

ORDINANCE NO. 22-10-11-01

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS, AMENDING THE FUTURE LAND USE MAP COMPONENT OF THE 2030 COMPREHENSIVE PLAN ADOPTED BY ORDINANCE NO. 16-05-05-02 AS AMENDED, REGARDING VARIOUS SPECIFIC PROPERTIES OWNED BY THE LAGO VISTA PROPERTY OWNERS ASSOCIATION; AND PROVIDING FOR RELATED MATTERS.

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

WHEREAS, the City Council of the City of Lago Vista adopted the 2030 Lago Vista Comprehensive Plan on May 5, 2016 thereby establishing the Future Land Use Map that it contains as a tool for making subsequent land use decisions that are consistent with the goals of the community regarding future growth and prosperity; and

WHEREAS, it has come to the attention of both the City Council and the Planning and Zoning Commission that the Future Land Use Map as adopted designates the various specific properties described in the attached Exhibit "A" in a manner that is inconsistent with the development of the property desired by the current property owner; and

WHEREAS, the Planning and Zoning Commission of the City of Lago Vista has undertaken an extensive review of the Future Land Use Map as contained within the adopted 2030 Comprehensive Plan, including a public hearing conducted on September 8, 2022, and concluded that the amendments by the current property owner are consistent with the relevant goals of the Comprehensive Plan; and

WHEREAS, the Planning and Zoning Commission of the City of Lago Vista has forwarded a unanimous recommendation to the City Council to change the current designations of the portions of the Future Land Use Map identified in Exhibit "B" to the "POA Park" designation as described in Exhibit "C"; and

WHEREAS, the City Council has conducted a public hearing on the proposed Future Land Use Map amendment described in Exhibit "B" and Exhibit "C" on October 11, 2022.

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

Section 1. Findings. 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. Modification. The City Council of the City of Lago Vista, Texas, does hereby amend the Future Land Use Map component of the 2030 Comprehensive Plan adopted by Ordinance 16-05-05-02 as described in Exhibit "C".

Section 3. Savings Clause. 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 *Tex. Loc. Gov't. 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 14th day of October 2022.



Kevin Sullivan, Mayor Pro-Tem

ATTEST:



Lucy Aldrich, City Secretary

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

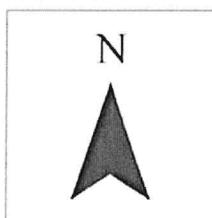
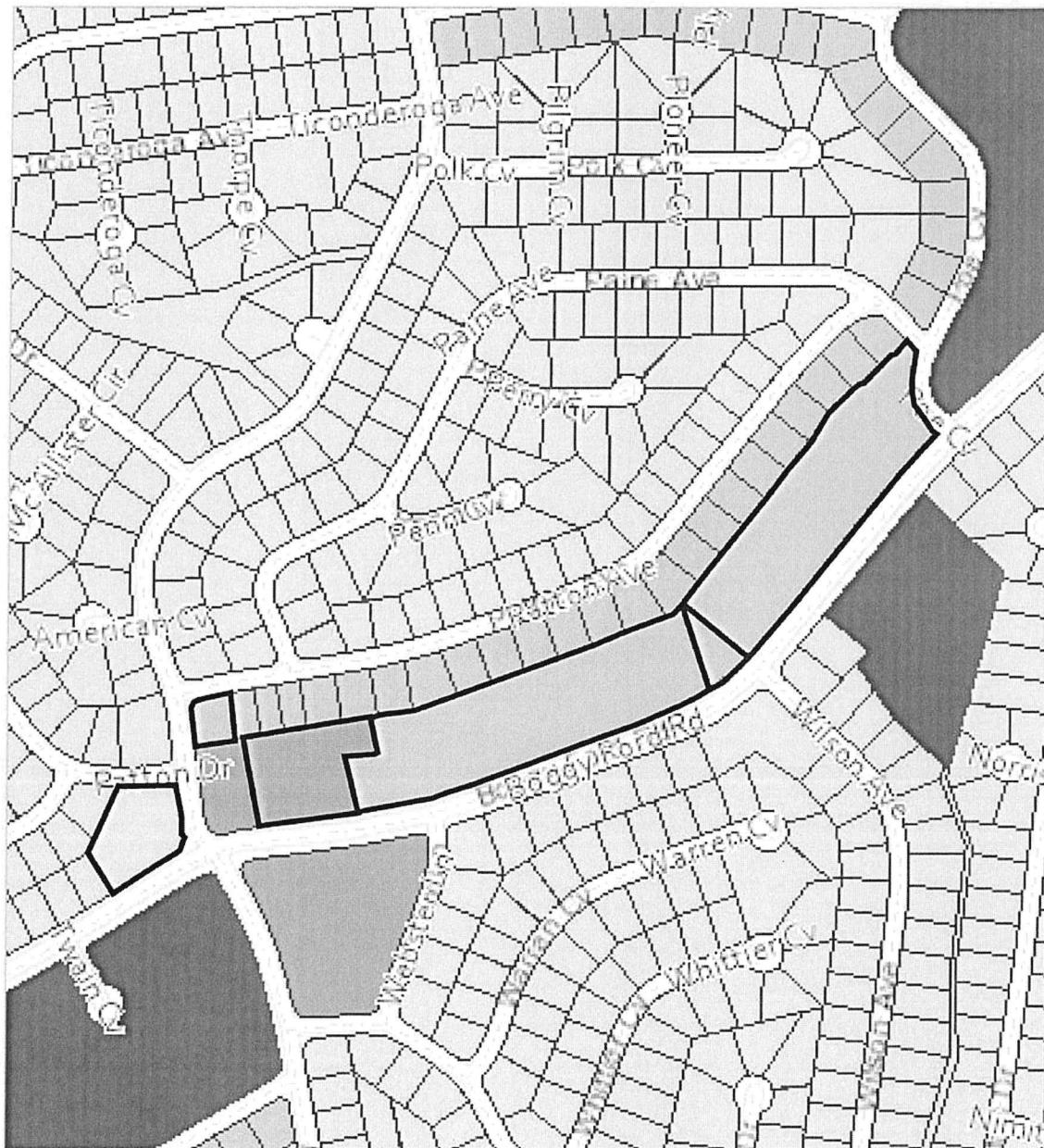


EXHIBIT "A"

LEGAL DESCRIPTION

1. 4.060 acres of the L.W. Simpson Survey Number 610, Abstract Number 701 and the G. Johnson Survey Number 535, Abstract Number 439 (TCAD Parcel ID 166285).
2. 0.340 acres of the L.W. Simpson Survey Number 610, Abstract Number 701 (TCAD Parcel ID 166286).
3. Highland Lake Estates, Section 21, Lot 21225 (TCAD Parcel ID 166656).
4. 1.026 acres of the H. & O.B. Railroad Company Survey Number 35, Abstract Number 2152 (TCAD Parcel ID 166814).
5. Bar-K Ranches, Plat 2, Lot 2077 (TCAD Parcel ID 179755).
6. Thousand Oaks, Lot 1A (Amended) and 0.1830 acres of the L. Goodwin Survey Number 95, Abstract Number 336 and various other surveys (TCAD Parcel ID 783463).
7. 1.4520 acres of the L.W. Simpson Survey Number 610, Abstract Number 701 (TCAD Parcel ID 787587).
8. 4.5220 acres of the L.W. Simpson Survey Number 610, Abstract Number 701 (TCAD Parcel ID 787596).

EXHIBIT "B" (EXISTING)



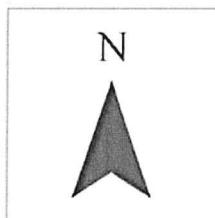
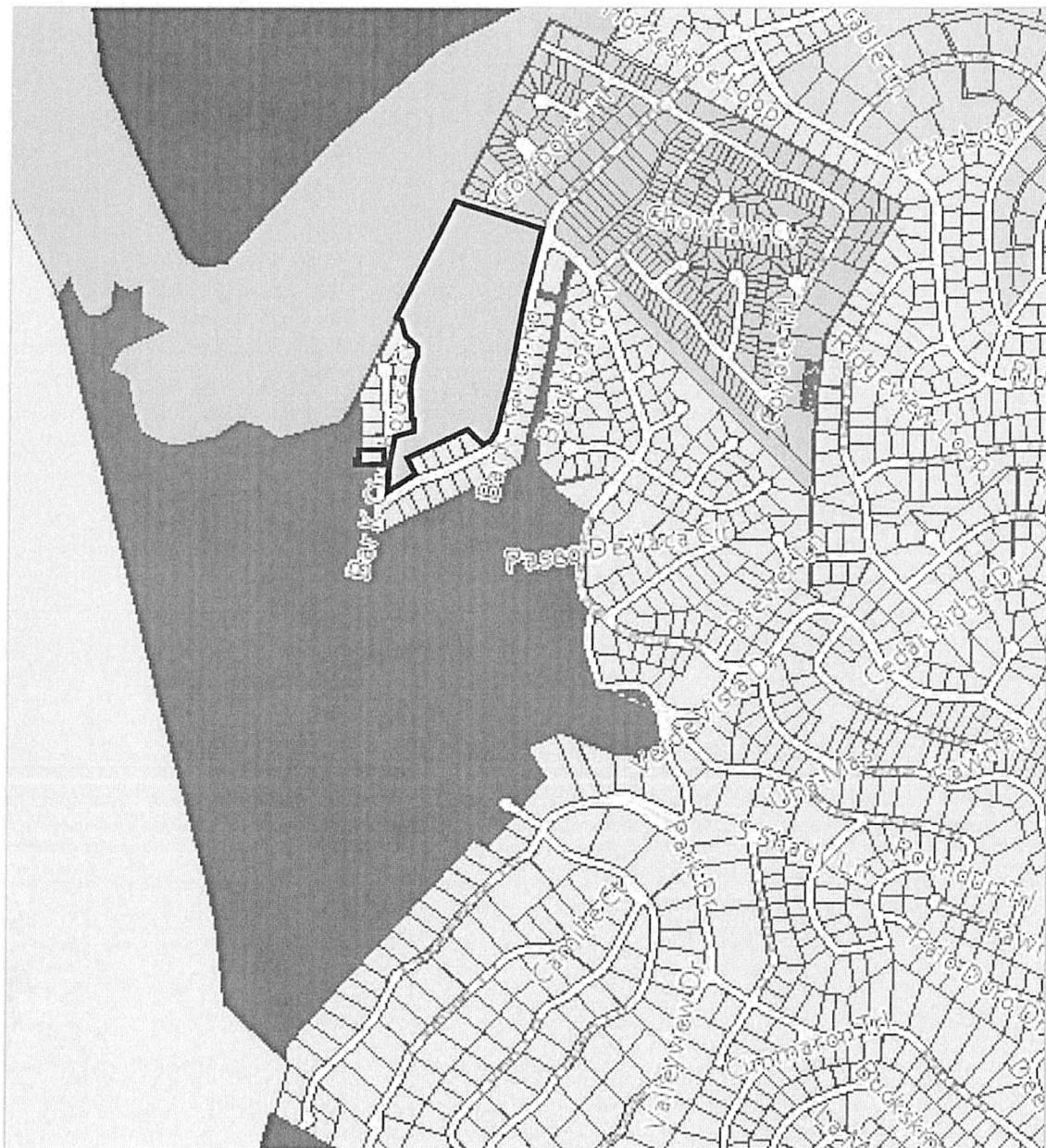
Future Land Use Map Amendment Request

Requested Change	Residential / Commercial to POA Park	Date	08/27/2022
Map Type	Future Land Use - Existing	Drawn By	RJambor

This representation is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or for surveying purposes. It does not represent an on the ground survey and represents only the approximate relative location of property boundaries.

Rural Residential
City Park
Estate Residential
High Density Residential
Medium Density Residential
Low Density Residential
Mixed Use
Neighborhood Retail / Office / Commercial
POA Park
Public / Semi-Public

EXHIBIT "B" (EXISTING)



Future Land Use Map Amendment Request

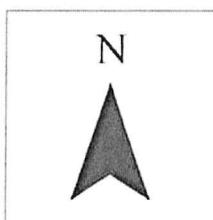
Requested Change	City Park / Residential to POA Park	Date	10/01/2022
Map Type	Future Land Use - Existing	Drawn By	RJambor

This representation is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or for surveying purposes. It does not represent an on the ground survey and represents only the approximate relative location of property boundaries.

Legend:

- Rural Residential
- City Park
- Estate Residential
- High Density Residential
- Industrial
- Low Density Residential
- Mixed Use
- Regional Retail / Office Commercial
- PQA Park
- Public / Semi-Public

EXHIBIT "C" (AMENDED)



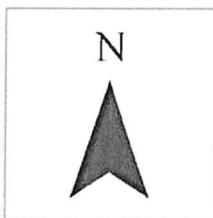
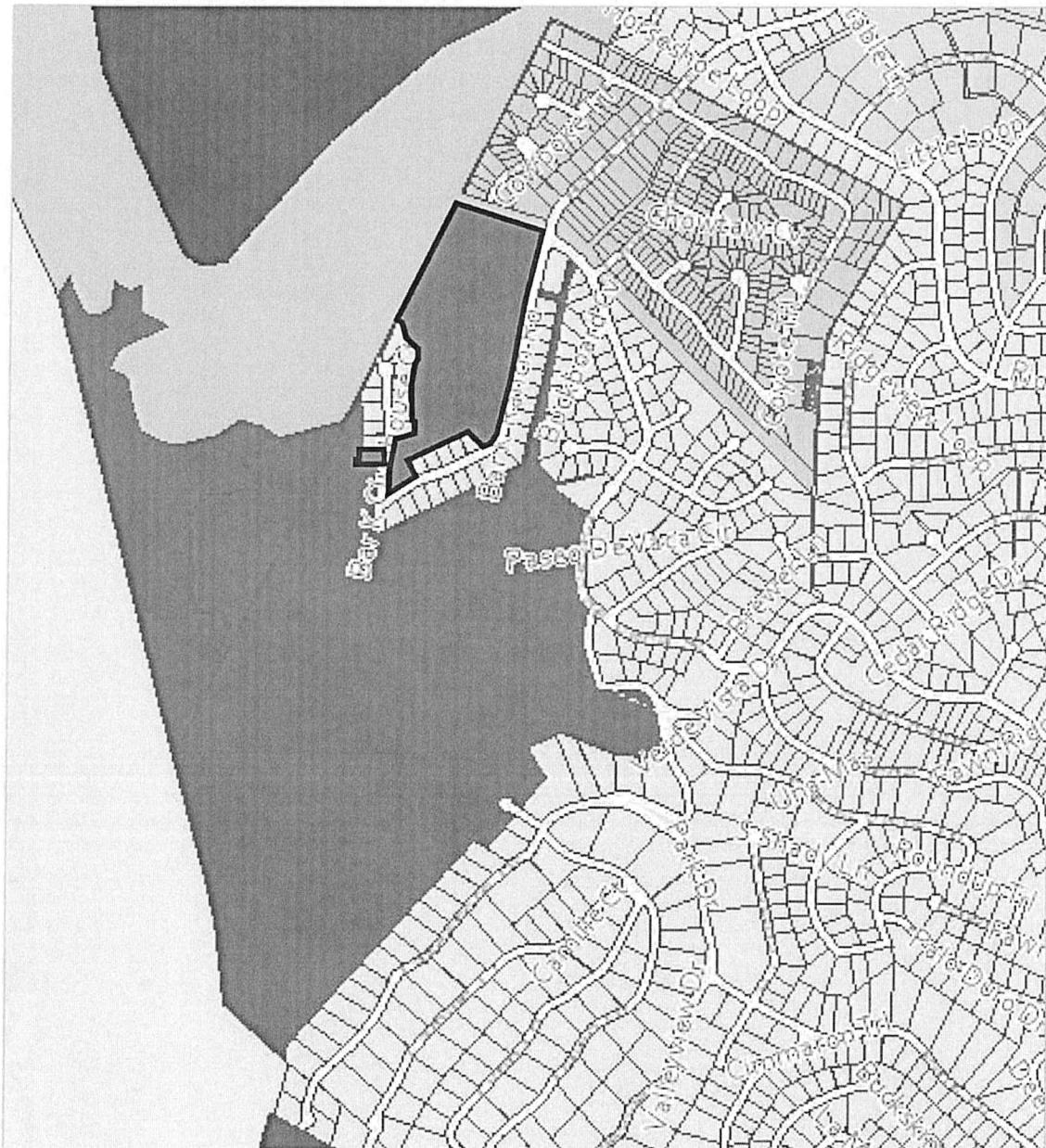
Future Land Use Map Amendment Request

Requested Change	Residential / Commercial to POA Park	Date	08/27/2022
Map Type	Future Land Use - Proposed	Drawn By	R.Jambor

This representation is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or for surveying purposes. It does not represent an on the ground survey and represents only the approximate relative location of property boundaries.

Rural Residential
City Park
Estate Residential
High Density Residential
Medium Density Residential
Low Density Residential
Mixed Use
Neighborhood Retail / Office / Commercial
POA Park
Public / Semi-Public

EXHIBIT "C" (AMENDED)



Future Land Use Map Amendment Request

Requested Change	City Park / Residential to POA Park	Date	10/01/2022
Map Type	Future Land Use - Proposed	Drawn By	R.Jambor

This representation is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or for surveying purposes. It does not represent an on the ground survey and represents only the approximate relative location of property boundaries.

Rural Residential
City Park
Estate Residential
High Density Residential
Industrial
Low Density Residential
Mixed Use
Regional Retail / Office
Commercial
POA Park
Public / Semi-Public



August 5, 2022

Mr. Tom Monahan
Chairman, Planning and Zoning Commission
City of Lago Vista, Texas
P.O. Box 4727
Lago Vista, TX 78645

Dear Mr. Monahan:

I am writing to you on behalf of the Lago Vista Property Owner's Association. Pursuant to a recent unsuccessful zoning application, we became aware that property owned by the LVPOA was designated in a manner on the Future Land Use Map that we feel is erroneous. We would like the Planning and Zoning Commission to investigate this matter further and recommend corrections to the City Council at your earliest convenience.

The following properties owned by the LVPOA are indicated as "multifamily residential" on the Future Land Use Map and we have no intent to ever use them as anything but an POA park or park support function (such as parking):

Parcel ID 166656 (21519 Patton Avenue);
Parcel ID 787596 (north side of Boggy Ford Road east of American Drive and west of Wilson Avenue);
Parcel ID 787587 (north side of Boggy Ford Road immediately east of 2601 American Drive);
Parcel ID 166286 (north side of Boggy Ford Road immediately east of Parcel ID 787596); and
Parcel ID 166285 (north side of Boggy Ford Road immediately east of Parcel ID 166286 and west of Poe Cove).

Although we are not sure what the difference might be between a City Park and a POA Park, the following properties owned by the LVPOA are indicated as "City Park" on the Future Land Use Map and we have no intent to ever use them as anything but a POA park or park support function (such as parking):

Parcel ID 783463 (7000 Bar-K Ranch Road);
Parcel ID 376014 (6608 Bar-K Clubhouse Court); and
Parcel ID 179755 (6702 Bar-K Clubhouse Court).

The last parcel we would like you to consider that is owned by the LVPOA and we feel is erroneously designated on the Future Land Use Map is Parcel ID 166814, which is located at 21504 Boggy Ford Road.



It is recommended for future use as low-density residences, and we have no intent to use it for anything other than a POA park or park support function (such as parking).

Thank you for the opportunity to present our request for an amendment to the Future Land Use Map as it relates to the above described properties owned by the LVPOA. If you have any questions, please do not hesitate to reach out to us.

Copy: Mr. Paul Prince, Council Liaison
Lago Vista Development Services Department

Sincerely,
Cathy Petross, General Manager

Received by e-mail on 07/28/2022

Proposed Changes to Future Land Use Map

Properties and Zoning

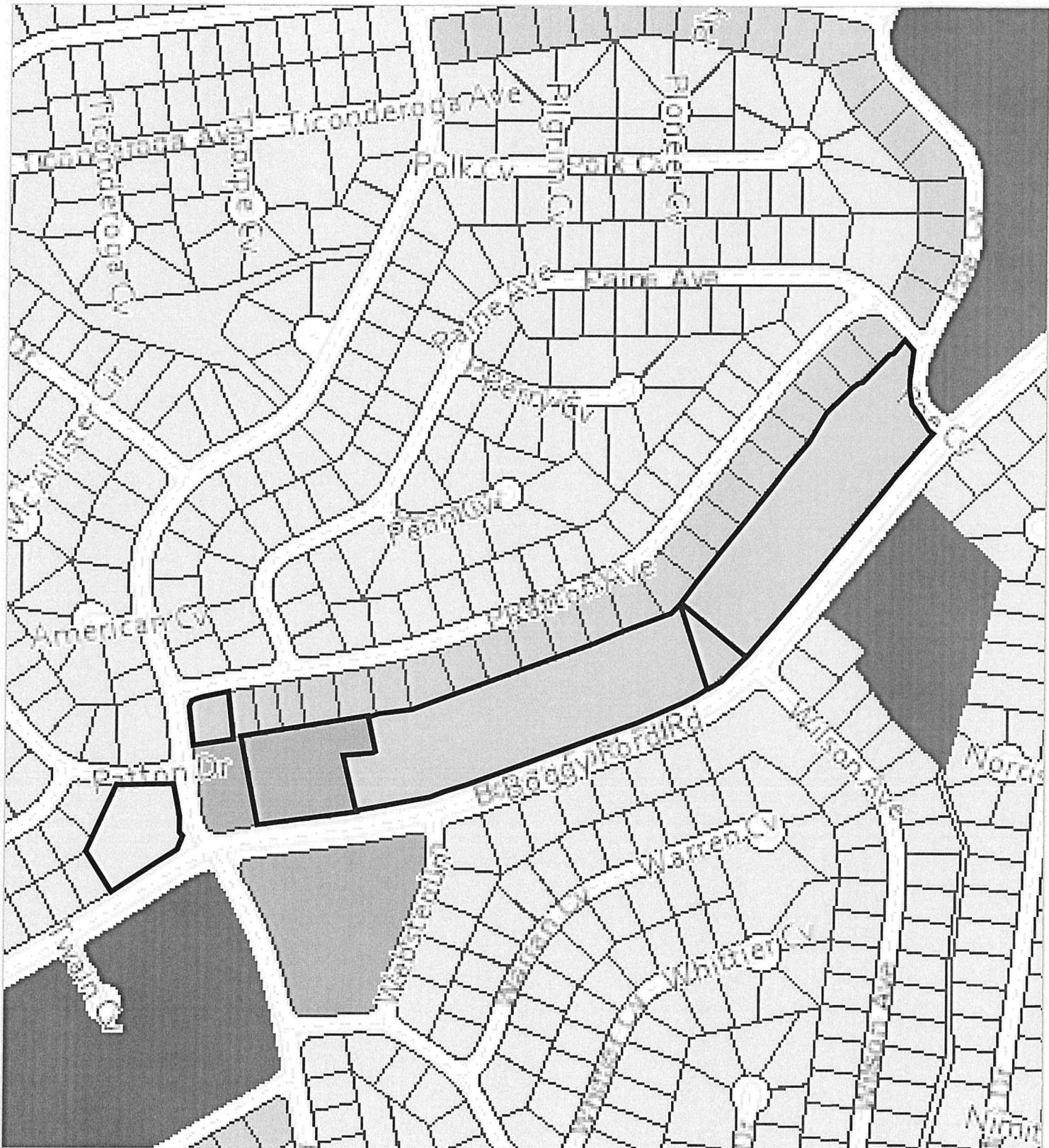
Property ID #	Yr Acquired	Description	Zoning	Future Use Land Map
POA				
787596	2010	Boggy Ford East of Activity Center to almost Wilson	PDD	Multi-family-Residential *
787587	2009	Boggy Ford Between Activity Center and 787546	C-1A	Multi-family-Residential **
166286	2010	Boggy Ford -Wedge between 787596 & Wilson Dr	PDD	Multi-family-Residential *
166285	2010	Boggy Ford -From 166286 to Poe Cove	PDD	Multi-family-Residential *
783463	No Previous	Thousand Oaks - West of Bar K from Paseo de Vaca to Bar K Clubhouse Dr	P-1B	City Park
376014	1995	Western Part of Bar K Park	P-1B	City Park ***
179755	1989	Clubhouse Ct NE of Bar K Park	P-1B	City Park ****
178999	1993	Part of Park Dr in Marina Park (NRC)	P-1A	POA Park
166814	1991	NW Corner of Boggy Ford and American	C-1C	Low Density Residential
166656	1989	SE Corner of Patton & American (North of Activity Center)	R-2	Multi-family-Residential *
158105	1996	Cody Park	P-1A	POA Park
158103	1984	Hancock Park	P-1A	POA Park
178570	1982	Marina, Campground, Bar K Parks (NRC)		
		NOTE: 178570 includes 3 parks -Marina, Campground and Bar-K. The campground and Bar-K are zoned correctly. The marina should be changed from P-1A to P-1B.		

*Medium Density Residential
(4-8 units / acre, typically duplexes)

**Neighborhood Retail /
Office / Commercial

***POA Park (no change
required)

****Low Density Residential
(2-3 units / acre)



N

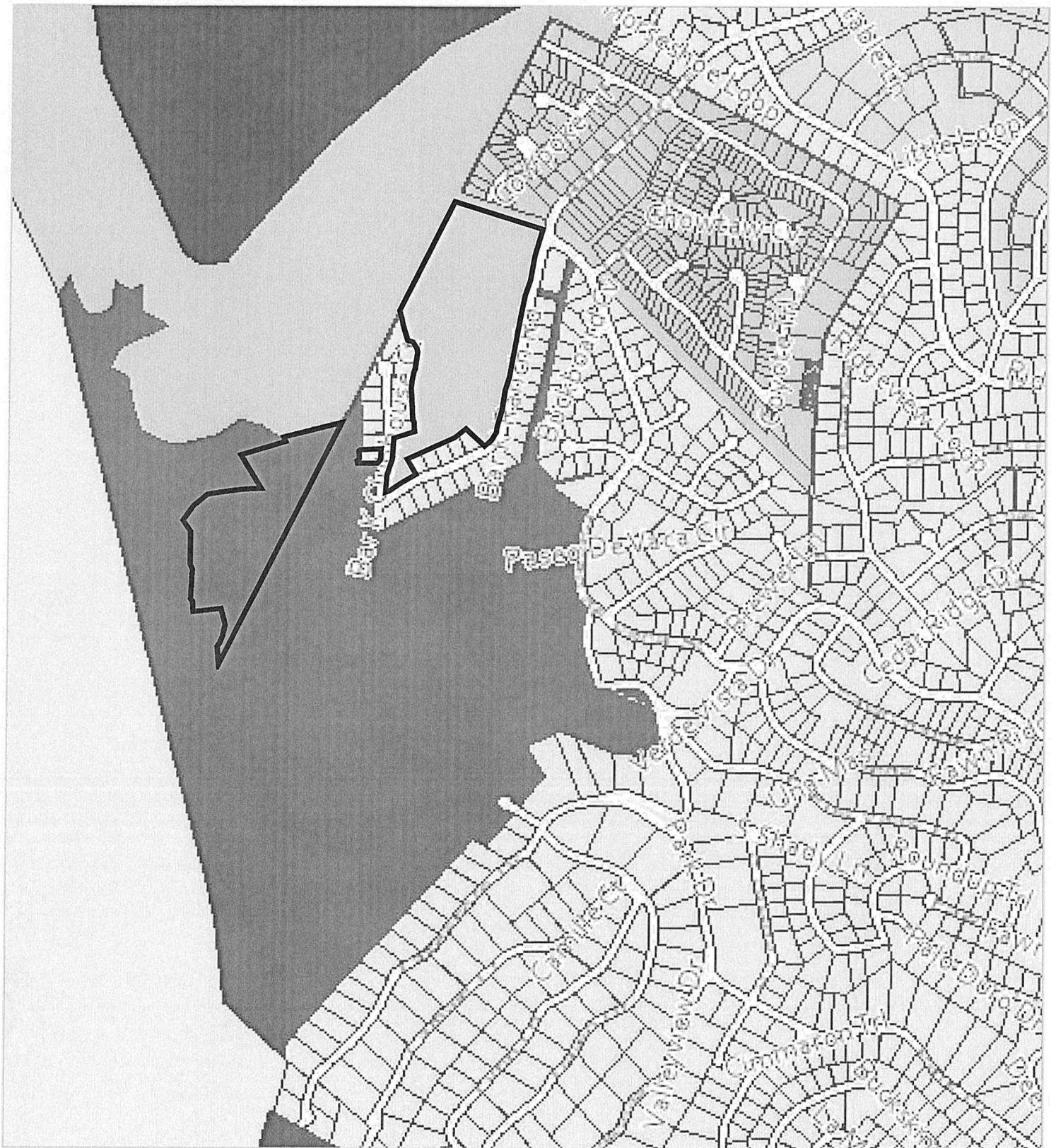


Future Land Use Map Amendment Request

Requested Change	Residential / Commercial to POA Park	Date	08/27/2022
Map Type	Future Land Use - Existing	Drawn By	RJambor

This representation is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or for surveying purposes. It does not represent an on the ground survey and represents only the approximate relative location of property boundaries.

Rural Residential
City Park
Estate Residential
High Density Residential
Medium Density Residential
Low Density Residential
Mixed Use
Neighborhood Retail / Office / Commercial
POA Park
Public / Semi-Public



N



Future Land Use Map Amendment Request

Requested Change	City Park / Residential to POA Park	Date	08/27/2022
Map Type	Future Land Use - Existing	Drawn By	RJambor

This representation is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or for surveying purposes. It does not represent an on the ground survey and represents only the approximate relative location of property boundaries.

- Rural Residential
- City Park
- Estate Residential
- High Density Residential
- Industrial
- Low Density Residential
- Mixed Use
- Regional Retail / Office / Commercial
- POA Park
- Public / Semi-Public