

**ORDINANCE NO. 2025-06-05-04**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXS ADOPTING CHAPTER 15 – GROWTH MANAGEMENT AND INFRASTRUCTURE COORDINATION, PROVIDING FOR PURPOSE AND APPLICABILITY, INFRASTRUCTURE AND TRAFFIC EVALUATION, REQUIRED SUBMITTALS, DORMANT ZONING ENTITLEMENTS, WAIVERS, SEVERABILITY, AND EFFECTIVE DATE; PROVIDING FOR INCORPORATION INTO THE LAGO VISTA CODE OF ORDINANCES; PROVIDING FOR CONFLICTS AND PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, City Council desires to create a Chapter 15 – Growth Management and Infrastructure Coordination chapter, and;

**WHEREAS**, the City recognizes the need for enhanced coordination between growth patterns and the timing and capacity of municipal infrastructure systems, including transportation, utilities, and drainage, and;

**WHEREAS**, pursuant to the City’s authority under Chapters 211 and 212 of the Texas Local Government Code and the City’s police powers, it is necessary and appropriate to adopt regulations that support sustainable development and protect public health and safety, and;

**WHEREAS**, the City has complied with all notice, hearing, and publication requirements of Texas law and the City Charter;

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

**Section 1. Purpose and Applicability**

This ordinance establishes binding requirements for aligning development approvals with infrastructure capacity, fiscal impacts, and community planning priorities. It applies to all development involving ten (10) or more lots or ten (10) or more acres of land, including but not limited to zoning requests, plats, site development plans, and development agreements.

**Section 2. Dormant Zoning Entitlements**

The Development Services Department shall maintain a list of zoning approvals, including Planned Development Districts (PDDs)—that have not resulted in sustained progress toward final platting within two years of Council approval or amendment. The City Council, in consultation with the Planning and Zoning Commission and City Attorney, may initiate a zoning change pursuant to Chapter 14 § 13.20(a) of the Lago Vista Code of Ordinances.

**Section 3. Required Submittals**

All development applications subject to this ordinance must include the following documents at minimum:

1. Site layout plan showing lots, easements, infrastructure, constrained terrain, and floodplains.
2. Environmental Impact Report including species analysis, construction noise mapping, and cut/fill estimates.
3. Pre-Application Neighborhood Meeting documentation including mailed notices to all residents within 500' and recordings of all meetings to be kept.

All studies must meet the technical standards of the City and be reviewed by the Development Services Director or designee.

**Section 4. Infrastructure Capacity Evaluation**

Capacity should be demonstrated for water, wastewater, stormwater, and roads. Any dedications or infrastructure improvements required as a condition of approval shall be roughly proportional to the development's impact, as supported by planning or engineering analysis.

**Section 5. Traffic Impact Evaluation**

The City may request traffic analysis in accordance with Chapter 14 and TMUTCD thresholds. To comply with Tex. Loc. Gov't Code § 212.004(g), traffic studies may not be required as a condition of plat application completeness. However, the City may initiate supplemental analysis or require such information as part of zoning, PDD, or site development reviews.

**Section 6. Waivers**

No requirement of this ordinance may be waived except by express action of the City Council upon written request and public consideration.

**Section 7. Conflict Resolution**

In the event of a conflict between this ordinance and any other City regulation, the more specific or restrictive shall apply unless expressly superseded.

**Section 8. Severability**

If any portion of this ordinance is found to be invalid or unenforceable by a court of competent jurisdiction, all remaining portions shall remain in full force and effect.

**PASSED AND APPROVED** this 5<sup>th</sup> day of June 2025



**CITY OF LAGO VISTA**

Kevin Sullivan, Mayor

**ATTEST:**

Susie Quinn, Interim City Secretary

On a motion by Councilor Roberts, and seconded by Councilor Saum, the above and foregoing instrument was approved.