

ORDINANCE NO. 25-10-16-03

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

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

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

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

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

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

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

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

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

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

Part 1: Findings. All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council of the City of Lago Vista, Texas, and they are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

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

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

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

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

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

Part 6: It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED after a Public Hearing on the 17th day of July, 2025.



CITY OF LAGO VISTA

Kevin Sullivan, Mayor

ATTEST:

Robin Smith, City Secretary

On a motion by Councilmember Norma Owen, seconded by Councilmember Paul Roberts, the above and foregoing instrument was passed and approved.