, water fountains, and children's playground equipment.

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

(d) Minimum Parking Area. Off-street parking shall be provided in accordance with Section 7 herein.

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.)	Bldg. Height (ft.)
<u>Single family</u>								
R-0	50	1,200	25	25	0	40	45	45
R-MH	60	n/a	10	15	5	10	10	15
R-1S								
R-1AS (15A)	50	1,200	25	25	5	15	15	15
R-1BS (15B)	50	1,500	25	25	5	15	15	15
R-1CS (15C)	50	1,700	25	25	5	15	15	15 ²
R-1DS (18A)	50	1,200	25	25	5	15	15	18
R-1ES (18B)	50	1,500	25	25	5	15	15	18
R-1F	50	1,500	25	25	5	45	45	48
R-1GS (18C)	50	1,800	25	25	5	15	15	18
R-1M	50	1,200	25	25	5	15	15	18

R-1L _L	20	1,500 2,100	25 35 or as shown on a recorded plat whichever is greater.	25 35	5 10	45 30	45 20	18
R-1M	60		40	45	5	40	40	45
R-1R	5	2,100	35	35	10	30	20	28
R-1T	50	1,800	25	25	5	15	15	35 28, not to exceed two stories.
RR-A	60	1,800	25	25	5	15	15	28
R-2								
R-2 Two-Family	50	900	25	25	5	10	15	15
R-2 Single-Family	50	1,200	25	25	5	10	15	15
R-4 ¹								
R-4 Multifamily ⁺ Apartment and (3 or more attached units)-	50	Accord. to Building Code.	25	25	5	10	15	35 and 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
Townhomes in CR	60	980	20	5	5	40	5	28
Condominiums in CR	60	700	20	5	5	40	5	28

¹In 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.

²Building 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.)	Bldg. Height (ft.)
Commercial								
C-1A Low Density **	60* ³	n/a	20* ³	10* ³	5	10	15	28
C-1C Low Density	60	n/a	25	25	10	20	25	28
C-2 Intense	60	Buildings meet C-1C standards						28
C-3 Marina	60	Buildings meet 1C -1C standards						2554
		Boat slips 20' above water surface						
C-4A Airport ³ ⁴	Buildings meet C-1C standards							
Lots 1–21	100	750 if provided	25* ³ ⁴	0	0			
Lots 22–43	100	750 if provided	7.5* ³ ⁴	0	0			
Lots 44–47	100	750 if provided	25* ³ ⁴	0	0			
Lots 48–56 ³	100	750 if provided	0* ³ ⁴	20* ³ ⁴	0			
C-6M Large Commercial/Retail Super Store Marina	60	Buildings meet C-1C standards						5425
		Boat slips 20' above water surface						
CR								
CR Resorts			25	25	10	20	25	28

Condominiums	60	700	20	5	5	10	5	28
Townhouses	60	980	20	5	5	10	5	28
Hotel or Motel and all other uses: ³	same as 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.

*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.

Use	R-MH	R-1	R-2	R-4	RR-A	C-1	C-2	C-3	C-A	C-M	G-1	U-1	P ¹	CR ²	LI
Kennels						SUP	SUP	SUP							SUP
Laboratory (excluding medical labs)							V	V							V
Laundromat						¥	V	V						V	¥
Laundry-commercial / dry cleaning plant							¥	V							V
Library	V	V	V	V		V	V	V				V		V	¥
Livestock or poultry shelter or care, stable	SUP	SUP	SUP	SUP	SUP	SUP	SUP					SUP	SUP		SUP
Machine shop, metal products, welding							¥								V
Manufactured housing sales							V	V							V
Manufacturing and Assembly							¥ SUP	SUP							V
Marina									¥	V			V ¹	V	
Massage establishments ⁶⁸						V	V	V							
Meat markets						¥	V	V							¥
Mini warehouse (inside storage only)								V							V
Mini warehouse (with outside storage)								SUP							V
Mixed-use						SUP	SUP	SUP							
Mortuary / Funeral Home						V	V								¥
Motel						¥	¥							¥	¥
Museums						V	V	V	V			V			¥
Office, medical and general						V	V	V				¥		¥	¥
Open storage							¥								V
Park-Active ¹												¥	¥ SUP	V ¹	
Park-Passive	V	V	V	V	V	V	V	V	V	V	V	V	V	V	
Park-and-ride facilities							V	V	V	V	V	V	V ¹		V
Parking lot, commercial						¥	V	V	V	V	V	V	V ¹		V
Pet boarding with outside run						SUP	SUP	¥ SUP							¥ SUP
Pet store-no outside run						¥	V	V							¥
Photo studio						V	V	V							¥
Playground	V	V	V	V								V	V	V	
Plumbing, HVAC, roofing supply							V	V	V						V
Police station	V	V	V	V	V	V	V	V	V		V	V	¥	V	
Printing shop						V	V								V
Public and municipal treatment plants, pump stations, lift stations, public works and related facilities, and municipal buildings and facilities	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V
Quarry, Mining, Rock Crushing															V
Radio, TV, VCR sales / service						V	V	V							¥
Radio, TV studio						V	V	V							¥
Realty office						V	V	V							V
Realty office temporary ⁷	¥	¥	¥			¥	¥	¥							¥
Recreation facility, commercial						¥	¥	¥ SUP			¥	SUP	¥	¥ SUP	¥
Recreational Vehicle Park	SUP			SUP						V			V	V	V
Restaurant (no drive-thru service)						V	V	V	V	V			V	V	¥
Restaurant with drive-thru service							SUP	V						SUP	
Retail store-general						¥	V	V							¥
School-public / private	V	V	V	V		V	V	V				V			
School-business / commercial / vocational						V	V	V	V				V		
Service station (fuel sales / minor repairs)						¥	¥ SUP	V							V
Sexually-oriented business ⁵⁹						SUP	SUP								
Short Term Occupancy	V ⁴¹⁰	V ⁴¹⁰	V ¹⁰	V ¹⁰	V ¹⁰				V ¹⁰					V ¹⁰	
Sign Shop						¥	V	V						V	
Specialty and novelty establishments						V	V	V							¥

January 26, 2023

Agenda Item 4
Special Exception Approvals (Accessory Buildings)

Public Hearing
Draft Ordinance Amendment Recommendation
Section 6.10, 11.60 and 17 of Chapter 14

CHAPTER 14

ZONING

6.10 Accessory Buildings and Uses

(d) All Districts.

(1) ~~Temporary buildings erected during the term of construction, including tents, shacks, shanties or other structures, or trailers or mobile homes, shall not be placed on any lot except for uses incidental to construction work on commercial projects. All temporary buildings shall be removed upon the completion or abandonment of construction work. Trailers or mobile homes shall not be permitted on lots during construction of residential buildings, unless authorized in writing by the city manager or his designee and may be permitted if a residential building that was significantly damaged or destroyed and is being rebuilt, replaced by another residential building or repaired.~~

(1) Boat docks and boathouses.

(A) Boat docks and boathouses anchored in the lake below the 681 elevation are exempt from number, location, setback, material, and screening standards.

(B) Boat docks and boathouses are not eligible for conditional use ~~application without a principal building on the same or nearby lot that is owned by the boat dock owner~~ approval except as specified in Section 17.05 below.

(2) Aircraft parking. Improved parking pads or lots for aircraft on property that has direct aircraft ground access to an airport may be constructed without a principal building on the property.

(3) Exceptions, Conditional Use Permit Special Exceptions. A property owner may apply for a ~~conditional use permit special exception~~ in accordance with the procedures specified in Section ~~17~~ 11.60 of this chapter for relief from any requirement of this section, such as number, height (~~when special exception approval is not otherwise specified by this section~~), setbacks, screening, architecture, and material colors. ~~The basis for a recommendation from the Planning and Zoning Commission and approval by the City Council for a conditional use approval is that the requested deviations from strict compliance with any requirement above will not:~~

(A) ~~materially diminish the aesthetic quality of the subject property when viewed from adjacent property, nearby property, or a public right of way; and~~

(B) ~~result in any change in the level of privacy otherwise afforded to adjacent property.~~

(4) Accessory buildings for which a city permit was issued before September 1, 2011, that does not conform to the above standards shall be considered legally non-conforming.

11.60 Special Exception Approvals

(d) Special Exception to Accessory Building Development Standards.

(1) Approval Standards. Provided the applicant has fully complied with all requirements, the Board of Adjustment may approve relief from strict compliance with any of the development standards for accessory buildings required by Section 6.10 that does not:

(A) materially diminish the aesthetic quality of the subject property when viewed from adjacent property, nearby property, or a public right-of-way; and

(B) result in any change in the level of privacy otherwise afforded to adjacent property.

(2) Process.

(A) Narrative. Applicants shall provide a complete and thorough written description of the reasons or basis for the requested relief. The application form may be used to meet the requirement, but an attachment is mandatory if adequate space is not available.

(B) Site Plan. Accurately scaled drawings that indicate the size and location of the proposed accessory building and all required setbacks shall be submitted. The site plan shall also identify all existing utility and drainage easements. The edge of adjacent residences within twenty-five (25) feet of the proposed accessory building shall be included on the site plan. Limited topographic information regarding the highest existing grade elevation on the lot and the elevation of the highest peak or ridge of the principal structure is required to verify that a special exception for additional height is not also required. Landscaping required by Section 6.10 above or any relief from those requirements shall be included on the site plan or a separate landscaping plan.

(C) Floor Plans. Accurately scaled drawings are required that describe the size and use of all space within or below the roof of the proposed accessory building. The plans shall include all door and window openings as well as any equipment associated with the accessory use.

(D) Building Elevations. Accurately scaled drawings that indicate the size, maximum height, roof pitch, exterior finish materials are required. The proposed colors of the roof and exterior finish materials of the accessory building can be included on the building elevations or submitted separately.

(E) Existing Principal Structure Information. Accurate drawings or photographs of the existing principal structure shall be included with the application for the purpose of evaluating requirements. The Development Services Department may be able to provide documents related to permits issued in December of 2011 or later.

17.05 Uses Eligible For A Conditional Use Permit Approval

The following uses may be considered for a Conditional Use ~~Permit~~ approval.

- (a) ~~Fences surrounding a garden on a lot where no principal use has been established on the lot, but the subject lot is adjacent to the principal use lot. A carport in any single-family or two-family residential zoning district in which they are not otherwise permitted, if the approval does not materially diminish the aesthetic quality of the subject property when viewed from adjacent property, nearby property, or a public right-of-way.~~
- (b) ~~A Boat boat dock or docks, with including associated driveways to dock. In cases where replatting is impossible to join two adjacent lots on a lot separate from the principal use that is directly across a public right-of-way that prevents the lots from being joined by an amended plat approval, from the principal use that when an amended plat cannot join, for example where a road exists between the two lots, and both lots are under the same ownership of the same person a conditional use permit may be issued to allow for a boat dock in Lake Travis and a driveway to the boat dock, on one lot provided that a principal use is established on the other lot and the two lots remain under common ownership. A conditional use permit that has been issued approved becomes null and void and any accessory use on the nonprincipal use lot must be the boat docks and driveways removed if the accessory lot is sold or both lots do not remain under common ownership.~~
- (c) ~~The owner of a residentially zoned lot, after establishing a primary use residence on said lot may be eligible for a conditional use permit to allow for the storage of aircraft within the residence or within an approved accessory structure on the same lot as the residence. Each conditional use permit issued for storage of aircraft on residential property shall not be considered as cumulative, or as setting a precedent, but shall be issued only on a case by case basis.~~
- (d) ~~In cases in which there is a primary use and the property line extends to the flood pool elevation of Lake Travis at or below the 681 msl elevation an accessory use for a residential boat dock shall be permitted provided that sufficient property below the 681 msl elevation has been leased or rented as evidenced by a formal agreement signed by the property owners and notarized in accordance with State law which allows the placement of the boat dock and/or its moorings and anchors on or over the property adjacent to the property in which the primary lease is located.~~
- (e) ~~Property owners may apply for exceptions to the accessory building standards such as number, screening, height, setback, and architecture and material through a conditional use process rather than the variance process.~~
- (f) ~~Carports.~~

January 26, 2023

Agenda Item 5
Comprehensive Plan Text Amendment

Public Hearing
Draft Ordinance Amendment Recommendation
Chapter 3 (Description of Land Use Designations)

Note: the text in red below are amendments adopted on April 20, 2017, approximately one year after the original plan was adopted on May 5, 2016.

Land Use Types and Projections

This section of the Future Land Use Plan reviews each type of recommended land use as shown on the Future Land Use Map. Land use types are grouped into two primary categories – residential land uses and nonresidential land uses. ~~Note that residential densities are calculated prior to removing acreage to account for floodway. Residential and Mixed Land Uses shall be calculated as follows: A = Acreage; D = Minimum or Maximum Density; R = Result; (A x D = R). Fractional answers within letter (R) are dropped from the density count.~~

Residential Land Use Types Defined

Lower Density Residential

This category is ~~generally~~ representative of single family homes and some duplex units. The majority of Lago Vista's current development is of a similar density (e.g., 3 dwelling units per acre would produce lots approximately 10,000 square feet in area). The following dwelling units per acre are appropriate within the land use:

- *Rural Residential: <0.2 dwelling units per acre
- *Estate Residential: 0.3-4 dwelling units per acre
- *Low Density Residential: 2-3 dwelling units per acre



*Medium Density Residential

Medium Density Residential is ~~generally~~ representative of two- family, attached dwelling units. The types of developments within this category include townhomes, duplexes, condominiums and apartments. This category is intended to accommodate the City's need for diversity of housing choices. ~~4 to 8~~ dwelling units per acre are appropriate within the land use.



*High Density Residential

Traditional apartment- and condominium-type units in attached living complexes ~~generally~~ characterize this land use. These developments may take a variety of forms. This land use has evolved from traditional garden style apartments to courtyard apartments due to the focus upon situating dwelling units around a courtyard, pool, or other common space. ~~About 9 to 19~~ dwelling units per acres are appropriate within the land use.

~~*Lots that were platted and recorded with the County on or before May 5, 2016 and cannot meet the density standards due to lot size shall be entitled to the following density standards:~~

- 1) Lots with Rural, Estate, and Low Density Residential or zoned R-1 M are entitled to one (1) dwelling unit.
- 2) Lots with Medium Density Residential are entitled to two (2) dwelling units.
- 3) Lots with High Density Residential are entitled to three (3) dwelling units.

~~Any replat after this date nullifies this standard.~~



Note: the text in green below indicates current proposed amendments while preserving in red the unmodified amendments adopted on April 20, 2017.

Land Use Types and Projections

This section of the Future Land Use Plan reviews each type of recommended land use as shown on the Future Land Use Map. Land use types are grouped into two primary categories – residential land uses and nonresidential land uses.

Residential Land Use Types Defined

The residential land use designations below define both an average density that includes typical (but not extraordinary) infrastructure provisions and a minimum lot size. Nonetheless, that minimum lot size should not be interpreted as prohibiting a “planned development” that proposes “cluster housing” specifically to preserve natural and environmentally sensitive features of the property, such as the topography and vegetation.



Lower Density Residential

This category is **generally** representative of single family homes and some duplex units. The majority of Lago Vista's current development is of a similar density (e.g., 3 dwelling units per acre would produce lots approximately 10,000 square feet in area). The following dwelling units per acre are appropriate within the land use:

- Rural Residential: **<0.2** dwelling units per acre (**± 5-acre minimum lot size**)
- Estate Residential: **>0.2-1** dwelling units per acre (**± 1-acre minimum lot size**)
- Low Density Residential: **>1-4** dwelling units per acre (**± 8,400 square feet minimum lot size**)



Medium Density Residential

Medium Density Residential is **generally** representative of two- family, attached dwelling units. The types of developments within this category include townhomes, duplexes, condominiums and apartments. This category is intended to accommodate the City's need for diversity of housing choices. **Greater than 4, but 8 or less** dwelling units per acre are **appropriate within the land use**. The lot size will vary with the number of dwelling units but shall be a minimum of 5,400 square feet per unit.



High Density Residential

Traditional apartment- and condominium-type units in attached living complexes **generally** characterize this land use. These developments may take a variety of forms. This land use has evolved from traditional garden style apartments to courtyard apartments due to the focus upon situating dwelling units around a courtyard, pool, or other common space. **Greater than 8, but 19 or less** dwelling units per acres are **appropriate within the land use**. The lot size will vary with the number of proposed dwelling units but shall be a minimum of 2,250 square feet per unit.

Chairman
Tom Monahan

Vice-Chairman
Don Johndrow



Commission Members
Thomas Burlew
Julie Davis
Larry Hagler
Kathy Koza
Norma Owen

**AGENDA
PLANNING AND ZONING COMMISSION
SPECIAL CALL MEETING**

NOTICE IS HEREBY GIVEN that the Lago Vista Planning and Zoning Commission will hold a regular meeting on Thursday, January 26, 2023, beginning at 6:30 p.m. in City Council Chambers at 5803 Thunderbird, Lago Vista Texas, as prescribed by Government Code Section §551.041 to consider the following agenda items.

**This meeting will be held in the City Council Chambers
at 5803 Thunderbird, Lago Vista, Texas and utilizing an
online videoconferencing tool (GoToMeeting).**

You may join the meeting from your computer, tablet or smartphone using the following link: <https://meet.qoto.com/790139621>

You can also dial in using your phone to the following number and access code:

United States: +1 (571) 317-3112
Access Code: 790-139-621

For supported devices, you can also use the following one-touch number to join:

One-touch: <tel:+15713173112,,790139621#>

To download and install the GoToMeeting application prior to the start of the meeting, please use the following link: <https://meet.goto.com/install>

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

Citizen Participation Registration Form

CALL TO ORDER, ROLL CALL

CITIZEN COMMENTS UNRELATED TO ITEMS ON THE AGENDA

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

BUSINESS ITEMS

1. Comments from the Council Liaison.

APPLICATIONS (NO PUBLIC HEARING)

2. **22-2288:** Consideration of a design review application pursuant to Section 6.105 of Chapter 14 for additions to Lago Vista High School at 5185 Lohman Ford Road (Lago Vista High School Subdivision, Block A, Lot 1A).
 - A. Staff Presentation
 - B. Applicant Presentation
 - C. Public Comments
 - D. Discussion
 - E. Decision

PUBLIC HEARING AND ACTION (ORDINANCE AMENDMENTS)

3. Consideration of a recommendation to amend Table A, Table B, Section 2.10, Section 3.10, and Section 4 of Chapter 14 of the Lago Vista Code of Ordinances to address various provisions that are contrary to current best zoning practices and inconsistencies between existing zoning districts and the future land use designations within the adopted Comprehensive Plan.
 - A. Continue Public Hearing
 - B. Discussion
 - C. Recommendation

Note: this item will be included on future agendas pending completion of the recommend draft ordinance amendment.

4. Consideration of a recommendation regarding a potential amendment to Sections 6.10, 11.60 and 17 of Chapter 14 of the Lago Vista Code of Ordinances to create substantive and procedural requirements for a new special exception approval for relief from the setback and size limit requirements related to accessory buildings. (eliminating the current conditional use approval required for that relief).
 - A. Continue Public Hearing
 - B. Discussion
 - C. Recommendation

Note: this item will be included on future agendas pending completion of the recommend draft ordinance amendment.

5. Consideration of a recommendation to amend Chapter 3 of the 2030 Comprehensive Plan adopted by Ordinance No. 16-05-05-02 to amend the definitions of various land use types also employed in the Future Land Use Map.
 - A. Staff Presentation
 - B. Open Public Hearing
 - C. Close Public Hearing
 - D. Discussion
 - E. Recommendation

6. Consideration of a recommendation to amend Section 2.15 of Chapter 10 to clarify that the property on subdivision plats that are considered lots for the purpose of determining the requirement for a concept plan does not include certain divisions of property that are commonly owned and prohibited as building sites.

Note: this item was advertised for a public hearing on this date in the legal journal. However, the City Council subsequently requested consideration of an expanded scope to the potential amendment of this same section. As a result, the expanded version of this item has been advertised for a public hearing at the February 9, 2023 regular meeting of the Planning and Zoning Commission and a deferral is warranted.

ADJOURNMENT

IT IS HEREBY CERTIFIED that the above Notice was posted on the Bulletin Board located in City Hall in said City at 11:00am on the 19th day of January 2023.



Lucy Aldrich, City Secretary

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

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