



# *The City of Lago Vista*

*To provide and maintain a healthy, safe, vibrant  
community, ensuring quality of life.*

## **AMENDED AGENDA CITY COUNCIL REGULAR MEETING THURSDAY, MAY 3, 2018**

**NOTICE IS HEREBY GIVEN** that the Lago Vista City Council will hold a Regular Meeting on Thursday, May 3, 2018, beginning at 6:30 p.m. in the City Council Chambers at City Hall, 5803 Thunderbird, Lago Vista, Texas, as prescribed by V.T.C.A., Government Code Section §551.041, to consider the following agenda items. Items do not have to be taken in the same order as shown in the meeting notice.

### **CALL TO ORDER, CALL OF ROLL, PLEDGE OF ALLEGIANCE**

**CITIZEN COMMENTS:** In accordance with the Open Meetings Act, Council is prohibited from acting or discussing (other than factual responses to specific questions) any items not on the agenda.

**ITEMS OF COMMUNITY INTEREST:** Pursuant to Texas Government Code Section 551.0415, the City Council may report on any of the following items:

1. Expressions of thanks, gratitude, and condolences.
2. Information regarding holiday schedules.
3. Recognition of individuals
  - a. example: Proclamation
4. Reminders regarding City Council events.
5. Reminders regarding community events – Lago Fest 2018 update.
6. Health and safety announcements.

### **PRESENTATIONS**

7. Presentation from CapMetro.

### **PUBLIC HEARING**

8. The Lago Vista City Council will hold a Public Hearing to receive citizen input and consider a "Concept Plan" (18-1232-CPLAN) for a proposed commercial and residential development at 4300 Lohman Ford Road, on a tract of land currently in the extra-territorial jurisdiction (ETJ) of Lago Vista.

- Staff Presentation
- Open Public Hearing
- Close Public Hearing
- Council Discussion
- City Council to consider a "Concept Plan" (18-1232-CPLAN) for a proposed commercial and residential development at 4300 Lohman Ford Road, on a tract of land currently in the extra-territorial jurisdiction (ETJ) of Lago Vista.

## **CONSENT AGENDA**

All matters listed under Consent Agenda, are to be considered routine by the City Council and will be enacted by one motion. There will not be separate discussion on these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.

9. Approval of Resolution No. 18-1754; A Resolution by the City Council of the City of Lago Vista, Texas, abandoning a portion of Austin Boulevard from Lohman Ford to Observatory Hill in the City of Lago Vista, Texas.

## **ACTION ITEM**

10. Discussion and consideration of Ordinance No. 18-05-03-01; Amendment to Chapter 14, Section 5.90 of the Lago Vista Code of Ordinances to incorporate anti-monotony or similarity restrictions.
11. Discussion and consideration of Resolution No. 18-1755; A Resolution granting the petition for annexation and authorizing staff to set dates, times, and place for public hearings on the proposed annexation of certain property owned by Silvertex Investments Ltd. Located at 4712 Lohman Ford Road by the City of Lago Vista, Texas, and authorizing and directing the City Secretary to publish notice of such public hearing.

## **DISCUSSION ITEMS**

12. City Manager's Reports.
  - a. Lago Vista Golf Course Quarterly Financial Report.
13. Discussion regarding (SRTS) Safe Routes to School.

## **FUTURE MEETINGS**

14. Consider schedule and items for future Council meetings.

## **EXECUTIVE SESSION**

15. Convene into Executive Session pursuant to Sections 551.071 (Advice of Counsel), 551.072 (Real Property), 551.074 (Personnel), Texas Government Code and Section 1.05 Texas Disciplinary Rules of Professional Conduct regarding:


- A. Pending or threatened litigation pertaining to Cause No. D-1-GN-16-002483, *Villa Montechino L.P. v. City of Lago Vista*, Travis County 200th District Court.
- B. Consultation with Legal Counsel concerning possible real estate acquisition, management or divestiture and attendant matters thereto.
- C. Consultation with Legal Counsel concerning Airport property.
- D. Consultation with legal counsel regarding contractual claims or possible claims or charges, contractual modifications, and questions related thereto.
- E. Consult with legal counsel regarding standards and criteria for City Manager's performance evaluation.

**ACTION ITEMS** (action and/or a vote may be taken on the following agenda items):

- 16. Reconvene from Executive Session into open session to take action as deemed appropriate in City Council's discretion regarding:
  - A. Pending or threatened litigation pertaining to Cause No. D-1-GN-16-002483, *Villa Montechino L.P. v. City of Lago Vista*, Travis County 200th District Court.
  - B. Consultation with Legal Counsel concerning possible real estate acquisition, management or divestiture and attendant matters thereto.
  - C. Consultation with Legal Counsel concerning Airport property.
  - D. Consultation with legal counsel regarding contractual claims or possible claims or charges, contractual modifications, and questions related thereto.
  - E. Consult with legal counsel regarding standards and criteria for City Manager's performance evaluation.

**ADJOURNMENT**

**IT IS HEREBY CERTIFIED** that the above Notice was posted on the Bulletin Board located at all times in City Hall in said City at **10:15 a.m. on the 30<sup>th</sup> day of April, 2018.**

  
 Sandra Barton, City Secretary

**THIS MEETING SHALL BE CONDUCTED PURSUANT TO THE TEXAS GOVERNMENT CODE SECTION 551.001 ET SEQ. AT ANY TIME DURING THE MEETING THE COUNCIL RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION ON ANY OF THE ABOVE POSTED AGENDA ITEMS IN ACCORDANCE WITH THE SECTIONS 551.071, 551.072, 551.073, 551.074, 551.075 OR 551.076.**

**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.**

AT THIS MEETING AT THE STATED LOCATION, A QUORUM OF THE CITY COUNCIL WILL BE PHYSICALLY PRESENT AND THIS NOTICE SPECIFIES THE INTENT TO HAVE A QUORUM PRESENT THERE, AND THE MEMBER OF THE CITY COUNCIL PRESIDING OVER THE MEETING WILL BE PHYSICALLY PRESENT AT THAT LOCATION. ONE OR MORE MEMBERS OF THE CITY COUNCIL MAY PARTICIPATE IN THIS MEETING REMOTELY, AND IF SO, VIDEOCONFERENCE EQUIPMENT PROVIDING TWO-WAY AUDIO AND VIDEO DISPLAY AND COMMUNICATION WITH EACH MEMBER WHO IS PARTICIPATING BY VIDEOCONFERENCE CALL WILL BE MADE AVAILABLE.



**MEETING DATE: May 3, 2018**

**CALL TO ORDER:**

**AGENDA ITEM: CALL TO ORDER, CALL OF ROLL, PLEDGE OF ALLEGIANCE**

**Comments:**

**ADJOURN:**

**TURN RECORDER OFF**

**Motion by:** \_\_\_\_\_

**Seconded by:** \_\_\_\_\_

**Content of Motion:** \_\_\_\_\_

**Vote: Williams**\_\_\_\_\_ **; Sullivan** \_\_\_\_\_ **; Davila**\_\_\_\_\_ **; R. Smith** \_\_\_\_\_ **;**

**Tidwell**\_\_\_\_\_ **; Weatherly**\_\_\_\_\_ **; Bland** \_\_\_\_\_

**Motion Carried: Yes**\_\_\_\_\_ **; No** \_\_\_\_\_

**MEETING DATE: May 3, 2018**

**AGENDA ITEM: CITIZEN COMMENTS**

**Comments:**

**Motion by:** \_\_\_\_\_

**Seconded by:** \_\_\_\_\_

**Content of Motion:** \_\_\_\_\_

\_\_\_\_\_

**Vote: Williams \_\_\_\_\_; Sullivan \_\_\_\_\_, Davila \_\_\_\_\_; R. Smith \_\_\_\_\_;**

**Tidwell \_\_\_\_\_; Weatherly \_\_\_\_\_; Bland \_\_\_\_\_**

**Motion Carried: Yes \_\_\_\_\_; No \_\_\_\_\_**



**AGENDA ITEM**  
**City of Lago Vista**

**To:** Mayor & City Council

**Council Meeting:** 3 May 2018

**From:** Joshua W. Ray, City Manager

**Subject:** Items of Community Interest

**Request:** Other

**Legal Document:** Other

**Legal Review:** ☐

**EXECUTIVE SUMMARY:**

This is a new section that we are adding to the Council Agenda.

For this agenda, we have included the items that can be communicated under this section.  
Those items are:

1. Expressions of thanks, gratitude, and condolences
2. Information regarding holiday schedules
3. Recognition of individuals, including Proclamations
4. Reminders regarding City Council Events
5. Reminders regarding community events
6. Health and Safety Announcements.

For this week's meeting, I have the following items to present to Council:

1. Thank you letter from Hill Country Singers
2. Thank you letter from Lago Vista Elementary School
3. Update for Lago Fest 2018

No action is required for these items.

**Impact if Approved:**

No action required.

**Impact if Denied:**

No action required.

Is Funding Required? ☐ Yes ☒ No If Yes, Is it Budgeted? ☐ Yes ☐ No ☒ N/A

**Indicate Funding Source:****Suggested Motion/Recommendation/Action**

Motion to   -  -

Motion to   -  -

Motion to   -  -

**Known as:**

No action required.

**Agenda Item Approved by City Manager**

Joshua W. Ray

 Digitally signed by Joshua W. Ray  
Date: 2017.11.08 16:22:30 -06'00'





**AGENDA ITEM**  
*City of Lago Vista*

**To:** Mayor & City Council

**Council Meeting:** May 3, 2018

**From:** Councilman Kevin Sullivan

**Subject:** Presentation from CapMetro

**Request:** Other

**Legal Document:** Other

**Legal Review:** ☐

**EXECUTIVE SUMMARY:**

Sam Sargent and CapMetro's new CEO, Randy Clark, plan to attend the Council meeting.

The intent is that Sam and Randy will present some information on CapMetro, we will provide some background on the City of Lago Vista and our relationship with CapMetro, then then we throw it open to Q&A from council of the CapMetro folks and then citizen Q&A.

# Capital Metro Service in the City of Lago Vista



# Lago Vista Service History - 1989

LVF - LAGO VISTA FEEDER											
SOUTHBOUND SERVICE						NORTHBOUND SCHEDULE					
WEEKDAYS						WEEKDAYS					
Lago Vista - RR 1431 at Lehman's Crossing		Jonestown - Park at Crestview		Arrive Buttercup Creek Park & Ride 183 at Buttercup Creek		Leave Downtown - Lavaca at 6th		Arrive Buttercup Creek Park & Ride 183 at Buttercup Creek		Leave Buttercup Creek Park & Ride	
1		2		3	Transfer to			Transfer to		3	2
					Leave						
					Buttercup Creek Park & Ride						
					Arrive Downtown - Guadalupe at 7th						
5:58	6:06	6:21	LX	6:30	7:20	7:11	8:05	LVF	8:29	8:43	8:51
6:13	6:21	6:36	LX	6:40	7:30	8:11	9:04	LVF	9:14	9:28	9:39
6:43	6:51	7:06	LX	7:10	8:00	8:55	9:48	LVF	10:02	10:16	10:24
6:58	7:06	7:21	LX	7:30	8:20	9:40	10:33	LVF	10:47	11:01	11:09
7:28	7:36	7:50	LX	7:55	8:50	12:35	1:28	LVF	1:29	1:43	1:51
8:06	8:14	8:29	LX	8:38	9:30	1:20	2:13	LVF	2:17	2:31	2:39
8:51	8:59	9:14	LX	9:23	10:15	2:10	3:05	LVF	3:10	3:24	3:32
9:20	9:47	10:02	LX	10:08	11:00	3:10	4:11	LVF	4:11	4:24	4:32
10:24	10:32	10:47	LX	10:48	11:40	4:04	4:56	LVF	4:56	5:10	5:18
1:54	2:02	2:17	LX	2:30	3:25	4:24	5:16	LVF	5:16	5:30	5:38
2:48	2:56	3:10	LX	3:34	4:25	4:54	5:46	LVF	5:46	6:00	6:08
3:44	3:52	4:07	LX	4:09	5:00	5:15	6:07	LVF	6:07	6:31	6:39
4:32	4:40	4:55	LX	5:13	6:04	5:40	6:39	LVF	6:39	6:53	7:01
5:23	5:31	5:46	LX	6:14	7:05	6:20	7:14	LVF	7:14	7:28	7:34
6:09	6:57	7:12	LX	7:15	8:05	7:20	8:12	LVF	8:12	8:26	8:34
						8:20	9:12	LVF	9:12	9:26	9:34





# Lago Vista Service History – Dial-A-Ride

## NORTHWEST DIAL-A-RIDE

Advance registration door-to-door service is available in Lago Vista, Jonestown, Leander and Cedar Park every Monday, Wednesday and Friday for direct service to:

- Any location on the Highway 183 corridor between Cedar Park and the 183/MoPac intersection.
- Highland Mall
- Northcross Mall
- The Central Medical Complex – any location between 26th and 45th Streets (South/North), and Guadalupe and Shoal Creek Blvd. (East/West).
- Other destinations are available upon request, contingent upon scheduling constraints at time of reservation.

**Note:** Convenient service to downtown Austin also is available on the Lago Vista-Jonestown Feeder (LVF), connecting with the Leander Express route.

## NORTHWEST DIAL-A-RIDE

Reservations are required at least 24 hours in advance. Local door-to-door pickups are made between 8:00 and 9:00 a.m. Approximate arrival and departure times at available destinations are:

Service	Approximate Arrival Times	Return Departure Time
• 183 Corridor	9:15–9:30 a.m.	1:15–1:30 p.m.
• Northcross Mall	9:45 a.m.	1:00 p.m.
• Highland Mall	10:00 a.m.	12:45 p.m.
• Central Medical Complex*	10:15–10:30 a.m.	12:15–12:30 p.m.

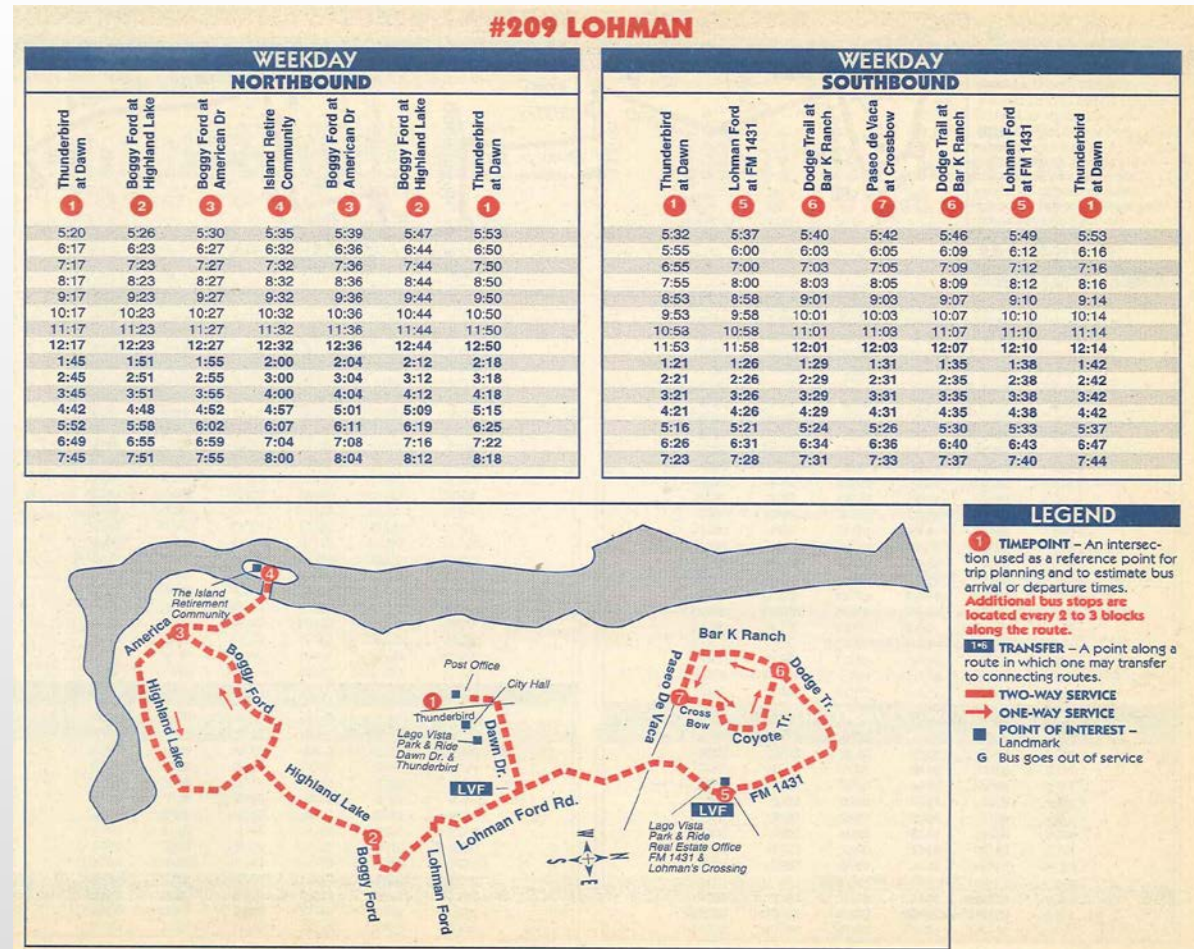
\*CENTRAL MEDICAL COMPLEX is any location between 26th and 45th Streets (North/South) and Guadalupe & Shoal Creek Blvd. (East/West)

The fare for the N.W. Dial-a-Ride service is 60¢ for persons age 65 or older and for disabled persons; \$1.00 for all others.

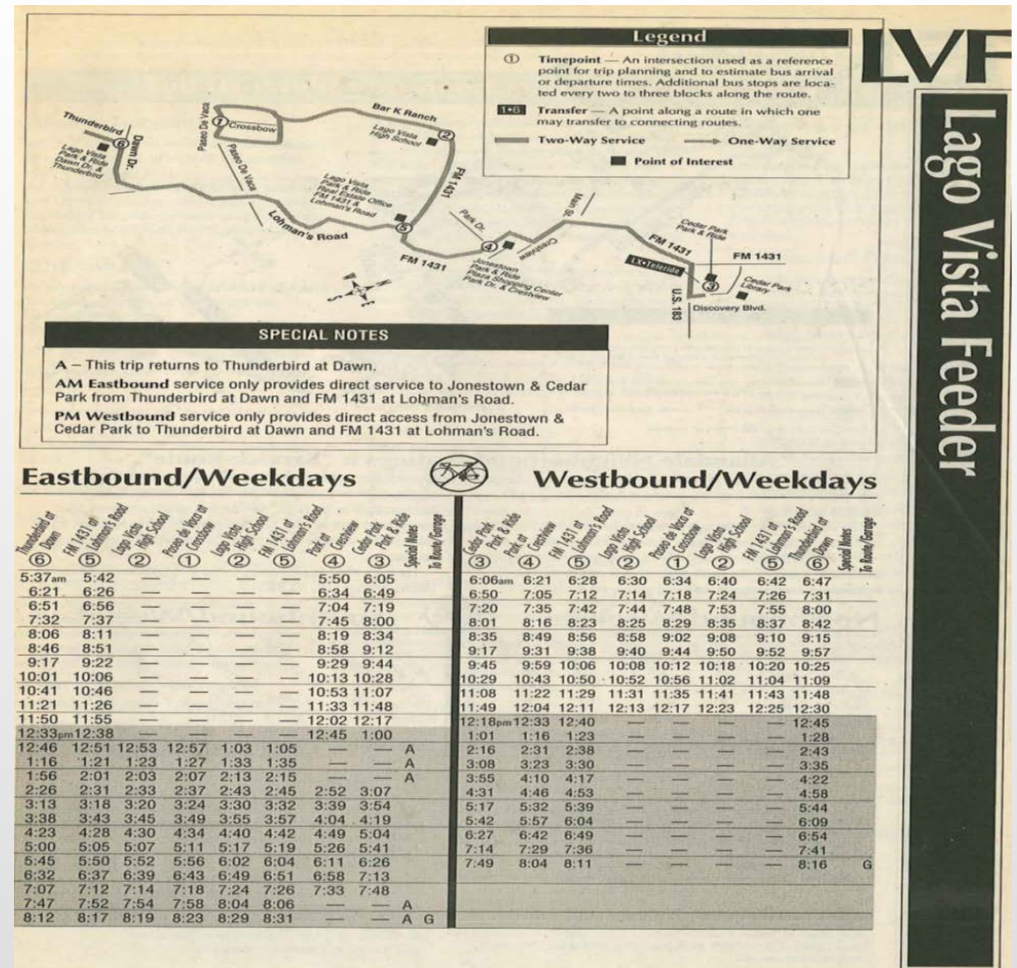
CALL 478-RIDE between 8:00 a.m. & 8:00 p.m. for more information or reservations.



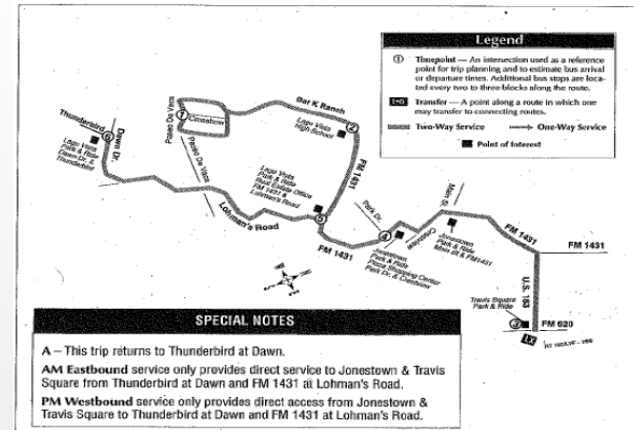
# Lago Vista Service History – Circulator (1996)



# Lago Vista Service History – LVF Feeder (1997)



# Lago Vista Service History – Lakeline (1999)



**LVF**  
Lago Vista Feeder

Eastbound/Weekdays												Westbound/Weekdays											
Thunderbird at Dawn	FM 1431 at Lohman's Road	FM 1431 at Lohman's Road	FM 1431 at Lohman's Road	FM 1431 at Lohman's Road	FM 1431 at Lohman's Road	FM 1431 at Lohman's Road	FM 1431 at Lohman's Road	FM 1431 at Lohman's Road	FM 1431 at Lohman's Road	FM 1431 at Lohman's Road	FM 1431 at Lohman's Road	Thunderbird at Dawn	FM 1431 at Lohman's Road	FM 1431 at Lohman's Road	FM 1431 at Lohman's Road	FM 1431 at Lohman's Road	FM 1431 at Lohman's Road	FM 1431 at Lohman's Road	FM 1431 at Lohman's Road	FM 1431 at Lohman's Road	FM 1431 at Lohman's Road	Thunderbird at Dawn	
5:35	5:40	-	-	-	-	-	-	-	-	-	-	6:19	6:43	6:50	6:52	6:56	7:02	7:04	7:09	-	-	-	
6:22	6:27	-	-	-	-	-	-	-	-	-	-	7:10	7:35	7:42	7:44	7:48	7:54	7:56	8:01	-	-	-	
7:13	7:19	-	-	-	-	-	-	-	-	-	-	8:01	8:25	8:32	8:34	8:38	8:44	8:46	8:51	-	-	-	
8:06	8:11	-	-	-	-	-	-	-	-	-	-	8:52	9:16	9:23	9:25	9:29	9:35	9:37	9:42	-	-	-	
8:53	8:58	-	-	-	-	-	-	-	-	-	-	9:38	10:02	10:09	10:11	10:15	10:21	10:23	10:28	-	-	-	
9:46	9:51	-	-	-	-	-	-	-	-	-	-	10:27	10:51	10:58	11:00	11:04	11:10	11:12	11:17	-	-	-	
10:38	10:43	-	-	-	-	-	-	-	-	-	-	11:26	11:51	11:58	12:00	12:04	12:10	12:12	12:17	-	-	-	
11:22	11:27	-	-	-	-	-	-	-	-	-	-	12:07	12:32	12:39	-	-	-	-	-	-	-	-	
12:17	12:22	-	-	-	-	-	-	-	-	-	-	12:39	1:04	1:11	-	-	-	-	-	-	-	-	
12:49	12:54	1:00	1:06	-	-	-	-	-	-	-	-	1:06	1:31	1:38	-	-	-	-	-	-	-	-	
1:21	1:26	-	-	-	-	-	-	-	-	-	-	1:31	1:56	2:03	-	-	-	-	-	-	-	-	
1:40	1:45	1:51	1:57	-	-	-	-	-	-	-	-	2:06	2:31	2:38	-	-	-	-	-	-	-	-	
2:05	2:10	-	-	-	-	-	-	-	-	-	-	2:47	3:12	3:19	-	-	-	-	-	-	-	-	
2:46	2:53	2:55	3:05	3:07	3:14	3:41	-	-	-	-	-	3:45	4:10	4:17	-	-	-	-	-	-	-	-	
3:29	3:34	3:36	3:40	3:46	3:48	3:55	4:22	-	-	-	-	4:35	5:00	5:07	-	-	-	-	-	-	-	-	
4:27	4:32	4:34	4:38	4:44	4:46	4:53	5:20	-	-	-	-	5:26	5:51	5:58	-	-	-	-	-	-	-	-	
5:17	5:22	5:24	5:28	5:34	5:36	5:43	6:10	-	-	-	-	6:12	6:37	6:44	-	-	-	-	-	-	-	-	
6:08	6:13	6:15	6:19	6:25	6:27	6:34	7:01	-	-	-	-	7:06	7:31	7:38	-	-	-	-	-	-	-	-	
7:47	7:52	7:54	7:58	8:04	-	-	-	-	-	-	-	7:58	8:23	8:30	-	-	-	-	-	-	-	-	
8:12	8:17	8:19	8:23	8:29	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

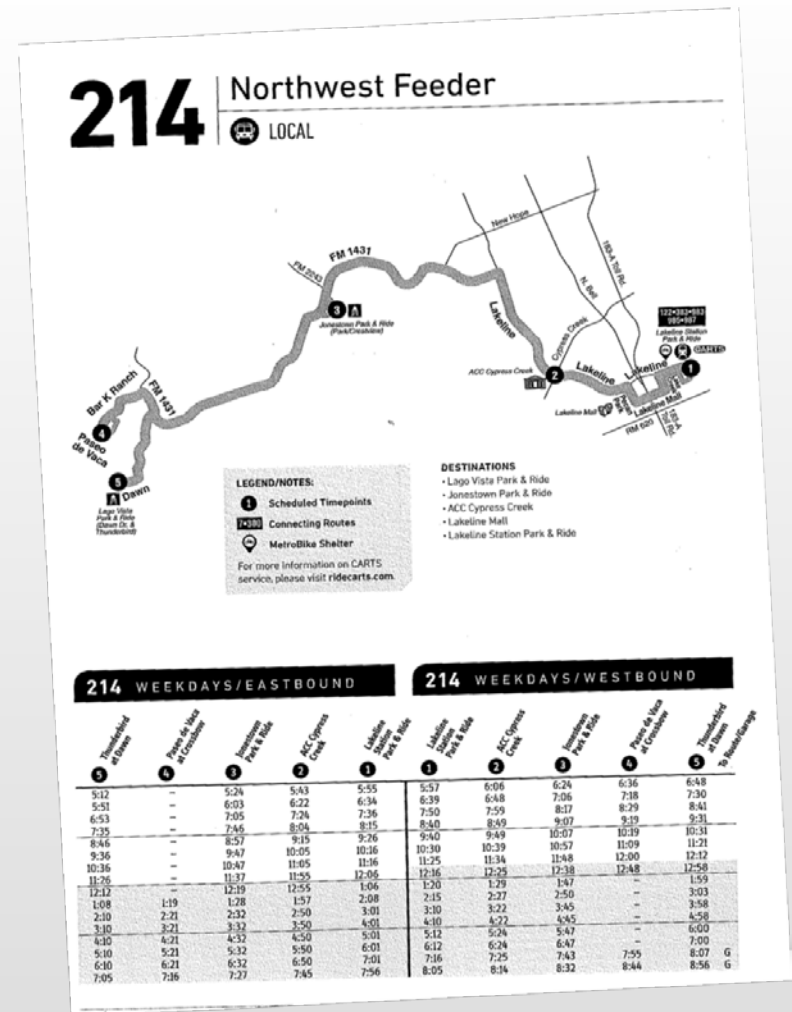


# Lago Vista Service History – Lakeline (2009)





# Lago Vista Service History – Route 214 (2015)

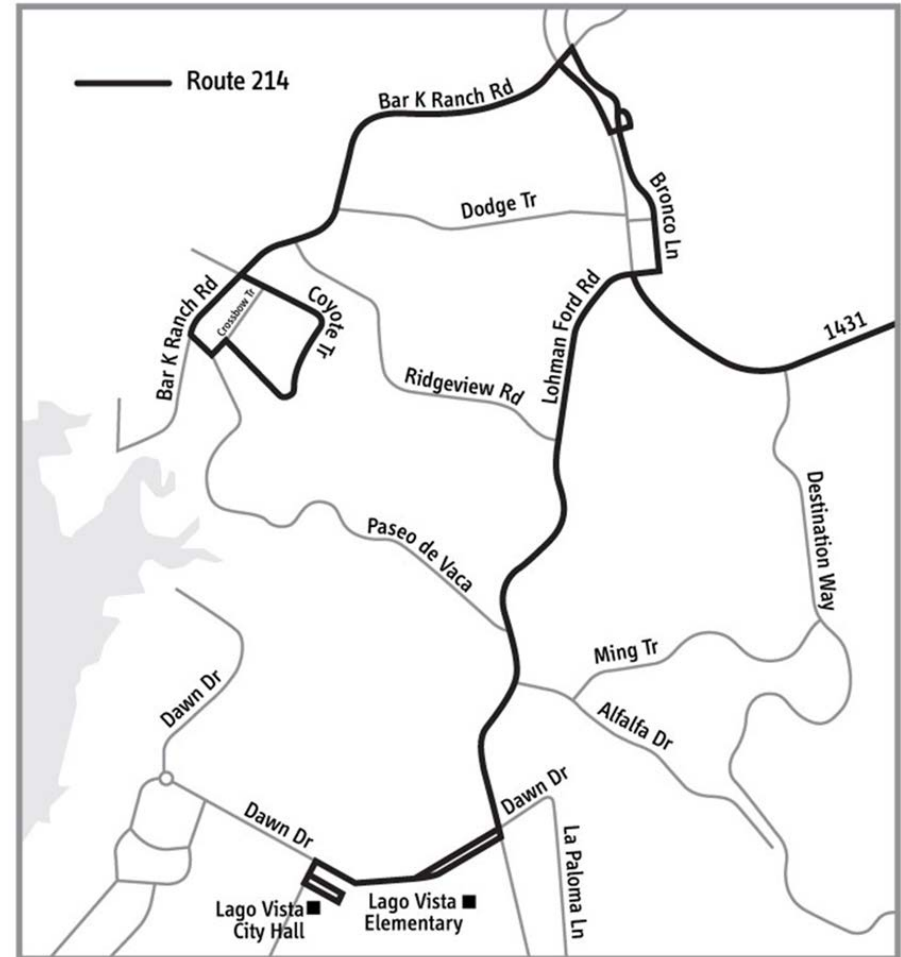


# Connections 2025 Service Plan



# Current Lago Vista Service Levels

- Jonestown
- ACC Cypress Creek
- HEB Plus – Lakeline



# Route 214 Ridership

- **2,130 trips per month**
  - 2,679 peak in October
  - 1,797 valley in February
- **1,831 trips per month**
  - 2,230 peak in September
  - 1,609 valley in January



# Route 214 Riders – Lago Vista Share

- **50 percent of rider activity in Lago Vista**
- **Range of 56.7 percent to 44.5 percent**

# Route 214 – Cost of Service

- **\$236,000,000**

- **\$534,873**

# Route 214 – Cost of Service

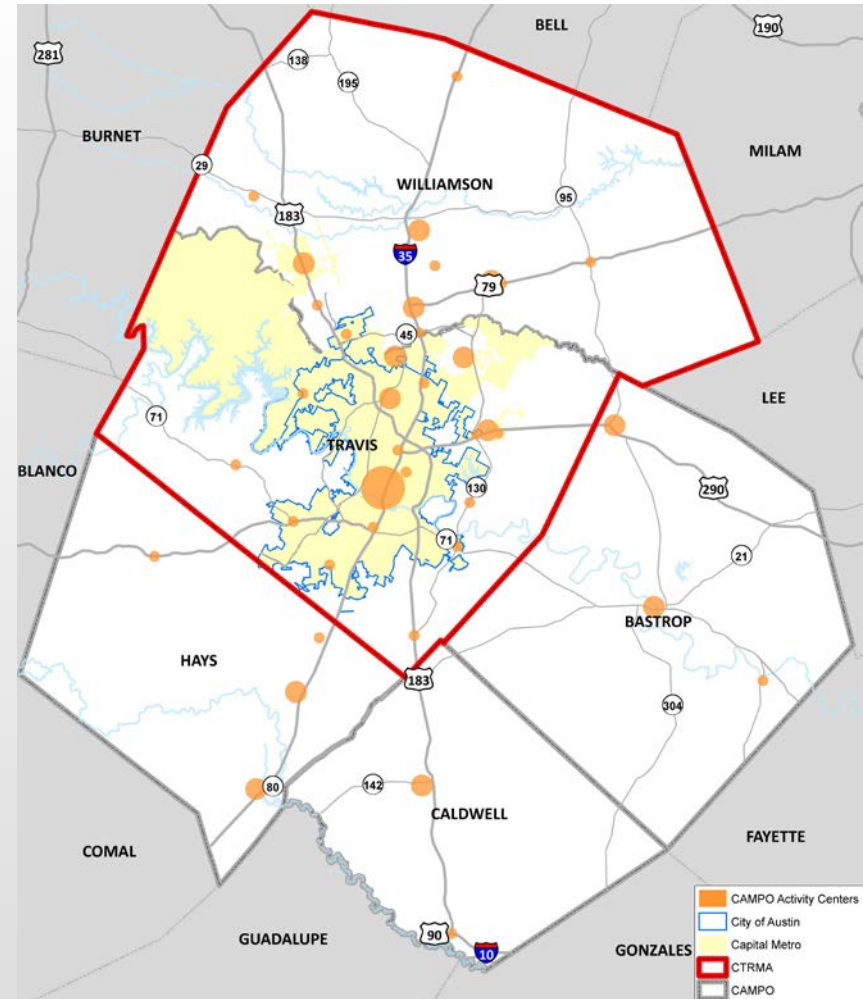
- **\$534,873**

# City of Lago Vista Contribution & BCT

- **\$590,800 to Lago Vista (2004-2017)**

# Capital Metro Service Area

- Lago Vista
- Jonestown
- Point Venture
- Leander
- Austin
- Manor
- San Leanna



# Capital Metro Service Area

# Lago Vista Special Event Shuttles



# Capital Metro Service in the City of Lago Vista







**AGENDA ITEM**  
**City of Lago Vista**

**To:**

**Council Meeting:**

**From:**

**Subject:**

**Request:**

**Legal Document:**

**Legal Review:**

**EXECUTIVE SUMMARY:**

**Impact if Approved:**

**Impact if Denied:**

<b>Is Funding Required?</b>	<b>Yes</b>	<b>No</b>	<b>If Yes, Is it Budgeted?</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>
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**Indicate Funding Source:**

**Suggested Motion/Recommendation/Action**

<b>Motion to</b>	-	-
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<b>Motion to</b>	-	-
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<b>Motion to</b>	-	-
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**Known as:**

**Agenda Item Approved by City Manager**

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18-1232-CPLAN  
4300 Lohman Ford Road

Attachment 1

Application



**CITY OF LAGO VISTA DEVELOPMENT SERVICES**  
5803 THUNDERBIRD SUITE 103 \* PO BOX 4727 LAGO VISTA, TX. 78645  
512-267-5259 FAX 512-267-5265

**SUBDIVISION APPLICATION**

Request is for:

Amended Plat Amended Re-Plat Minor Plat New Subdivision ☒ Concept Plan

(Please Print)

Property owner's name: LINDA L. GROSECLOSE

Mailing address: 4300 LOHMANS FORD RD LAGO VISTA TX 78645-8003  
Number & Street City State Zip code

Phone: (512) 656-7525 ( ) ( )  
Day time Cell Fax

Surveyor/Engineer: Crighton & Assoc, Inc Josh Cookston  
Name of Company Contact person

Phone: (512) 244-3395 (512) 244-9508 ATTN JOSH  
Office Fax

Name of Proposed Project/Subdivision: TO BE DETERMINED

**Complete Legal Description of the Proposed Property**

Tax Parcel ID #: 157953 + 542817 Subdivision: \_\_\_\_\_ Lot

Number(s): ABS246 SUR 99D + WRR COAR 1.000 Section: \_\_\_\_\_ Block: \_\_\_\_\_  
108492 (1-D-1)

Number and Street Address: 4300 LOHMANS FORD RD

Deed is recorded in Volume: 13237 Page: 1232 of Travis County Records.

I authorize the following person/company to act in my behalf as my designated agent:

Name of agent/company: POHL PARTNERS BILL POHL +/or JENNIFER POHL  
Name of Company Name of Contact

Phone Numbers: 512 335 5577 512 422 6256 (JENNIFER POHL)  
Day time Cell Fax  
512 335 1309

Signature of Applicant: [Signature]

EXHIBIT A

LEGAL DESCRIPTION OF THE LAND

The parties agree that the legal description set forth on this Exhibit A shall be updated upon the receipt and written approval by Buyer and Seller of the Survey.

All that approximate 100 acres of land out of an original 169.54 acres originally conveyed to Grantor by deed recorded in Volume 13237, Page 1232, Deed Records of Travis County, Texas, save and except a 10-acre square immediately surrounding the front door of the house located in the center of the property known as 4300 Lohman Ford, Lago Vista, Texas save and except the Michael Cadigan tract, being that tract conveyed to Michael J. Cadigan and wife, Mary Eileen Cadigan, by Linda L. Groseclose, General Partner of Luna-Groseclose, Ltd., and save and except Grantor retains all possessory rights to use the land for agricultural purposes until September 1, 2012 and pledges upkeep and payment of all property taxes for such period.

Approximately 10% of that approximate 100 acres of land out of an original 169.54 acres originally conveyed to Grantor by deed recorded in Volume 13237, Page 1232, Deed Records of Travis County, Texas and a 10-acre square immediately surrounding the front door of the house located in the center of the property known as 4300 Lohman Ford, Lago Vista, Texas.





18-1232-CPLAN  
4300 Lohman Ford Road

Attachment 2  
Concept Plan / Site Plans



LAND USE SUMMARY				
RESIDENTIAL	ACRES	UNITS	DENSITY	MIX
70'x120' Product		151 units		75.5 %
100'x180' Product		49 units		24.5 %
Sub-Total:	94.6 AC.*	200 units	2.1 du/ac	100.0 %
NON-RESIDENTIAL	ACRES	S.F.	PKG. REQ'D	PKG. PROV.
COMMERCIAL	14.3 AC.*	60,300 S.F.	317 stalls	323 stalls
<b>TOTAL 166.4 AC.</b>				
NOTES: * GROSS ACREAGE INCLUDES FLOODPLAIN, DETENTION, AREAS OF EXCESSIVE SLOPES, AND HOME SITE AS OPEN SPACE				



## Concept Plan- Groseclose Tract

Located : 4300 LOHMANS FORD RD LAGO VISTA, TX 78645

Legally described: ABS 246 SUR 99 D & W R R CO ACR 108.492 (1-D-1) & ABS 246 SUR 99 D & W R R CO ACR 1.000

- Mike Neary of Dimension Properties is the developer. Linda Groseclose aka LINDA L GROSECLOSE 1998 INTERVIVOS TRUST is the owner and is represented by Pohl Partners. Contacts at Pohl Partners include Jennifer Pohl and Bill Pohl- 512-335-5577.
- Name has yet to be determined so for the time being we will call it "Groseclose Tract".
- As shown on Concept Plan development is to include 15+- acres at the hard corner to be developed as mixed-use retail/office/commercial uses. The remainder of tract will be residential with an amenity center and several hiking and connecting trails throughout. The residential development will be developed first and in two phases. Once that has significantly started to develop the 15+-acres will be developed in two phases.
- To our knowledge the existing roads are sufficient to accommodate this development and future traffic.
- This development is close to the local High School.
- To our knowledge, there are no unusual physical or environmental features within 200 feet of this development.
- The "Groseclose Tract" is located within the ETJ currently. A rezoning/annexation agreement will be made in phases or via Development Agreement between Lago Vista and the developer.

(It is important to mention that we are not engineers and do not represent ourselves in this application as such.)

Concept plan and survey are also attached to this application for your review.

[illegible]

TRAVIS WEAVER  
23.276 AC  
(3000000000)

M-20 05.18N

R=990.25'  
L=461.54'  
S12°05'56"E  
C=457.37'  
(S16°27'38"E

ZONE "X-SHADED"  
(500-YR FLOODPLAIN)

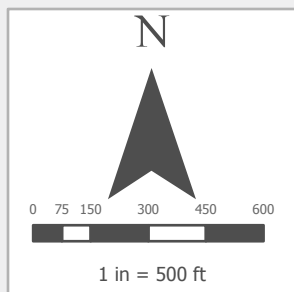
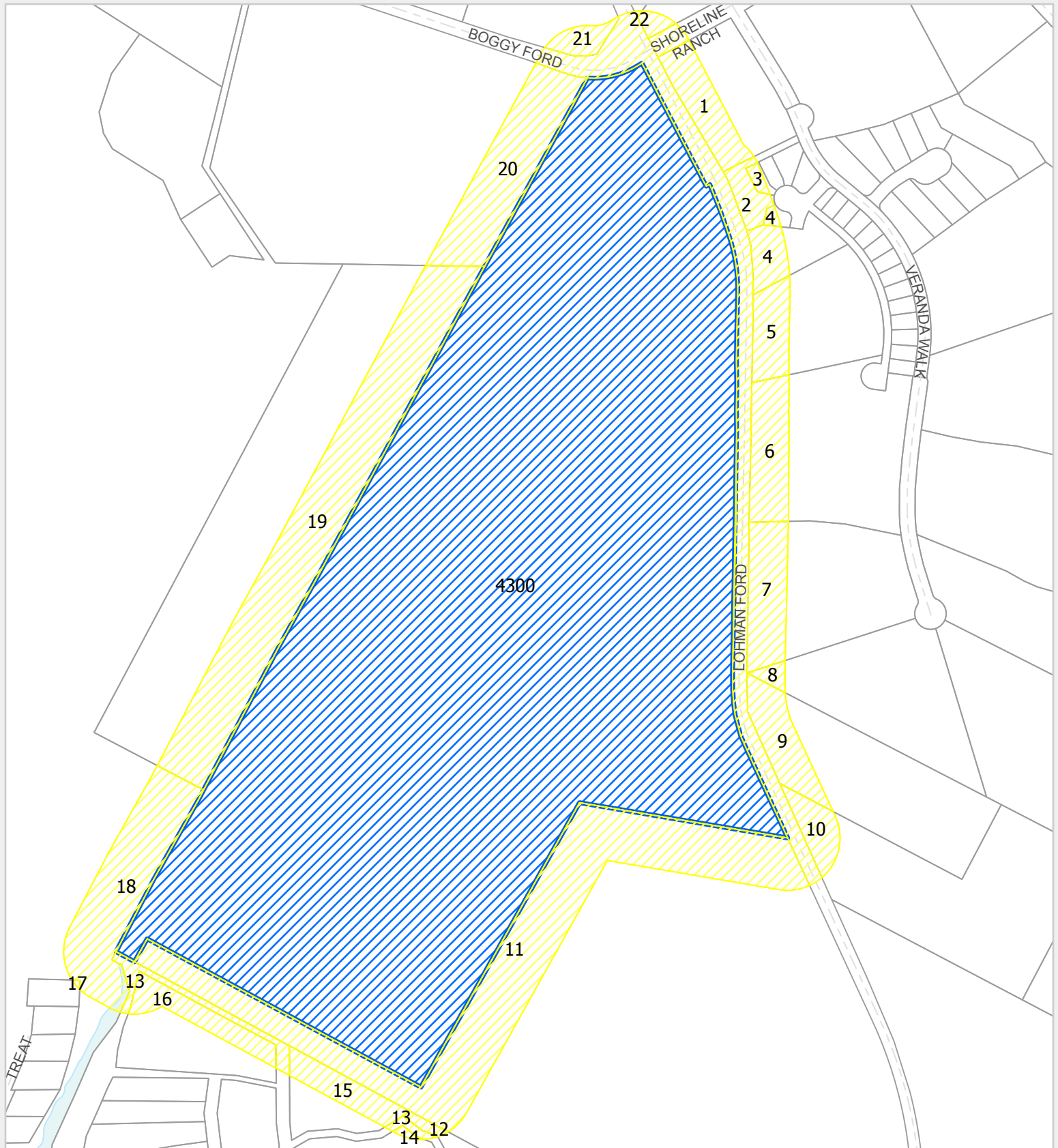
This survey is copyright 2016 by Crichton and Associates, Inc., and is being provided solely for the use of the current parties and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with this transaction only.

4300 Lohman Ford Road  
Lago Vista, Texas 78645

18-1232-CPLAN  
4300 Lohman Ford Road

Attachment 3  
Maps





4300 Lohman Ford Rd			
Request Type	Subdivision Plat	Project	18-1230-CPLAN
Change Requested	Concept Plan	Date	3/5/2018
Map Purpose	Notification Boundary	Drawn By	A Smith

Tax Parcels





City Limits

Notification Boundary

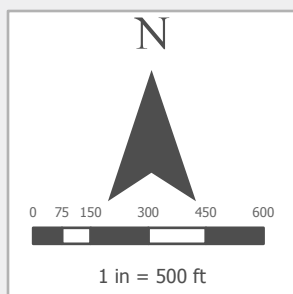
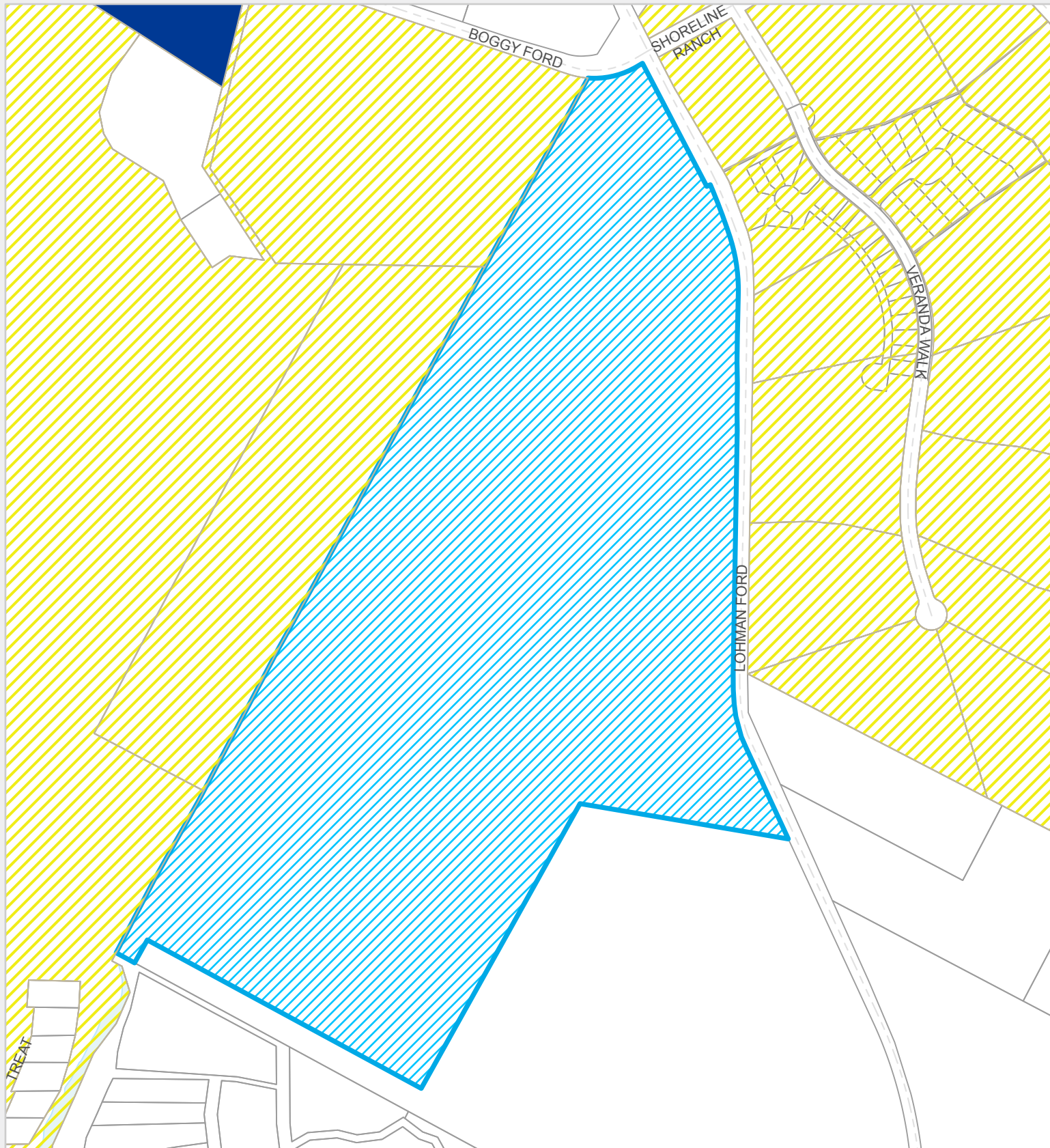
Requestor





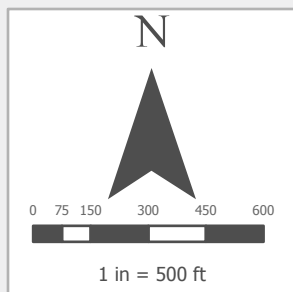
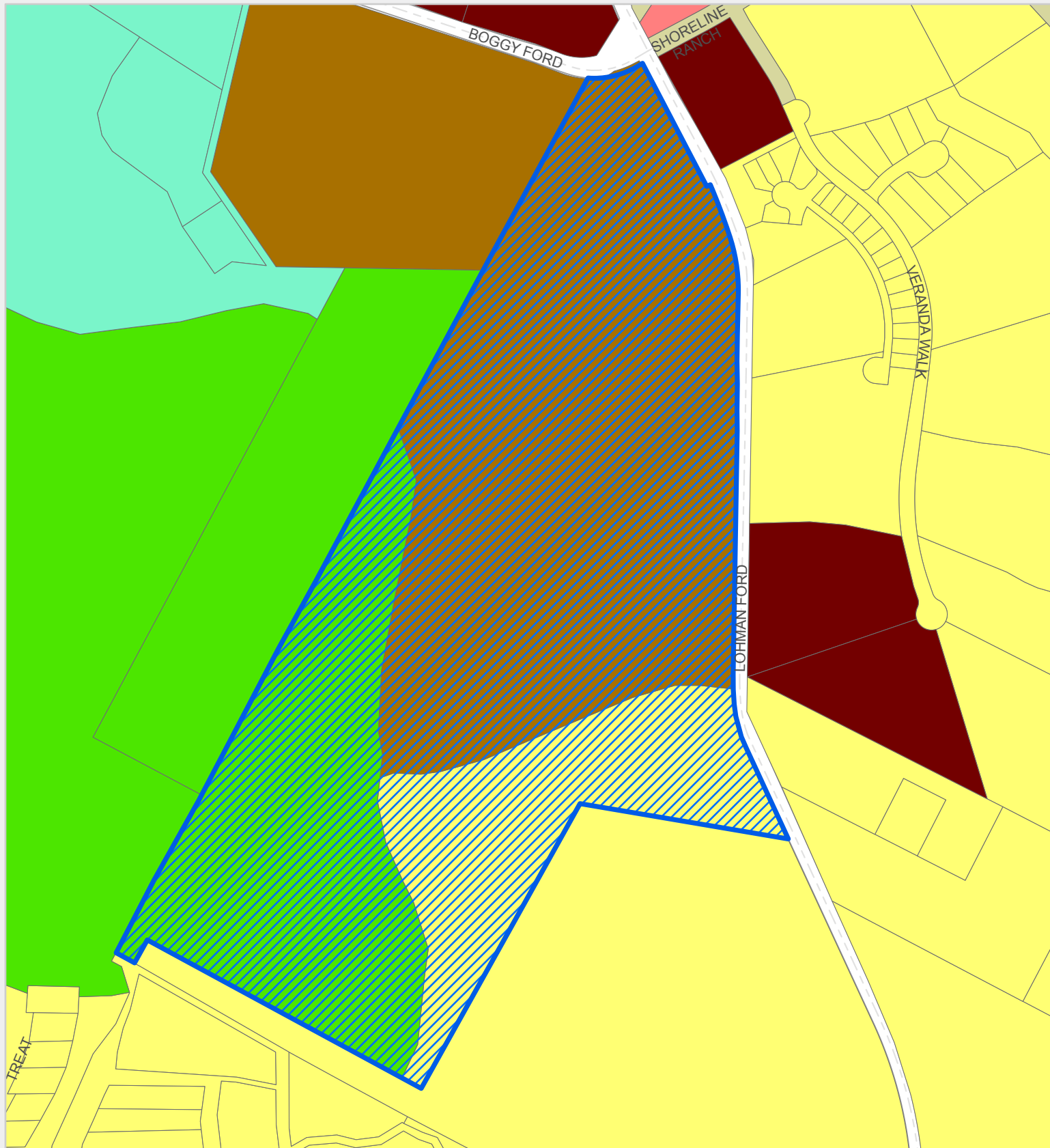
 Tax Parcels  
 City Limits  
 Requestor  
 Contours  
 40





4300 Lohman Ford Rd			
Request Type	Subdivision Plat	Project	18-1230-CPLAN
Change Requested	Concept Plan	Date	3/5/2018
Map Purpose	Zoning	Drawn By	A Smith

	Tax Parcels
	City Limits
	Requestor
	PDD
	U41



4300 Lohman Ford Rd			
Request Type	Subdivision Plat	Project	18-1230-CPLAN
Change Requested	Concept Plan	Date	3/5/2018
Map Purpose	Future Land Use	Drawn By	A Smith

	Tax Parcels
	City Limits
	Requestor
	Rural Residential
	Low Density Residential
	High Density Residential
	City Park
	Mixed Use
	Light Commercial
	Retail Commercial

18-1232-CPLAN  
4300 Lohman Ford Road

Attachment 4  
Comprehensive Plan / Future Land Use Plan Amendment



**CITY OF LAGO VISTA, TX**

**ORDINANCE NO. 17-04-20-01**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS, AMENDING ORDINANCE 16-05-05-02, 2030 LAGO VISTA COMPREHENSIVE PLAN IN ORDER TO MODIFY RESIDENTIAL DENSITY STANDARDS; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND, PROVIDE AN EFFECTIVE DATE.**

**WHEREAS**, the City Council adopted the 2030 Lago Vista Comprehensive Plan on May 5, 2016 thereby setting new residential density standards within the Land Use Element of the Plan, and

**WHEREAS**, application of the residential density standards within the City limits have proven problematic due to higher density numbers on established smaller lots which are difficult to meet minimum density standards, and

**WHEREAS**, recognition that residential density standards that may exist within the extraterritorial jurisdiction of the City may become problematic for a number of reasons when annexed into the City if urban density standards are required when a suburbanizing community, and

~~**WHEREAS**, the Planning & Zoning Commission has held a public hearing and recommended approval to the Comprehensive Plan Amendment, known as Exhibit "A" on March 30, 2017; and~~

**WHEREAS**, the City Council has held a public hearing on April 20, 2017 on the Comprehensive Plan Amendment, known as Exhibit "A"

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

**Section 1. Findings.** The above and foregoing recitals are hereby found to be true and correct and are incorporated herein as findings of fact.

**Section 2. Modification.** The City Council hereby approves the modification known as Exhibit "A" after a public hearing held on April 20, 2017.

**Section 3. Amendment of Conflicting Ordinances.** All ordinances or parts thereof conflicting or inconsistent with the provisions of this ordinance as adopted and amended herein, are hereby amended to the extent of such conflict. In the event of a conflict or inconsistency between this ordinance and any other code or ordinance of the City, the terms and provisions of this ordinance shall govern.

**Section 4. Severability.** If any section, subsection, sentence or phrase of this Ordinance is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Ordinance shall not be affected. It is the intent of the City Council in adopting this Ordinance, that no provision or regulation contained herein shall become inoperative, or fails by reason of the unconstitutionality or invalidity of any other section, subsection, sentence or phrase of this Ordinance.

**Section 5. Effective Date.** This ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of Chapter 52 of the Texas Local Government Code and the City Charter.

**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.

Map, Area	Lot Size	Land Use Min-Max	Lot Min-Max (Acreage x min or max density)
Map 1, Area 1	.55	High	.55 x 18 = 9.9 (9); .55 x 24 = 13.2 (13)
Map 1, Area 2	.57	High	.57 x 18 = 10.26 (10); .57 x 24 = 13.68 (13)
Map 1, Area 3	.28	Medium	.28 x 8 = 2.24 (2); .28 x 12 = 3.36 (3)
Map 2, Area 1	4.75	Medium	4.75 x 8 = 38; 4.75 x 12 = 57
Map 2, Area 2	.25	Medium	.25 x 8 = 2; .25 x 12 = 3
Map 2, Area 3	3.55	High	3.55 x 18 = 63.9 (63); 3.55 x 24 = 85.2 (85)

Also, Staff believes in the portions of the ETJ where these high and medium land uses are located and not developed, the current guideline densities are too high. When items such as topography are factored into development this will compound the acreage density onto smaller portions of the site and potentially cause overdevelopment of the site in relation to the surrounding parcels. Please see attachment 2, map 3.

Map, Area	Lot Size	Land Use Min-Max	Lot Min-Max (Acreage x min or max density)
Map 3, Area 1	57.0	High	57 x 18 = 1,026; 57 x 24 = 1,368

Therefore Staff is proposing an overall change to the minimum and maximum guideline densities located in the Comp Plan, as shown below

Land Use Category	Current Minimum – Maximum Units an Acre	Proposed Minimum – Maximum Units an Acre
Rural Residential	> 0.2	> 0.2
Estate Residential	0.5 to 2	0.3 to 1
Low Density Residential	2 - 3	2 - 3
Medium Density Residential	8-12	4 - 8
High Density Residential	18-24	9 - 19

With the decreased guideline densities associated with the proposal, here is how the Medium and High Densities differ in relation to one another

Map, Area	Lot Size	Land Use	Current Lot Min-Max	Proposed Lot Min-Max
Map 1, Area 1	.55	High	9-13	4 - 10
Map 1, Area 2	.57	High	10-13	5 - 10
Map 1, Area 3	.28	Medium	2-3	1 - 2
Map 2, Area 1	4.75	Medium	38-57	19 - 38
Map 2, Area 2	.25	Medium	2-3	1 - 2
Map 2, Area 3	3.55	High	63-85	31 - 67

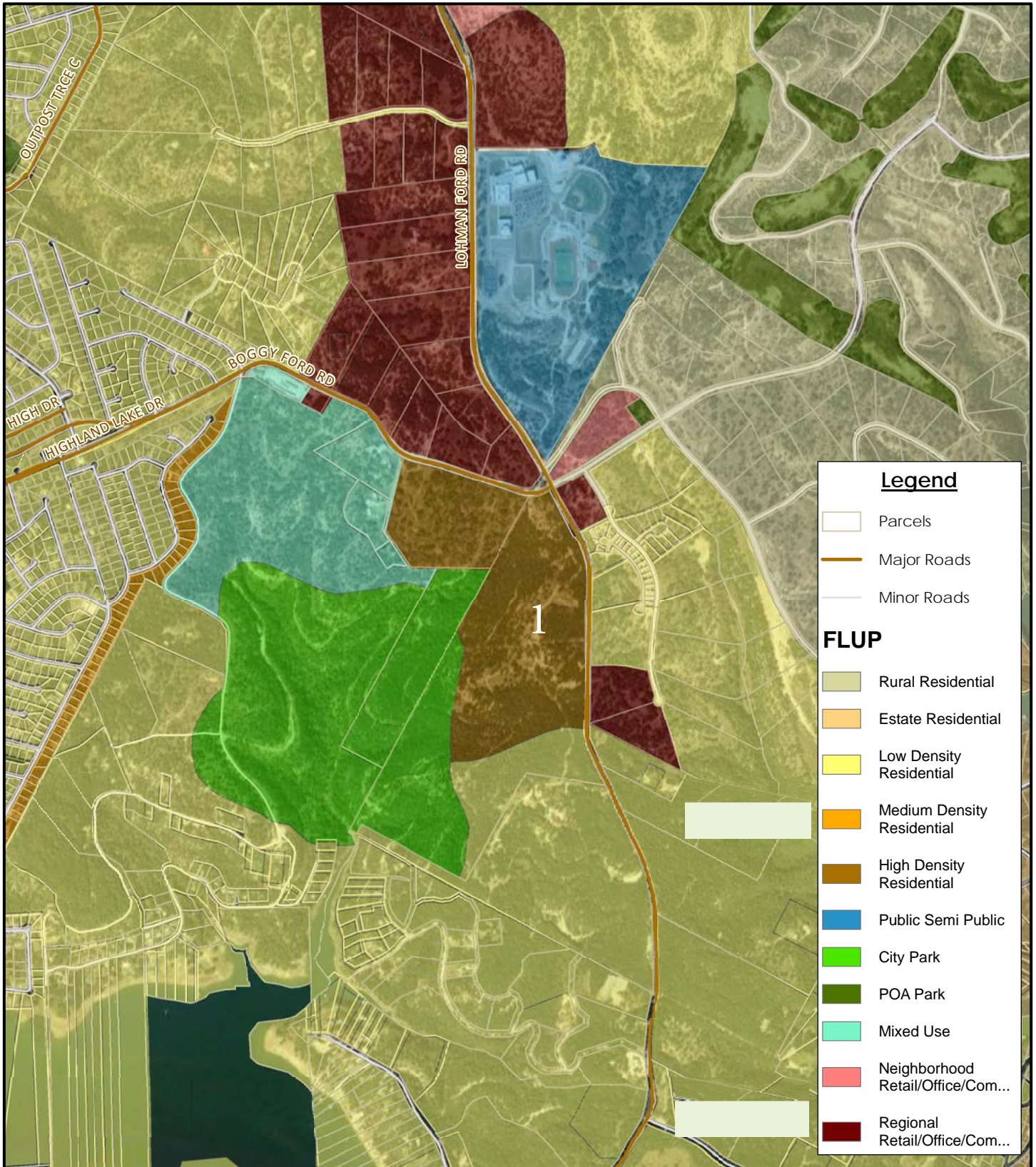
Staff believes these guideline densities would better fit into the community.

Other proposed changes within the Ordinance include the following:

- 1) Removal of proposed right-of-way as acreage subtraction for calculating guideline density and substituting floodway for the acreage subtraction. The reason for this change is future right-of-way can always be vacated and may not be a permanent feature to the site. A floodway (portion of a waterway designated to have water) under City and LCRA regulations will not be developed and will always be a permanent feature; hence not counting it towards developable residential acreage.



# Map 3



18-1232-CPLAN  
4300 Lohman Ford Road

Attachment 5  
Notice Comments





## **Notice of Public Hearing**

**Project #:** 18-1232-CPLAN

**Hearing Date:** Thursday, March 22, 2018 at 7:00 P.M.

**Project Property Location:** Meeting Room of the Police Department Building located at 5900 Municipal Complex Way, Lago Vista, TX 78645

**200' Notification Mailing ID #:** 21

March 5, 2018

SILVERTEX INVESTMENTS LTD  
10800 PECAN PARK BLVD STE 125  
AUSTIN, TX 78750

The Planning & Zoning Commission will make a recommendation to the City Council in consideration of a concept plan for a proposed mixed-use commercial/residential development located at 4300 Lohman Ford Rd. (109.4251 acres out of the Richard Craig Survey No. 1867, A-2754 and the Dallas and Wichita Railroad Survey No. 99, A-247 in Travis County, Texas and being the same tract conveyed to Linda Groseclose Et Al by deed recorded in document no. 2002229115, official public records, Travis County, Texas).

For additional information, please contact us as follows and include the above highlighted project # with all inquiries:

**E-mail:** [development@lago-vista.org](mailto:development@lago-vista.org)  
**Phone Number:** 512-267-5259

Please print your comments and return them on this as soon as possible. Comments received at least seven calendar days prior to the scheduled public hearing will be included in the packets distributed to the members of the body listed above. Individuals who do not own property within the notification boundary or those unable to deliver written comments within the required deadline must attend the public hearing in order to provide input.

☒ In Favor; ☐ Opposed

Comments:

Signed: *William B. Rolf*

This whole page may be returned as follows:

E-mail: [development@lago-vista.org](mailto:development@lago-vista.org)  
Fax: 512-267-5265  
Postal Address: Development Services Dept., P.O. Box 4727  
Lago Vista, TX, (U.S.A.) 78645  
In Person at Front Counter: Development Services Dept., Lago Vista City Hall  
5803 Thunderbird St.



14 March 2018  
Development Services  
City of Lago Vista

I received a letter about a notice of a public hearing March 22 about project #18-1232-CPLAN. 4300 Lohman Ford Road is across the road from my property at 3805 Lohman Ford Road. Please include these comments in the packet given to the Planning and Zoning Commission and City Council at the hearing March 22, 2018. I cannot attend the hearing due to work obligations.

I **oppose** project #18-1232-CPLAN for the following reasons:

1. My property is endangered **Golden-cheeked Warbler habitat**, under a county-approved wildlife management plan. Golden-cheeked Warblers are birds that need plentiful contiguous mature oak/ash juniper canopy to nest successfully and survive. They are well-established on my property as well as surrounding properties, including 4300 Lohman Ford Road. Removing nearly all of the trees across the road would severely degrade the habitat for the birds that nest on my property. Moreover, much of property in the proposed project is itself prime Golden-cheeked Warbler habitat, with very likely nesting pairs each spring.
2. The four planned detention ponds along the west side of "Lotting Concept A" would not reduce the threat of **flooding** on the downhill east side, where my property is. The flooding that already occurs occasionally on that stretch of Lohman Ford Road would be exacerbated by the huge increase in impervious cover.
3. The **polluted storm run-off** from the development would damage the vegetation, creeks, and springs on my property with excess fertilizer, car oil, and other non-point source pollution.
4. The commercial and residential structures, streets, and parking lots would likely have outdoor lighting that would create **light pollution** at night. A major quality of life feature in this North Shore area is dark skies at night. Light pollution also interferes with bird migration and other wildlife.
5. The commercial and residential activity would generate **noise pollution**, affecting quality of life and the well-being of wildlife.
6. **Traffic** would become much busier along Lohman Ford Road, which has no shoulders for emergencies.
7. The **safety** of vehicular, bicycle, and pedestrian traffic along Lohman Ford Road would be greatly reduced.

Thank you very much for considering my comments as you make recommendations on a project that would have a sizeable impact on the people and wildlife who live nearby.

Sincerely,

Adrienne Inglis  
3805 Lohman Ford Rd



**AGENDA ITEM**  
**City of Lago Vista**

**To:** Mayor & City Council

**Council Meeting:** May 3, 2018

**From:** Eric Belaj, PE, CFM

**Subject:** Discussion, and Action on Resolution 18-1754; A Resolution by the City Council of the City of Lago Vista, Texas, closing a portion of Austin Boulevard from Lohman Ford to Observation Hill in the City of Lago Vista, Texas.

**Request:** Other

**Legal Document:** Resolution

**Legal Review:** ☐

**EXECUTIVE SUMMARY:**

The City has funded and awarded the construction of the Lohman Ford and Boggy Ford intersection signal. The closure of this portion of the street becomes warranted because the new signal construction will create a vehicular backup well into the adjacent intersection to the north.

This street closure will not result in any of the properties being landlocked. The city staff will place barricades or guardrails at each end of closed roadway, and remove portions of the roadway to give the appearance that the roadway is permanently closed. Please see attached exhibit for reference.

This street closure has been discussed and agreed upon during the project planning phases.

Although, the City may physically close the roadway, the City will still retain the Right of Way or Access Easement until there is a formal abandonment process approved by council.

**Impact if Approved:**

The resolution is a legal step to physically close the roadway. The vehicles will use the adjacent Shoreline Ranch Road to access the properties to the east of the City.

**Impact if Denied:**

The new intersection signal may create additional points of conflict for drivers as they use the traffic signal and the adjacent Austin Boulevard. This may create a hazardous situation for the drivers waiting at the traffic signal and those using Austin Blvd.

Is Funding Required? ☐ Yes ☒ No      If Yes, Is it Budgeted? ☒ Yes ☐ No ☐ N/A

**Indicate Funding Source:**

N/A

**Suggested Motion/Recommendation/Action**

Motion to	Approve Resolution	R	-	N/A	-	N/A
Motion to	Make Selection	N/A	-	N/A	-	N/A
Motion to	Make Selection	N/A	-	N/A	-	N/A

**Known as:**

Approving the Resolution 18-1754 to close a portion of Austin Boulevard from Lohman Ford to Observation Hill in the City of Lago Vista, Texas.

**Agenda Item Approved by City Manager**

**RESOLUTION NO. 18-1754**

**A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS, CLOSING A PORTION OF AUSTIN BOULEVARD FROM LOHMAN FORD TO OBSERVATORY HILL IN THE CITY OF LAGO VISTA, TEXAS.**

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

**WHEREAS,** The City Council of the City of Lago Vista, Texas (“City Council”), approved a construction contract to install traffic signal at the intersection of Lohman Ford and Boggy Ford intersection; and

**WHEREAS,** The proposed signalized intersection is relatively close to the intersection of Lohman Ford and Austin Boulevard; and

**WHEREAS,** The City Council wishes to minimize conflict between the newly signalized intersection of Lohman Ford and Boggy Ford and the existing adjacent intersection of Lohman Ford and Austin Boulevard.; and

**WHEREAS,** The City Council recognizes that there is a parallel alternate route to access the said Austin Boulevard; and

**WHEREAS,** The City Council seeks to close a portion of Austin Boulevard from Lohman Ford to Observatory Hill and close the intersection at Lohman Ford.

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

1. Direct the Public Works Department to take all necessary steps to physically close the portion roadway, and place all appropriate signs and barriers as directed by the City Engineer.
2. Direct staff to accordingly inform the Citizens of the City of such roadway closure at minimum of two weeks prior to closing the roadway.

**AND, IT IS SO RESOLVED.**

**PASSED AND APPROVED** on this \_\_\_\_ day of May, 2018 by a vote of the City Council of the City of Lago Vista, Texas.

\_\_\_\_\_  
Ed Tidwell, Mayor

ATTEST:

\_\_\_\_\_  
Sandra Barton, City Secretary

On a motion by Councilmember\_\_\_\_\_, seconded by Councilmember\_\_\_\_\_, the above and foregoing instrument was passed and approved.



# Austin Blvd Closure

From Lohman Ford to  
Observatory Hill







## **AGENDA ITEM**

# City of Lago Vista

**To:** Mayor & City Council

**Council Meeting:** 03 May 2018

**From:** Roy Jambor, AICP / PA (Development Services Director)

**Subject:** Discussion and consideration of Ordinance No. 18-05-03-01; Amendment to Chapter 14, Section 5.90 of the Lago Vista Code of Ordinances to incorporate anti-monotony or similarity restrictions.

**Request:** Public Hearing

**Legal Document:** Ordinance

**Legal Review:** ☐

### **EXECUTIVE SUMMARY:**

In response to a fairly significant negative public reaction, the Planning & Zoning Commission asked the staff to conduct research regarding the ability to limit what was being described as a "cookie cutter" development pattern that was becoming increasingly common within Lago Vista. The thought was to prohibit single-family housing units that were identical or overly similar from being too common in close proximity to each other or repeated too often in the same block or "streetscape."

We were already familiar with what is typically referred to as "anti-monotony" development standards within my profession. Moreover, one of the more well-known versions and earliest examples of this type of ordinance was adopted in Georgetown, Texas. It was challenged and upheld and was therefore examined carefully during the development of this amendment. We also reviewed a number of other examples from jurisdictions across the country. Specific provisions of each were vetted across the course of several meetings and workshops. Although there are some provisions within the ordinance that is being recommended for adoption that are similar to provisions within ordinances from other jurisdictions, the organization, approach and result is distinctive and unique to Lago Vista.

While this particular ordinance will be currently included within Chapter 14 as Section 5.90 "Similarity Restrictions," it will ultimately become part of a larger section within Chapter 14 that addresses all aspects of the exterior appearance of each development type. More importantly, it will consolidate all regulations that relate to the exterior appearance of buildings into a single location. The goal is to move towards ordinances and regulations that are simpler, more user-friendly and which lead to more predictable outcomes for both the community and potential real-estate investors. While the staff remains ready to address a large number of known concerns in this area, the Planning & Zoning Commission has expressed a strong preference to addressing them individually and very deliberately.

**Impact if Approved:**

The ordinance would restrict the degree of similarity allowed between single-family residences within the same block or "streetscape."

**Impact if Denied:**

Similar or identical single-family residences would continue to be allowed in close proximity of or adjacent to each other.

Is Funding Required? ☐ Yes ☒ No      If Yes, Is it Budgeted? ☐ Yes ☐ No ☒ N/A

**Indicate Funding Source:**

N/A

**Suggested Motion/Recommendation/Action**

Motion to   -  -

Motion to   -  -

Motion to   -  -

**Known as:**

Anti-monotony or similar restrictions.

**Agenda Item Approved by City Manager**

**ORDINANCE NO. 18-05-03-01**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS, AMENDING ARTICLE 5.90 OF CHAPTER 14 OF THE LAGO VISTA CODE OF ORDINANCES; PROVIDING A SAVINGS CLAUSE; SEVERABILITY CLAUSE; EFFECTIVE DATE, OPEN MEETINGS CLAUSE; 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 has previously established provisions that regulate the exterior appearance of structures within Chapter 14, Zoning of the Lago Vista Code of Ordinances; and

**WHEREAS**, the Planning and Zoning Commission of the City of Lago Vista has undertaken an extensive review of those regulations; and

**WHEREAS**, the Planning and Zoning Commission of the City of Lago Vista has determined that there is a need to restrict and limit the degree of similarity between single-family residences in close proximity to one another; and

**WHEREAS**, the Building Committee of the City of Lago Vista concurs with this determination as it relates to the resulting aesthetic guidelines and standards; and

**WHEREAS**, the Planning and Zoning Commission of the City of Lago Vista has forwarded a recommendation to the City Council to incorporate those regulations and thereafter, the City Council has considered the request and hereby desires to modify those Zoning within the Lago Vista Code of Ordinances as described below.

**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 Chapter 14, Article 5.90, Code of Ordinances as shown in Exhibit "A."

**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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Ed Tidwell, Mayor

ATTEST:

\_\_\_\_\_  
Sandra Barton, City Secretary

On a motion by Councilmember\_\_\_\_\_, seconded by Councilmember\_\_\_\_\_,  
the above and foregoing ordinance was passed and approved.



**EXHIBIT “A”**

**CHAPTER 14**

**ZONING**

**5.90. Similarity Restrictions.**

- (A) **Purpose.** The regulation of appearances is intended to promote orderly, high quality and sustainable development and redevelopment in the City of Lago Vista. These sections provide standards to control the design and physical aspects of development so that the results remain harmonious with surrounding properties and consistent with adopted land use policies. Goals shall include, but not be limited to the encouragement of new construction of distinctive design and the prevention of excessive similarity among residential dwellings.
- (B) **Standards.** Except as provided herein, no two single-family dwellings of similar front elevation or façade shall be constructed or located within any four adjacent lots on either side of a street within the same block or cul-de-sac, as specified below.
- (1) Front elevations or facades shall be deemed to be similar unless they are substantially different through the use of no less than three of the following variations:
    - (a) Distinct exterior finish materials and colors;
    - (b) Entry design and features;
    - (c) The garage is set back or extends in front of the remainder of the front façade by a minimum of four feet; and/or
    - (d) Inclusion of a covered, open-walled porch or other similar improvement at least six feet in depth extends across at least one-third of the width of the front façade.
  - (2) Front elevations or facades shall be deemed to be similar unless they also vary in no less than two of the following criteria:
    - (a) The principal structure’s roof geometry or type (gable, hip, gambrel, shed, mansard, flat, or combinations, etc.).
    - (b) The geometry, shape and/or dimensions of the front elevation or silhouette.
    - (c) The garage type (front-loaded, side-loaded or detached) or location.
    - (d) Locations, sizes and types of windows on the front elevation.

(C) Application Review Process.

- (1) Any lot across a frontage street right-of-way will be reviewed as adjacent if the extension of either side property line would intersect another lot's front property line or corner.
- (2) Corner lots shall be evaluated and meet the requirements for each frontage that it shares.
- (3) Intervening streets, public parks or similar features at least 50 feet in width shall be deemed to interrupt adjacency.
- (4) The proposed residence shall be considered different from any vacant lot for which no building permit application has been submitted without requiring further documentation.
- (5) The proposed residence shall be considered different from any residence that differs in the number of stories (single-story, two-story, etc. when permitted by development standards).
- (6) Acceptable documentation of the other structures in question shall include photographs (no building elevations of other structures are required).
- (7) The Building Official shall review all submitted documentation and any previously approved building permits to make a determination. Where the Building Official finds that a dwelling for which a building permit is being requested violates the similarity restrictions, the building permit shall be denied.

(D) Exemptions. Single-family dwellings with a notarized sales agreement or approved building permit prior to the effective date of this ordinance shall be exempt from these provisions. A Planned Development District (PDD) may also explicitly exempt itself from these requirements when a similarity of architectural form and style among dwellings is integral to the concept.

**EXHIBIT “A”**

**CHAPTER 14**

**ZONING**

~~5.90 Tree Removal. Similarity Restrictions. Every effort shall be made to retain protected trees on lots within the City during construction and in accordance with Section 20 herein. Cedar trees are not protected.~~

- (A) Purpose. The regulation of appearances is intended to promote orderly, high quality and sustainable development and redevelopment in the City of Lago Vista. These sections provide standards to control the design and physical aspects of development so that the results remain harmonious with surrounding properties and consistent with adopted land use policies. Goals shall include, but not be limited to the encouragement of new construction of distinctive design and the prevention of excessive similarity among residential dwellings.
- (B) Standards. Except as provided herein, no two single-family dwellings of similar front elevation or façade shall be constructed or located within any four adjacent lots on either side of a street within the same block or cul-de-sac, as specified below.
- (1) Front elevations or facades shall be deemed to be similar unless they are substantially different through the use of no less than three of the following variations:
    - (a) Distinct exterior finish materials and colors;
    - (b) Entry design and features;
    - (c) The garage is set back or extends in front of the remainder of the front façade by a minimum of four feet; and/or
    - (d) Inclusion of a covered, open-walled porch or other similar improvement at least six feet in depth extends across at least one-third of the width of the front façade.
  - (2) Front elevations or facades shall be deemed to be similar unless they also vary in no less than two of the following criteria:
    - (a) The principal structure’s roof geometry or type (gable, hip, gambrel, shed, mansard, flat, or combinations, etc.).
    - (b) The geometry, shape and/or dimensions of the front elevation or silhouette.
    - (c) The garage type (front-loaded, side-loaded or detached) or location.
    - (d) Locations, sizes and types of windows on the front elevation.

(C) Application Review Process.

- (1) Any lot across a frontage street right-of-way will be reviewed as adjacent if the extension of either side property line would intersect another lot's front property line or corner.
- (2) Corner lots shall be evaluated and meet the requirements for each frontage that it shares.
- (3) Intervening streets, public parks or similar features at least 50 feet in width shall be deemed to interrupt adjacency.
- (4) The proposed residence shall be considered different from any vacant lot for which no building permit application has been submitted without requiring further documentation.
- (5) The proposed residence shall be considered different from any residence that differs in the number of stories (single-story, two-story, etc. when permitted by development standards).
- (6) Acceptable documentation of the other structures in question shall include photographs (no building elevations of other structures are required).
- (7) The Building Official shall review all submitted documentation and any previously approved building permits to make a determination. Where the Building Official finds that a dwelling for which a building permit is being requested violates the similarity restrictions, the building permit shall be denied.

(D) Exemptions. Single-family dwellings with a notarized sales agreement or approved building permit prior to the effective date of this ordinance shall be exempt from these provisions. A Planned Development District (PDD) may also explicitly exempt itself from these requirements when a similarity of architectural form and style among dwellings is integral to the concept.



**AGENDA ITEM**  
**City of Lago Vista**

**To:** Mayor & City Council

**Council Meeting:** 3 May 2018

**From:** Joshua W. Ray, City Manager

**Subject:** Resolution 18-1755; A RESOLUTION GRANTING THE PETITION FOR ANNEXATION AND AUTHORIZING STAFF TO SET DATES, TIMES, AND PLACE FOR PUBLIC HEARINGS ON THE PROPOSED ANNEXATION OF CERTAIN PROPERTY OWNED BY SILVERTEX INVESTMENTS LTD. LOCATED AT 4712 LOHMAN FORD ROAD BY THE CITY OF LAGO VISTA, TEXAS, AND AUTHORIZING AND DIRECTING THE CITY SECRETARY TO PUBLISH NOTICE OF SUCH PUBLIC HEARING.

**Request:** Business Item

**Legal Document:** Resolution

**Legal Review:**



**EXECUTIVE SUMMARY:**

City Staff has received a request for voluntary annexation from Silvertex Investments, Ltd.

Attached you will please find the annexation request letter and the resolution that will be considered by Council.

The request letter has a map of the property included, as well as the metes and bounds description.

The petition for annexation was submitted on 23 April 2018.

The document has been reviewed by Legal Counsel.



**Impact if Approved:**

The annexation process will begin for the property requested.

**Impact if Denied:**

The annexation process will not begin.

Is Funding Required? ☐ Yes ☒ No If Yes, Is it Budgeted? ☐ Yes ☐ No ☒ N/A

**Indicate Funding Source:****Suggested Motion/Recommendation/Action**

Motion to   -  -

Motion to   -  -

Motion to   -  -

**Known as:**

Motion to approve resolution 18-1755, A RESOLUTION GRANTING THE PETITION FOR ANNEXATION AND AUTHORIZING STAFF TO SET DATES, TIMES, AND PLACE FOR PUBLIC HEARINGS ON THE PROPOSED ANNEXATION OF CERTAIN PROPERTY OWNED BY SILVERTEX INVESTMENTS, LTD. LOCATED AT 4712 LOHMAN FORD ROAD BY THE CITY OF LAGO VISTA, TEXAS, AND AUTHORIZING AND DIRECTING THE MAYOR TO PUBLISH NOTICE OF SUCH PUBLIC HEARING.

**Agenda Item Approved by City Manager**

Joshua W. Ray

 Digitally signed by Joshua W. Ray  
Date: 2017.11.08 16:22:30 -06'00'

RESOLUTION NO. 18-1755

A RESOLUTION GRANTING THE PETITION FOR ANNEXATION AND AUTHORIZING STAFF TO SET DATES, TIMES, AND PLACE FOR PUBLIC HEARINGS ON THE PROPOSED ANNEXATION OF CERTAIN PROPERTY OWNED BY SILVERTEX INVESTMENTS LTD. LOCATED AT 4712 LOHMAN FORD ROAD BY THE CITY OF LAGO VISTA, TEXAS, AND AUTHORIZING AND DIRECTING THE CITY SECRETARY TO PUBLISH NOTICE OF SUCH PUBLIC HEARING.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS:

SECTION 1. The petition for annexation submitted on April 23, 2018 by the landowner, Silvertex Investments Ltd. requesting voluntary annexation for sparsely occupied area consisting of 5.029 acres described below is hereby granted.

SECTION 2. Staff is authorized to set dates, times and place for public hearings on the proposed annexation of the 5.029 acre tract located at 4712 Lohman Ford Road, and as more fully described in the attached petition.

SECTION 3. The City Secretary of the City of Lago Vista, is hereby authorized and directed to cause notice of such public hearing to be published once in a newspaper having general circulation in the city and in the above described territory not more than twenty days nor less than ten days prior to the dates of such public hearings, in accordance with the Municipal Annexation Act.

PASSED AND APPROVED this the 3<sup>rd</sup> day of May, 2018.

---

Ed Tidwell , Mayor

ATTEST:

---

Sandra Barton, City Secretary

STATE OF TEXAS

§

§

COUNTY OF TRAVIS

§

**REQUEST & PETITION TO THE CITY COUNCIL OF THE CITY OF LAGO VISTA  
FOR ANNEXATION OF SILVERTEX INVESTMENTS Ltd. PROPERTY**

**WHEREAS**, Silvertex Investments, Ltd. is the owner of certain property located in Travis County, Texas, such property being more particularly described hereinafter by true and correct legal description (referred to herein as the "subject property");

**WHEREAS** Silvertex Investments, Ltd. has sought the annexation of the subject property by the City of Lago Vista, Texas, (hereinafter sometimes referred to as "City") to obtain the benefits of City services to the subject property by the City;

**WHEREAS**, the subject property is contiguous and adjacent to the corporate limits of the City; and,

**WHEREAS**, Silvertex Investments, Ltd. agrees and consents to the annexation of the subject property by the City and further agree to be bound by all acts, ordinances, and all other legal action now in force and effect within the corporate limits of the City and all those which may be hereafter adopted ;.

**NOW THEREFORE**, Silvertex Investments, Ltd. by this Petition and Request:

**SECTION ONE:** Request the City Council of the City to commence annexation proceedings and to annex into the corporate limits of the City of Lago Vista, Texas, the subject property described as follows, including the abutting streets, roadways, and rights-of-way.

All that certain tract of land, being 5.029 acres, more or less, located in Travis County, Texas, as more particularly shown and described in Exhibit "A" attached hereto and incorporated herein for all purposes.

**SECTION TWO:** Request that after annexation the City provide such services as legally permissible and provided by the City, including sanitation, wastewater, and general governmental services.

**SECTION THREE:** Acknowledges and represents having received, read and understood attached "draft" Service Plan (proposed to be applicable to and adopted for the subject property) and that such "draft" Service Plan, attached as Exhibit "B", is wholly adequate and acceptable to the undersigned who hereby request of the City Council to proceed with the annexation and preparation of a final Service Plan and publish notice and hold the requisite public hearings thereon, in accordance with the applicable laws of the State of Texas.

**SECTION FOUR:** Acknowledges that Silvertex Investments, Ltd. understands and agrees that all city services to the subject property will be provided by the City on the same terms and conditions as provided to other similar areas of the City and as provided in the Service Plan.

**SECTION FIVE:** Agree that a copy of this Petition and Request may be filed of record in the offices of Lago Vista and in the real property records of Travis County, Texas, and shall be notice to and binding upon all entities now or hereafter having any interest in the subject property.

**FILED**, this 23<sup>rd</sup> day of April 2018, with the Secretary of the City of Lago Vista, Travis County, Texas.

Petitioner (s):

By: William B. Pohl

Name: William B. Pohl

Title: General Partner

STATE OF TEXAS       §  
                                  §  
COUNTY OF Travis   §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared William B. Pohl, Owner of subject property and Petitioner herein, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that [s]he executed the same for the purposes therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 23 day of April 2018



Gina M Tingley  
Notary Public - State of Texas

STATE OF TEXAS       §  
                                  §  
COUNTY OF Travis   §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared William B. Pohl, General Partner of Silvertex Investments, Inc. Owner of subject property and Petitioner herein, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that [s]he executed the same for the purposes therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 23 day of April 2018



Gina M Tingley  
Notary Public - State of Texas



# Exhibit "A"

## PROPERTY DESCRIPTION

Property Identification #: 375870

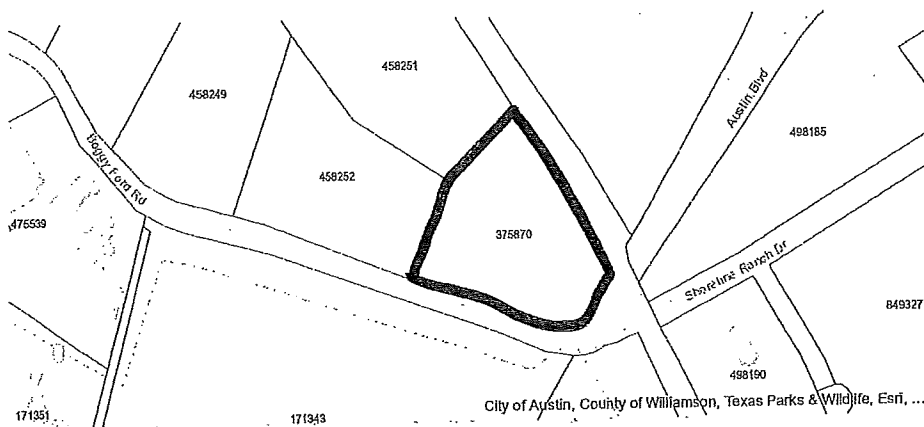
Geo ID: 0197770109  
Situs Address:  
Property Type: Real  
State Code: C1

Property Information: 2018

Legal: ABS 189 SUR 88 CAMPBELL M F ACR 5.029 (AKA LOT 28)  
Description: RANCHO CELO  
Abstract: A0189  
Neighborhood: Nil  
Appraised Value: \$143,828.00  
Jurisdictions: 1B, 16, 03, 0A, 2J, 41

Owner Identification #: 1404924

Name: SILVERTEX INVESTMENTS LTD  
Exemptions:  
DBA: Nil



Travis CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Travis County Appraisal District expressly disclaims any and all liability in connection herewith.

## Exhibit "B"

### MUNICIPAL SERVICES PLAN FOR PROPERTY TO BE ANNEXED TO THE CITY OF LAGO VISTA

WHEREAS, the City of Lago Vista, Texas (the "City") intends to institute annexation proceedings for a tract of land described more fully hereinafter (referred to herein as the "subject property");

WHEREAS, *Section 43.056, Loc. Gov't. Code*, requires a service plan be adopted with the annexation ordinance;

WHEREAS, the subject property is not included in the municipal annexation plan and is exempt from the requirements thereof;

WHEREAS, infrastructure provided for herein and that existing are sufficient to service the subject property on the same terms and conditions as other similarly situated properties currently within the City limits and no capital improvements are required to offer municipal services on the same terms and conditions as other similarly situated properties within the City; and

WHEREAS, it is found that all statutory requirements have been satisfied and the City is authorized by *Chapt. 43, Loc. Gov't. Code*, to annex the subject property into the City;

NOW, THEREFORE, the City agrees to provide the following services for the subject property on the effective date of annexation:

(1) **General Municipal Services.** Pursuant to the requests of the owner and this Plan, the following services shall be provided immediately from the effective date of the annexation:

A. Police protection as follows:

Routine patrols of areas, radio response to calls for police service and all other police services now being offered to the citizens of the City.

B. Fire protection and Emergency Medical Services as follows:

Fire protection by the present personnel and equipment of the City fire fighting force and the volunteer fire fighting force with the limitations of water available. Radio response for Emergency Medical Services with the present personnel and equipment.

C. Solid waste collection services as follows:

Solid waste collection and services as now being offered to the citizens of the City.

D. Animal control as follows:

Service by present personnel, equipment and facilities or by contract with a third party, as provided within the City.

E. Maintenance of parks and playgrounds within the City.

F. Inspection services in conjunction with building permits and routine City code enforcement services by present personnel, equipment and facilities.

G. Maintenance of other City facilities, buildings and service.

H. Land use regulation as follows:

On the effective date of annexation, the zoning jurisdiction of the City shall be extended to include the annexed area, and the use of all property therein shall be grandfathered; and shall be temporarily zoned "C-2 District" with the intent to keep it as such upon request of the landowner or staff. The Planning & Zoning Commission and the City Council will consider rezoning the subject property at future times in response to requests submitted by the landowner(s) or authorized city staff.

(2) **Scheduled Municipal Services.** Due to the size and vacancy of the subject property, the plans and schedule for the development of the subject property, the following municipal services will be provided on a schedule and at increasing levels of service as provided in this Plan:

A. Water service and maintenance of water facilities as follows:

(i) Inspection of water distribution lines as provided by statutes of the State of Texas.

(ii) In accordance with the applicable rules and regulations for the provision of water service, water service will be provided to the subjects properties, or applicable portions thereof, by the utility holding a water certificate of convenience and necessity ("CCN") for the subject properties, or portions thereof as applicable, or absent a water CCN, by the utility in whose jurisdiction the subject properties, or portions thereof as applicable, are located, in accordance with all the ordinances, regulations, and policies of the City in effect from time to time for the extension of water service. If connected to the City's water utility system, the subject properties' owner shall construct the internal water lines and pay the costs of line extension and construction of such facilities necessary to provide water service to the subject properties as required in City ordinances. Upon acceptance of the water lines within the subject properties and any off-site improvements, water service will be provided by the City utility department on the same terms, conditions and requirements as are applied to all similarly situated areas and customers of the City; subject to all the ordinances, regulations and policies of the City in effect from time to time. The system will be accepted and maintained by the City in accordance with its usual acceptance and maintenance policies. New water line extensions will be installed and extended upon request under the same costs and terms as with other similarly situated customers of the City. The ordinances of the City in effect at the time a request for service is submitted shall govern the costs and request for

service. The continued use of a water well that is in use on the effective date of the annexation and is in compliance with applicable rules and regulations shall be permitted and such use may continue until the subject properties' owner requests and is able to connect to the City's water utility system.

B. Wastewater service and maintenance of wastewater service as follows:

(i) Inspection of sewer lines as provided by statutes of the State of Texas.

(ii) In accordance with the applicable rules and regulations for the provision of wastewater service, wastewater service will be provided to the subjects properties, or applicable portions thereof, by the utility holding a wastewater CCN for the subject properties, or portions thereof as applicable, or absent a wastewater CCN, by the utility in whose jurisdiction the subject properties, or portions thereof as applicable, are located, in accordance with all the ordinances, regulations, and policies of the City in effect from time to time for the extension of wastewater service. If connected to the City's wastewater utility system, the subject properties' owner shall construct the internal wastewater lines and pay the costs of line extension and construction of facilities necessary to provide wastewater service to the subject properties as required in City ordinances. Upon acceptance of the wastewater lines within the subject properties and any off-site improvements, wastewater service will be provided by the City utility department on the same terms, conditions and requirements as are applied to all similarly situated areas and customers of the City, subject to all the ordinances, regulations and policies of the City in effect from time to time. The wastewater system will be accepted and maintained by the City in accordance with its usual policies. Requests for new wastewater line extensions will be installed and extended upon request under the same costs and terms as with other similarly situated customers of the City. The ordinances in effect at the time a request for service is submitted shall govern the costs and request for service. The continued use of a septic system that is in use on the effective date of the annexation and is in compliance with all applicable rules and regulations shall be permitted and such use may continue until the subject property owner requests and is able to connect to the City's wastewater utility system.

C. Maintenance of streets and rights-of-way as appropriate as follows:

(i) Provide maintenance services on existing public streets within the subject property and other streets that are hereafter constructed and finally accepted by the City. The maintenance of the streets and roads will be limited as follows:

(A) Emergency maintenance of streets, repair of hazardous potholes, measures necessary for traffic flow, etc.; and

(B) Routine maintenance as presently performed by the City.

(ii) The City will maintain existing public streets within the subject property, and following installation and acceptance of new roadways by the City as provided by city ordinance, including any required traffic signals, traffic signs, street markings, other

traffic control devices and street lighting, the City will maintain such newly constructed public streets, roadways and rights-of-way within the boundaries of the subject property, as follows:

(A) As provided in C(i)(A)&(B) above;

(B) Reconstruction and resurfacing of streets, installation of drainage facilities, construction of curbs, gutters and other such major improvements as the need therefore is determined by the governing body under City policies;

(C) Installation and maintenance of traffic signals, traffic signs, street markings and other traffic control devices as the need therefore is established by appropriate study and traffic standards; and

(D) Installation and maintenance of street lighting in accordance with established policies of the City;

(iii) The outer boundaries of the subject property abut existing roadways. The property owner agrees that no improvements are required on such roadways to service the property.

(3) **Capital Improvements.** Construction of the following capital improvements shall be initiated after the effective date of the annexation: None. Upon development of the subject property or redevelopment, the landowner will be responsible for the development costs the same as a developer in a similarly situated area under the ordinances in effect at the time of development or redevelopment. No additional capital improvements are necessary at this time to service the subject property the same as similarly situated properties.

(4) **Term.** If not previously expired, this service plan expires at the end of ten (10) years.

(5) **Property Description.** The legal description of the subject property is as set forth in exhibits attached to the Annexation Ordinance to which this Service Plan is attached.





**AGENDA ITEM**  
**City of Lago Vista**

**To:** Mayor & City Council

**Council Meeting:** 3 May 2018

**From:** Joshua W. Ray, City Manager

**Subject:** City Manager's Reports  
a. Golf Course Quarterly Financial Report

**Request:** Other

**Legal Document:** Other

**Legal Review:** ☐

**EXECUTIVE SUMMARY:**

This is a new section that we are adding to the Council Agenda.

This section will be available for the City Manager to distribute any information requested by Council under a reports section.

City Council requested information concerning the 2nd Quarter report for the Lago Vista Golf Course. This information was sent out to Council, via email, last week.

**Impact if Approved:**

No action required.

**Impact if Denied:**

No action required.

Is Funding Required? ☐ Yes ☒ No      If Yes, Is it Budgeted? ☐ Yes ☐ No ☒ N/A

**Indicate Funding Source:****Suggested Motion/Recommendation/Action**

Motion to   -  -

Motion to   -  -

Motion to   -  -

**Known as:**

No action required.

**Agenda Item Approved by City Manager**

Joshua W. Ray

 Digitally signed by Joshua W. Ray  
Date: 2017.11.08 16:22:30 -06'00'



## **AGENDA ITEM**

# City of Lago Vista

**To:** Mayor & City Council

**Council Meeting:** May 3, 2018

**From:** Eric Belaj, PE, CFM

**Subject:** Discussion and Action regarding recommendation of contract award for the construction of the Safe Routes to School Project, contingent on TxDOT approval.

**Request:** Bid Award

**Legal Document:** Other

**Legal Review:** ☐

### **EXECUTIVE SUMMARY:**

The City recently received bids for the Safe Routes to School Project (SRTS). The bids were opened on Thursday, April 5th, at 2 P.M. The proposed improvements up for bid consist of approximately 5,500 linear feet of sidewalk construction, installation of traffic calming devices, storm sewer adjustments, traffic control, erosion and sedimentation, and related construction. This was the second time this project was bid, because after the first bid, TxDOT requested significant design changes to the documents, causing it to rebid. Before the rebid, City staff performed a value engineering overview (VE), and identified significant cost savings for the project prior to rebid.

**Bids:** Cobb Fendley (the engineer) has reviewed and tabulated seven (7) bids, and has determined that Austin Underground Inc. is the low bidder on the project with the amount of \$554,224.70. Summary of the bid tab is attached. The review of the tabulated bids indicates that low bidder used bid amounts that were both appropriate and competitive for the project. The bid sums were comparable the Engineer's estimate of \$620,000.

**Funding:** The City has available funding of \$211,566.64 for construction; which consist of bond proceeds and bank interest accrued from the bond funds. The City was also awarded a grant, managed by TxDOT, in the sum of \$404,671. The City has additional future obligations, other than the construction, which are estimated at approximately \$60,000, to include field engineering, construction surveying and staking, and materials testing. Staff estimates sufficient funding is available for the proposed improvements.

**Qualification:** Austin Underground Inc. has included a valid bid bond as required. This construction company has constructed many similar projects around the Central Texas area, both private and public.

**Recommendation:** Staff and the Design Engineer recommend that the contract, for the SRTS, be awarded to the low bidder, Austin Underground Inc. for the contractual amount of \$554,224.70, contingent on TxDOT approval. Please see attached the Design Engineer's recommendation.

**Impact if Approved:**

The approval will begin the contractual paperwork process for this project. Once city staff has completed the paperwork, Mayor or CM will sign, and staff will arrange for the project to start construction. This will create safe routes for parents and children to walk to the middle school from the nearby neighborhood.

**Impact if Denied:**

The project will not be constructed, grant funds will be lost, placing the City in a disadvantageous position for new grants. This will not create safe routes for parents and children to walk to the middle school from the nearby neighborhood.

Is Funding Required? ☒ Yes ☐ No      If Yes, Is it Budgeted? ☒ Yes ☐ No ☐ N/A

**Indicate Funding Source:**

\$355,000 of 2017 Bond Package, and TxDOT Safe Routes to School Grant.

**Suggested Motion/Recommendation/Action**

<b>Motion to</b>	<input type="text" value="Approve Item"/>	<input type="text" value="N/A"/>	-	<input type="text" value="N/A"/>	-	<input type="text" value="N/A"/>
<b>Motion to</b>	<input type="text" value="Make Selection"/>	<input type="text" value="N/A"/>	-	<input type="text" value="N/A"/>	-	<input type="text" value="N/A"/>
<b>Motion to</b>	<input type="text" value="Make Selection"/>	<input type="text" value="N/A"/>	-	<input type="text" value="N/A"/>	-	<input type="text" value="N/A"/>

**Known as:**

Award the Safe Routes to School Project to Austin Underground Inc. in the amount of \$554,224.70, contingent on TxDOT approval.

**Agenda Item Approved by City Manager**

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April 12, 2018

Mr. Eric Belaj, PE  
City of Lago Vista  
5803 Thunderbird Street #101  
Lago Vista, Texas 78645

RE: Recommendation of Award – CSJ 0914-04-301  
Lago Vista Middle School Safe Routes to Schools Project

Mr. Belaj:

Bids for Lago Vista Middle School Safe Routes to Schools Project were opened on April 5, 2018 at 2:00 p.m. A total of seven (7) bids were received and after tabulating and checking bid totals, it was determined that all 7 bids were responsive and one minor correction has been made, which did not affect which bid is low. The minor correction is only cents off from the submitted bid (highlighted in the attached extended bid tab).

The low bidder is Austin Underground, Inc. at a total bid amount of \$554,224.70. The Engineer's estimate at the time of bidding was \$620,737.17.

CobbFendley hereby recommends to the City of Lago Vista to award the construction contract of the Lago Vista Middle School Safe Routes to Schools Project to Austin Underground, Inc. A tabulation of the bids is attached for your records.

Sincerely,



Julie Hastings, P.E.  
Principal | Central Texas Regional Municipal Manager



Lago Vista Middle School Safe Routes to School  
Extended Bid Tabs  
Re-Bid April 5th, 2018

					Austin Underground, Inc.		M&C Fonseca Const. Co. Inc.		Muniz Concrete & Contracting, Inc.	
ITEM	CODE	DESCRIPTION	UNIT	QUANTITY	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
502	6001	BARRICADES, SIGNS AND TRAFFIC HANDLING	MO	3	\$ 650.00	\$ 1,950.00	\$ 4,000.00	\$ 12,000.00	\$ 8,590.00	\$ 25,770.00
677	6007	ELIM EXT PAV MRK & MRKS (24")	LF	42	\$ 25.00	\$ 1,050.00	\$ 30.00	\$ 1,260.00	\$ 25.00	\$ 1,050.00
354	6002	PLAN & TEXT ASPH CONC PAV(0" TO 2")	SY	118	\$ 17.00	\$ 2,006.00	\$ 25.00	\$ 2,950.00	\$ 68.25	\$ 8,053.50
450	6048	RAIL (HANDRAIL)(TY B)	LF	1,049	\$ 56.00	\$ 58,744.00	\$ 140.00	\$ 146,860.00	\$ 85.00	\$ 89,165.00
450	6052	RAIL (HANDRAIL)(TY F)	LF	131	\$ 110.00	\$ 14,410.00	\$ 170.00	\$ 22,270.00	\$ 100.00	\$ 13,100.00
529	2006	CONC CURB (MONO)(TYII)	LF	369	\$ 18.00	\$ 6,642.00	\$ 18.00	\$ 6,642.00	\$ 10.00	\$ 3,690.00
529	6038	CONC CURB (RIBBON)	LF	2,512	\$ 27.50	\$ 69,080.00	\$ 12.00	\$ 30,144.00	\$ 9.50	\$ 23,864.00
529	6015	CONC CURB (TY C1)	LF	40.00	\$ 80.00	\$ 3,200.00	\$ 72.00	\$ 2,880.00	\$ 138.00	\$ 5,520.00
529	6016	CONC CURB (TY F1)	LF	751	\$ 87.00	\$ 65,337.00	\$ 80.00	\$ 60,080.00	\$ 68.00	\$ 51,068.00
529	6017	CONC CURB (TY F2)	LF	63	\$ 110.00	\$ 6,930.00	\$ 90.00	\$ 5,670.00	\$ 189.00	\$ 11,907.00
529	6018	CONC CURB (TY F3)	LF	69	\$ 120.00	\$ 8,280.00	\$ 110.00	\$ 7,590.00	\$ 200.00	\$ 13,800.00
531	6002	CONC SIDEWALKS (5')	SY	2,305	\$ 45.00	\$ 103,725.00	\$ 67.50	\$ 155,587.50	\$ 44.00	\$ 101,420.00
531	6003	CONC SIDEWALKS (6')	SY	56	\$ 75.00	\$ 4,200.00	\$ 70.50	\$ 3,948.00	\$ 56.00	\$ 3,136.00
531	6013	CURB RAMPS (TY10)	EA	21	\$ 1,500.00	\$ 31,500.00	\$ 2,000.00	\$ 42,000.00	\$ 950.00	\$ 19,950.00
531	6004	CURB RAMPS (TY 1)	EA	11	\$ 1,400.00	\$ 15,400.00	\$ 2,000.00	\$ 22,000.00	\$ 850.00	\$ 9,350.00
360	6028	CONC PAV (JOINT REINF) (6")	SY	124	\$ 120.00	\$ 14,880.00	\$ 90.00	\$ 11,160.00	\$ 185.00	\$ 22,940.00
334	6076	HMCL ACP TY-D AC-0.6	TON	14	\$ 450.00	\$ 6,300.00	\$ 160.00	\$ 2,240.00	\$ 158.00	\$ 2,212.00
340	6032	D-GR HMA(SQ) TY-C SAC-B PG64-22	TON	13	\$ 450.00	\$ 5,850.00	\$ 158.00	\$ 2,054.00	\$ 609.00	\$ 7,917.00
340	6103	D-GR HMA(SQ) TY-D SAC-A PG64-22	TON	14	\$ 450.00	\$ 6,300.00	\$ 158.00	\$ 2,212.00	\$ 609.00	\$ 8,526.00
310	6009	PRIME COAT (MC-30)	GAL	14	\$ 10.00	\$ 140.00	\$ 10.00	\$ 140.00	\$ 52.50	\$ 735.00
100	6002	PREPARING ROW	STA	40.90	\$ 310.00	\$ 12,679.00	\$ 400.00	\$ 16,360.00	\$ 1,180.28	\$ 48,273.45
467	6348	SET (TY II) (18 IN) (CMP) (6:1) (P)	EA	1	\$ 1,800.00	\$ 1,800.00	\$ 3,000.00	\$ 3,000.00	\$ 1,100.00	\$ 1,100.00
464	6003	RC PIPE (CL III)(18 IN)	LF	8	\$ 78.00	\$ 624.00	\$ 50.00	\$ 400.00	\$ 120.00	\$ 960.00
460	6002	CMP (GAL STL 18 IN)	LF	5	\$ 73.00	\$ 365.00	\$ 36.00	\$ 180.00	\$ 350.00	\$ 1,750.00
467	6363	SET (TY II) (18 IN) (RCP) (6:1) (P)	EA	1	\$ 2,200.00	\$ 2,200.00	\$ 3,000.00	\$ 3,000.00	\$ 1,000.00	\$ 1,000.00
464	6002	RC PIPE (CL III)(15 IN)	LF	16	\$ 73.00	\$ 1,168.00	\$ 50.00	\$ 800.00	\$ 100.00	\$ 1,600.00
467	6341	SET (TY II)(15 IN)(RCP)(6:1)(P)	EA	4	\$ 1,700.00	\$ 6,800.00	\$ 3,000.00	\$ 12,000.00	\$ 900.00	\$ 3,600.00
7056	6064	ADJUST EXIST WATER VALVE	EA	4	\$ 520.00	\$ 2,080.00	\$ 500.00	\$ 2,000.00	\$ 450.00	\$ 1,800.00
644	6068	RELOCATE SM RD SN SUP&AM TY 10BWG	EA	8	\$ 450.00	\$ 3,600.00	\$ 700.00	\$ 5,600.00	\$ 499.00	\$ 3,992.00
685	6004	INSTL RDSD FLSH BCN ASSM (SOLAR PWRD)	EA	2	\$ 13,000.00	\$ 26,000.00	\$ 18,000.00	\$ 36,000.00	\$ 11,000.00	\$ 22,000.00
624	6010	GROUND BOX TY D (162922)W/APRON	EA	2	\$ 1,500.00	\$ 3,000.00	\$ 5,000.00	\$ 10,000.00	\$ 3,000.00	\$ 6,000.00
666	6023	REFL PAV MARK TY I (W)6"(SLD)(090MIL)	LF	1,120	\$ 3.00	\$ 3,360.00	\$ 3.75	\$ 4,200.00	\$ 2.89	\$ 3,236.80
666	6041	REFL PAV MRK TY I (W)12"(SLD)(090MIL)	LF	24	\$ 41.00	\$ 984.00	\$ 4.50	\$ 108.00	\$ 3.68	\$ 88.32
666	6047	REFL PAV MRK TY I (W)24"(SLD)(090MIL)	LF	126	\$ 12.00	\$ 1,512.00	\$ 8.50	\$ 1,071.00	\$ 7.35	\$ 926.10
506	6001	ROCK FILTER DAMS (INSTALL) (TY 1)	LF	58	\$ 19.00	\$ 1,102.00	\$ 60.00	\$ 3,480.00	\$ 29.40	\$ 1,705.20
506	6011	ROCK FILTER DAMS (REMOVE)	LF	58	\$ 6.50	\$ 377.00	\$ 25.00	\$ 1,450.00	\$ 5.25	\$ 304.50
506	6038	TEMP SEDMT CONT FENCE (INSTALL)	LF	3,167	\$ 2.00	\$ 6,334.00	\$ 5.00	\$ 15,835.00	\$ 2.10	\$ 6,650.70
506	6039	TEMP SEDMT CONT FENCE (REMOVE)	LF	3,167	\$ 0.10	\$ 316.70	\$ 2.00	\$ 6,334.00	\$ 0.53	\$ 1,678.51
164	6007	BROADCAST SEED, HYDROMULCH BERMUDA (PERM) (URBAN) (CLAY)	SY	5,380	\$ 0.40	\$ 2,152.00	\$ 0.50	\$ 2,690.00	\$ 0.44	\$ 2,367.20
168	6001	VEGETATIVE WATERING	MG	467	\$ 32.00	\$ 14,944.00	\$ 5.25	\$ 2,451.75	\$ 44.00	\$ 20,548.00
110	6001	EXCAVATION (ROADWAY)	CY	336	\$ 23.00	\$ 7,728.00	\$ 4.50	\$ 1,512.00	\$ 45.00	\$ 15,120.00
132	6003	EMBANKMENT (FINAL)(ORD COMP)(TY B)	CY	174	\$ 15.00	\$ 2,610.00	\$ 8.50	\$ 1,479.00	\$ 35.00	\$ 6,090.00
550	6008	CHAIN LINK FENCE (INSTALL) (8')	LF	80	\$ 6.50	\$ 520.00	\$ 125.00	\$ 10,000.00	\$ 32.55	\$ 2,604.00
550	6003	CHAIN LINK FENCE (REMOVE)	LF	80	\$ 1.50	\$ 120.00	\$ 18.75	\$ 1,500.00	\$ 11.85	\$ 948.00
192	6013	MULCH	SY	250	\$ 23.00	\$ 5,750.00	\$ 30.00	\$ 7,500.00	\$ 9.45	\$ 2,362.50
160	6004	FURNISHING AND PLACING TOPSOIL (6")	SY	5,380	\$ 3.75	\$ 20,175.00	\$ 4.00	\$ 21,520.00	\$ 6.83	\$ 36,745.40
TOTAL BID AMOUNT						\$ 554,224.70		\$ 710,158.25		\$ 616,624.18

Lago Vista Middle School Safe Routes to School  
Extended Bid Tabs  
Re-Bid April 5th, 2018

			Myers Concrete Construction, LP		er, Botkin Prime Construction Company		QRO Mex Construction Company Inc.		Westar Construction Inc	
ITEM	CODE	DESCRIPTION	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
502	6001	BARRICADES, SIGNS AND TRAFFIC HANDLING	\$ 5,165.00	\$ 15,495.00	\$ 5,538.46	\$ 16,615.38	\$ 4,500.00	\$ 13,500.00	\$ 7,000.00	\$ 21,000.00
677	6007	ELIM EXT PAV MRK & MRKS (24")	\$ 16.00	\$ 672.00	\$ 28.57	\$ 1,199.94	\$ 14.00	\$ 588.00	\$ 10.00	\$ 420.00
354	6002	PLAN & TEXT ASPH CONC PAV(0" TO 2")	\$ 14.00	\$ 1,652.00	\$ 63.42	\$ 7,483.56	\$ 7.00	\$ 826.00	\$ 65.00	\$ 7,670.00
450	6048	RAIL (HANDRAIL)(TY B)	\$ 89.00	\$ 93,361.00	\$ 52.78	\$ 55,386.22	\$ 78.00	\$ 81,822.00	\$ 77.00	\$ 80,773.00
450	6052	RAIL (HANDRAIL)(TY F)	\$ 129.00	\$ 16,899.00	\$ 104.46	\$ 13,684.26	\$ 145.00	\$ 18,995.00	\$ 150.00	\$ 19,650.00
529	2006	CONC CURB (MONO)(TYII)	\$ 13.00	\$ 4,797.00	\$ 16.20	\$ 5,977.80	\$ 60.00	\$ 22,140.00	\$ 27.00	\$ 9,963.00
529	6038	CONC CURB (RIBBON)	\$ 13.00	\$ 32,656.00	\$ 21.48	\$ 53,957.76	\$ 25.00	\$ 62,800.00	\$ 23.00	\$ 57,776.00
529	6015	CONC CURB (TY C1)	\$ 55.00	\$ 2,200.00	\$ 53.88	\$ 2,155.20	\$ 120.00	\$ 4,800.00	\$ 82.50	\$ 3,300.00
529	6016	CONC CURB (TY F1)	\$ 85.00	\$ 63,835.00	\$ 76.68	\$ 57,586.68	\$ 85.00	\$ 63,835.00	\$ 75.00	\$ 56,325.00
529	6017	CONC CURB (TY F2)	\$ 111.00	\$ 6,993.00	\$ 142.80	\$ 8,996.40	\$ 140.00	\$ 8,820.00	\$ 104.50	\$ 6,583.50
529	6018	CONC CURB (TY F3)	\$ 161.00	\$ 11,109.00	\$ 190.80	\$ 13,165.20	\$ 160.00	\$ 11,040.00	\$ 172.00	\$ 11,868.00
531	6002	CONC SIDEWALKS (5")	\$ 59.00	\$ 135,995.00	\$ 55.80	\$ 128,619.00	\$ 63.00	\$ 145,215.00	\$ 54.90	\$ 126,544.50
531	6003	CONC SIDEWALKS (6")	\$ 66.00	\$ 3,696.00	\$ 61.14	\$ 3,423.84	\$ 80.00	\$ 4,480.00	\$ 69.00	\$ 3,864.00
531	6013	CURB RAMPS (TY10)	\$ 1,661.00	\$ 34,881.00	\$ 1,680.00	\$ 35,280.00	\$ 1,750.00	\$ 36,750.00	\$ 1,320.00	\$ 27,720.00
531	6004	CURB RAMPS (TY 1)	\$ 1,609.00	\$ 17,699.00	\$ 1,668.00	\$ 18,348.00	\$ 1,850.00	\$ 20,350.00	\$ 1,320.00	\$ 14,520.00
360	6028	CONC PAV (JOINT REINF) (6")	\$ 81.00	\$ 10,044.00	\$ 67.19	\$ 8,331.56	\$ 85.00	\$ 10,540.00	\$ 74.00	\$ 9,176.00
334	6076	HMCL ACP TY-D AC-0.6	\$ 284.00	\$ 3,976.00	\$ 180.00	\$ 2,520.00	\$ 350.00	\$ 4,900.00	\$ 165.00	\$ 2,310.00
340	6032	D-GR HMA(SQ) TY-C SAC-B PG64-22	\$ 284.00	\$ 3,692.00	\$ 696.00	\$ 9,048.00	\$ 300.00	\$ 3,900.00	\$ 750.00	\$ 9,750.00
340	6103	D-GR HMA(SQ) TY-D SAC-A PG64-22	\$ 284.00	\$ 3,976.00	\$ 696.00	\$ 9,744.00	\$ 250.00	\$ 3,500.00	\$ 750.00	\$ 10,500.00
310	6009	PRIME COAT (MC-30)	\$ 24.00	\$ 336.00	\$ 60.00	\$ 840.00	\$ 7.00	\$ 98.00	\$ 75.00	\$ 1,050.00
100	6002	PREPARING ROW	\$ 1,960.00	\$ 80,164.00	\$ 923.08	\$ 37,753.97	\$ 250.00	\$ 10,225.00	\$ 300.00	\$ 12,270.00
467	6348	SET (TY II) (18 IN) (CMP) (6:1) (P)	\$ 968.00	\$ 968.00	\$ 1,138.80	\$ 1,138.80	\$ 1,500.00	\$ 1,500.00	\$ 2,000.00	\$ 2,000.00
464	6003	RC PIPE (CL III)(18 IN)	\$ 194.00	\$ 1,552.00	\$ 130.80	\$ 1,046.40	\$ 120.00	\$ 960.00	\$ 220.00	\$ 1,760.00
460	6002	CMP (GAL STL 18 IN)	\$ 132.00	\$ 660.00	\$ 238.80	\$ 1,194.00	\$ 110.00	\$ 550.00	\$ 220.00	\$ 1,100.00
467	6363	SET (TY II) (18 IN) (RCP) (6:1) (P)	\$ 1,041.00	\$ 1,041.00	\$ 958.80	\$ 958.80	\$ 2,250.00	\$ 2,250.00	\$ 2,000.00	\$ 2,000.00
464	6002	RC PIPE (CL III)(15 IN)	\$ 163.00	\$ 2,608.00	\$ 104.40	\$ 1,670.40	\$ 110.00	\$ 1,760.00	\$ 165.00	\$ 2,640.00
467	6341	SET (TY II)(15 IN)(RCP)(6:1)(P)	\$ 968.00	\$ 3,872.00	\$ 598.80	\$ 2,395.20	\$ 2,000.00	\$ 8,000.00	\$ 2,000.00	\$ 8,000.00
7056	6064	ADJUST EXIST WATER VALVE	\$ 1,291.00	\$ 5,164.00	\$ 692.31	\$ 2,769.24	\$ 750.00	\$ 3,000.00	\$ 900.00	\$ 3,600.00
644	6068	RELOCATE SM RD SN SUP&AM TY 10BWG	\$ 565.00	\$ 4,520.00	\$ 570.00	\$ 4,560.00	\$ 500.00	\$ 4,000.00	\$ 750.00	\$ 6,000.00
685	6004	INSTL RDSD FLSH BCN ASSM (SOLAR PWRD)	\$ 8,070.00	\$ 16,140.00	\$ 16,200.00	\$ 32,400.00	\$ 15,000.00	\$ 30,000.00	\$ 17,500.00	\$ 35,000.00
624	6010	GROUND BOX TY D (162922)W/APRON	\$ 968.00	\$ 1,936.00	\$ 2,160.00	\$ 4,320.00	\$ 2,200.00	\$ 4,400.00	\$ 3,600.00	\$ 7,200.00
666	6023	REFL PAV MARK TY I (W)6"(SLD)(090MIL)	\$ 3.00	\$ 3,360.00	\$ 3.30	\$ 3,696.00	\$ 7.00	\$ 7,840.00	\$ 9.00	\$ 10,080.00
666	6041	REFL PAV MRK TY I (W)12"(SLD)(090MIL)	\$ 5.00	\$ 120.00	\$ 4.20	\$ 100.80	\$ 15.00	\$ 360.00	\$ 35.00	\$ 840.00
666	6047	REFL PAV MRK TY I (W)24"(SLD)(090MIL)	\$ 10.00	\$ 1,260.00	\$ 8.40	\$ 1,058.40	\$ 28.00	\$ 3,528.00	\$ 35.00	\$ 4,410.00
506	6001	ROCK FILTER DAMS (INSTALL) (TY 1)	\$ 48.00	\$ 2,784.00	\$ 27.00	\$ 1,566.00	\$ 20.00	\$ 1,160.00	\$ 33.00	\$ 1,914.00
506	6011	ROCK FILTER DAMS (REMOVE)	\$ 11.00	\$ 638.00	\$ 11.40	\$ 661.20	\$ 10.00	\$ 580.00	\$ 5.00	\$ 290.00
506	6038	TEMP SEDMT CONT FENCE (INSTALL)	\$ 2.00	\$ 6,334.00	\$ 2.10	\$ 6,650.70	\$ 2.50	\$ 7,917.50	\$ 2.50	\$ 7,917.50
506	6039	TEMP SEDMT CONT FENCE (REMOVE)	\$ 1.00	\$ 3,167.00	\$ 0.60	\$ 1,900.20	\$ 1.00	\$ 3,167.00	\$ 0.25	\$ 791.75
BROADCAST SEED, HYDROMULCH BERMUDA (PERM)										
164	6007	(URBAN) (CLAY)	\$ 1.00	\$ 5,380.00	\$ 0.36	\$ 1,936.80	\$ 1.00	\$ 5,380.00	\$ 0.70	\$ 3,766.00
168	6001	VEGETATIVE WATERING	\$ 33.00	\$ 15,411.00	\$ 10.62	\$ 4,959.54	\$ 35.00	\$ 16,345.00	\$ 15.00	\$ 7,005.00
110	6001	EXCAVATION (ROADWAY)	\$ 36.00	\$ 12,096.00	\$ 11.71	\$ 3,934.56	\$ 6.00	\$ 2,016.00	\$ 17.00	\$ 5,712.00
132	6003	EMBANKMENT (FINAL)(ORD COMP)(TY B)	\$ 35.00	\$ 6,090.00	\$ 10.15	\$ 1,766.10	\$ 10.00	\$ 1,740.00	\$ 28.00	\$ 4,872.00
550	6008	CHAIN LINK FENCE (INSTALL) (8")	\$ 24.00	\$ 1,920.00	\$ 23.08	\$ 1,846.40	\$ 54.00	\$ 4,320.00	\$ 55.00	\$ 4,400.00
550	6003	CHAIN LINK FENCE (REMOVE)	\$ 8.00	\$ 640.00	\$ 12.92	\$ 1,033.60	\$ 8.00	\$ 640.00	\$ 11.50	\$ 920.00
192	6013	MULCH	\$ 5.00	\$ 1,250.00	\$ 10.40	\$ 2,600.00	\$ 9.00	\$ 2,250.00	\$ 25.00	\$ 6,250.00
160	6004	FURNISHING AND PLACING TOPSOIL (6")	\$ 4.00	\$ 21,520.00	\$ 6.10	\$ 32,818.00	\$ 6.00	\$ 32,280.00	\$ 3.25	\$ 17,485.00
TOTAL BID AMOUNT				\$ 664,559.00		\$ 609,077.91		\$ 675,067.50		\$ 638,986.25

**MEETING DATE: May 3, 2018**

**AGENDA ITEM:** Consider schedule and items for future Council meetings.

**Comments:**

**Motion by:** \_\_\_\_\_

**Seconded by:** \_\_\_\_\_

**Content of Motion:** \_\_\_\_\_

**Vote: Williams \_\_\_\_\_; Sullivan \_\_\_\_\_; Davila \_\_\_\_\_; R. Smith \_\_\_\_\_;**

**Tidwell \_\_\_\_\_; Weatherly \_\_\_\_\_; Bland \_\_\_\_\_**

**Motion Carried: Yes \_\_\_\_\_; No \_\_\_\_\_**

**MEETING DATE: May 3, 2018**

**AGENDA ITEM: EXECUTIVE SESSION**

**Comments:**

- A. Pending or threatened litigation pertaining to Cause No. D-1-GN-16-002483, *Villa Montechino L.P. v. City of Lago Vista*, Travis County 200th District Court.
- B. Consultation with Legal Counsel concerning possible real estate acquisition, management or divestiture and attendant matters thereto.
- C. Consultation with Legal Counsel concerning Airport property.
- D. Consultation with legal counsel regarding contractual claims or possible claims or charges, contractual modifications, and questions related thereto.
- E. Consult with legal counsel regarding standards and criteria for City Manager's performance evaluation.

**MEETING DATE: May 3, 2018**

**AGENDA ITEM: RECONVENE FROM EXECUTIVE SESSION**

**Comments:**

- A. Pending or threatened litigation pertaining to Cause No. D-1-GN-16-002483, *Villa Montechino L.P. v. City of Lago Vista*, Travis County 200th District Court.
- B. Consultation with Legal Counsel concerning possible real estate acquisition, management or divestiture and attendant matters thereto.
- C. Consultation with Legal Counsel concerning Airport property.
- D. Consultation with legal counsel regarding contractual claims or possible claims or charges, contractual modifications, and questions related thereto.
- E. Consult with legal counsel regarding standards and criteria for City Manager's performance evaluation.