

## **ORDINANCE NO. 23-05-04-01**

**AN ORDINANCE OF THE CITY COUNCIL OF LAGO VISTA, TEXAS, AMENDING THE PARAGRAPH TITLED “RESIDENTIAL LAND USE TYPES DEFINED” ON PAGE 33 OF CHAPTER 3 WITHIN THE 2030 LAGO VISTA COMPREHENSIVE PLAN ADOPTED BY ORDINANCE NO. 16-05-05-02 AND AS SUBSEQUENTLY AMENDED, TO CLARIFY THAT A PRIMARY PURPOSE OF THE LAND USE DENSITY DESIGNATIONS IS TO HELP ENSURE COMPATIBILITY OF EXISTING AND PROPOSED ADJACENT LAND USES.**

**WHEREAS**, the City of Lago Vista, Texas is a Home Rule City; and

**WHEREAS**, the City Council of the City of Lago Vista has previously adopted and amended the 2030 Lago Vista Comprehensive Plan; and

**WHEREAS**, the City Council, staff, and members of the Planning and Zoning Commission had become aware of residential densities being proposed in zoning change applications that were asserted as consistent with the comprehensive plan and compatible with adjacent land uses by including contiguous land that could not support development or land reserved for accessory uses or residential amenities; and

**WHEREAS**, the City Council, staff, and members of the Planning and Zoning Commission agree that this type of analysis is not consistent with the purpose or the intent of the land use recommendations contained with Chapter 3 of the 2030 Lago Vista Comprehensive Plan; and

**WHEREAS**, following the specific request of the City Council, the Planning and Zoning Commission of the City of Lago Vista has undertaken a review of Chapter 3 of the 2030 Lago Vista Comprehensive Plan and subsequently conducted public hearings at their meetings on January 26, 2023, March 9, 2023, and April 13, 2023; and

**WHEREAS**, the Planning and Zoning Commission of the City of Lago Vista has forwarded a recommendation to the City Council to amend the paragraph on page 33 within Chapter 3 of the 2030 Lago Vista Comprehensive Plan specifically titled “Residential Land Use Types Defined” as described below; and

**WHEREAS**, the City Council at its public hearing to consider this amendment held on May 5, 2023, reviewed the recommendation, and found the changes to be warranted; and

**WHEREAS**, the City Council desires to amend the 2030 Lago Vista Comprehensive Plan as adopted by Ordinance No 16-05-05-02 and subsequently amended as described below.

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

**SECTION 1. FINDINGS OF FACT.** All of the above and foregoing recitals are hereby found to be true and correct legislative findings of the City and are incorporated herein as findings of fact.

**SECTION 2. AMENDMENT.** The City Council of the City of Lago Vista, Texas, does hereby amend the paragraph on page 33 within Chapter 3 of the 2030 Lago Vista Comprehensive Plan specifically titled “Residential Land Use Types Defined” as shown in Exhibit “A.”

**SECTION 3. REPEALER.** All ordinances, orders or resolutions heretofore passed and adopted by the City Council of the City of Lago Vista, Texas, are hereby repealed to the extent said ordinances, orders or resolutions or parts thereof are in conflict herewith.

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

**SECTION 5. EFFECTIVE DATE.** This Ordinance shall take effect immediately upon its passage and publication in accordance with the provisions of the *Texas Local Government Code*.

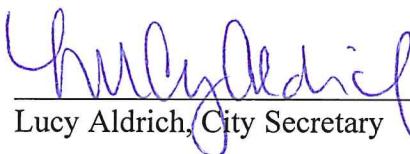
**SECTION 6. OPEN MEETINGS.** It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

**AND, IT IS SO ORDERED.**

**PASSED AND APPROVED** this 4th day of May 2023.

  
Ed Tidwell  
Ed Tidwell, Mayor

**ATTEST:**

  
Lucy Aldrich, City Secretary



On a motion by Councilman Prince, seconded by Councilman Roberts, the above and foregoing ordinance was passed and approved.

## **Exhibit “A”**

### *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 maximum unit per acre shall be applied on an individual lot basis not an aggregate across the development. Replots of existing lots which increase the size of the lot are acceptable to be below this minimum.



#### **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 indicated land use:

- Rural Residential: <0.2 dwelling units per acre
- Estate Residential: 0.3-1 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.