

The City of

Lago Vista

2030 COMPREHENSIVE PLAN



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 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.

PASSED AND APPROVED THIS 20th day of April, 2017



ATTEST:

Sandra Barton

Sandra Barton, City Secretary

CITY OF LAGO VISTA

Dale Mitchell
Dale Mitchell, Mayor

Acknowledgements

Special thanks to the City of Lago Vista's Comprehensive Plan Advisory Committee volunteers, elected and appointed officials, City staff, and citizens who provided knowledge, assistance, and insight throughout the process of developing this plan. Their contributions are appreciated and helped to make this Lago Vista 2030 Comprehensive Plan possible.

Mayor and City Council

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Ed Tidwell, Place 3
Ron Smith, Mayor Pro Tem
Stephanie Smith, Place 5
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2030

COMPREHENSIVE PLAN

[PLAN SYNOPSIS]



Public Input Process

The Lago Vista 2030 Comprehensive Plan process was led by the Comprehensive Plan Advisory Committee with support from the community, City officials and staff, and the consultant team. Community input was collected at the following meetings:

- 5 Comprehensive Plan Advisory Committee meetings
- 3 Town Hall meetings
- 1 LVHS student meeting
- 3 Planning & Zoning Commission meetings
- 2 City Council meetings



Special Considerations for Lago Vista

Physical Considerations:

- Extreme topography
- Small, platted lots
- Limited infrastructure
- Narrow roadways
- Lake frontage

Other Unique Considerations:

- Median age of 47.2 years (compared to 33.6 in Texas)
- Sidewalk and trail connections
- Roadway safety
- Citywide park access and activities for youth needs
- Shopping, dining, entertainment, and housing needs





What's Inside the Plan?

1. Overview
2. City Snapshot
3. Land Use
4. Housing and Neighborhood Livability
5. Transportation
6. Parks, Recreation, and Open Space
7. City Facilities and Services
8. Implementation
9. Appendix



Recommended Actions

1

YEAR ONE

1. Development code update
2. Scenic City designation
3. Work towards park-sharing agreement with POAs
4. Park and Recreation Board
5. Park land and trail easement acquisition
6. Roads vacated into trails
7. Sidewalk plan for new and retrofitted sidewalks
8. Land acquisition near Airport
9. Coordination with Airport Action Plan
10. Multipurpose sports complex
11. Partnerships with private capital entities
12. Text and email communication capabilities
13. Organization representatives for communication

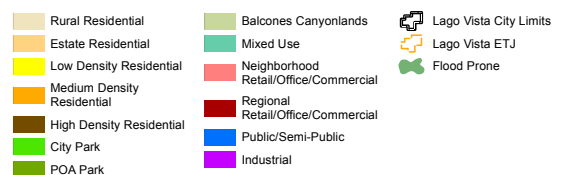
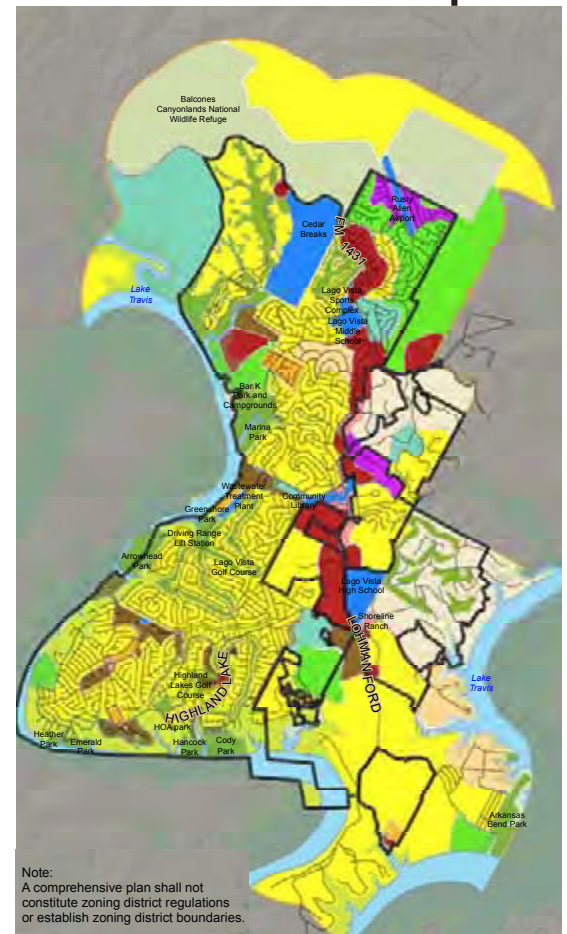
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YEAR TWO AND BEYOND

The plan includes 34 action item recommendations to initiate in Year Two or later related to the following topics:

- Lakefront development and tourism
- Parks and trails
- Golf courses
- Municipal complex redevelopment
- Housing options
- Roadway safety and connections
- Design standards

Future Land Use Map



What's Inside

- 1| Overview 1**
 - Purpose of a Comprehensive Plan 1**
 - Creation of the Lago Vista 2030 Comprehensive Plan 2**
 - Summary of the Lago Vista 2030 Comprehensive Plan 5**
 - How should the Lago Vista 2030 Comprehensive Plan be used? 6**

- 2| City Snapshot 7**
 - History of Lago Vista 7**
 - Community Profile 9**
 - Population Trends 9
 - Demographic Characteristics 11
 - Housing Characteristics 15
 - Local and Regional Planning Context 17**
 - Lago Vista Comprehensive Master Plan (2008) 17
 - Transportation Plan Analysis (2009) 17
 - Rusty Allen Airport Action Plan (1999) 18
 - Lago Vista Destination 2025: Proposed City Park System (2014) 19
 - CAMPO 2040 Regional Transportation Plan (2015) 20
 - CAMPO West Travis County Plan (Upcoming) 20
 - Travis County Transportation Plan 20

- 3| Land Use 21**
 - Issues and Existing Conditions 21**
 - Existing Land Use Analysis 22
 - Physical Constraints 26
 - Recommendations 29**
 - Future Land Use and Population Planning 29
 - Design Standards for Nonresidential and Multifamily Development 41
 - Resource Protection 45
 - Lakefront and Tourism 48
 - Growth Prioritization 50
 - Future Expansion Areas 53
 - Rusty Allen Airport Area 57
 - Municipal Complex Redevelopment 58
 - Action Items 60**

4 Housing and Neighborhood Livability	62
Issues and Existing Conditions	62
Recommendations	63
Single-Family Neighborhood Enhancements.....	63
Single-Family Home and Site Design Enhancements	66
Life-Cycle Housing Opportunities	68
Action Items	71
5 Transportation.....	72
Issues and Existing Conditions	72
Current Transportation Network	72
Accident History.....	76
Traffic Generators and Volumes.....	76
Recommendations	79
Future Transportation Network.....	79
Roadway Safety and Maintenance	85
Alternative Transportation	88
Action Items	91
6 Parks, Recreation, and Open Space.....	92
Issues and Existing Conditions	92
Current Inventory and Level of Service	93
Recommendations	99
Future Parks and Trails	99
Multipurpose Sports Complex.....	103
Community Access.....	104
Recreational Facility Standards.....	105
Action Items	110
7 City Facilities and Services	111
Issues and Existing Conditions	112
City Hall and Administration.....	112
Public Library.....	112
Police.....	113
Public Works.....	114
Golf Courses.....	114
Parks and Recreation	115
Development Services.....	115
Lago Vista Independent School District.....	115
Property Owners' Association (POA) Facilities.....	115

Recommendations	119
Communication Program	119
Conference Hotel or Civic Center	119
Local Activities	120
Golf Courses	120
Economic Development Initiatives	121
Action Items	123
8 Implementation.....	124
The Roles of the Comprehensive Plan	124
A Guide for Daily Decision-Making	124
Zoning and Subdivision	124
A Flexible and Alterable Guide	124
Regular Review	125
Comprehensive Review	125
Implementation Matrix and Top Priorities.....	125
Actions to Initiate in Year 1	126
Actions to Initiate in Year 2 and Beyond	127
Policies	131
Code Updates.....	132
9 Appendix.....	133
Input Summary	133
Comprehensive Plan Advisory Committee (CPAC)	133
Town Hall Meetings	134
Lago Vista High School Session.....	152
Surveys and Comments	155

1| Overview

Purpose of a Comprehensive Plan

A city's comprehensive plan can be defined as a long-range planning tool that is intended to be used by citizens, the City Council, City Staff and other decision-makers to guide the growth and physical development of the community for 10 to 15 years. The State of Texas has established laws with regard to the ways incorporated communities can ensure the health, safety and welfare of their citizens. State law gives municipalities the power to regulate the use of land, but only if such regulations are based on a plan. Specifically, the law states:

The governing body of a municipality may adopt a comprehensive plan for the long range development of the municipality...A municipality may define the relationship between a comprehensive plan and development regulations and may provide standards for determining the consistency required between a plan and development regulations.

-Chapter 213 of the Texas Local Government Code

In basic terms, the primary objectives of a comprehensive plan are to accomplish the following:

- Efficient delivery of services,
- Coordination of public and private investments,
- Minimization of potential conflicts between land uses,
- Management of growth in an orderly manner,
- Cost-effective public investments, and
- A rational and reasonable basis for making decision that impact the community.

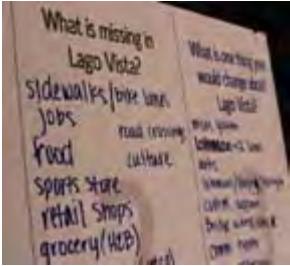
There are two interrelated purposes of a comprehensive plan: one, it allows the citizens of a community to create a shared vision of what they want the community to become, and two, it establishes ways in which a community can effectively realize this vision. This Comprehensive Plan is a vision of what Lago Vista can become and is a long-range statement of the City's public policy.

A comprehensive plan is not a zoning ordinance, but rather it is a high-level tool utilized by the City to guide future development decisions. As new development, zoning requests and other development decisions are made, the comprehensive plan helps to ensure orderly and coordinated growth. Determining what land uses are appropriate within Lago Vista, and where such land uses should be located, helps to protect the integrity of the City's neighborhoods and corridors. Ultimately, coordinated land use patterns help to protect private property by maintaining and enhancing value and protecting property from incompatible uses.



Creation of the Lago Vista 2030 Comprehensive Plan

The Lago Vista 2030 Comprehensive Plan was created by a joint effort between Lago Vista City staff, the Comprehensive Plan Advisory Committee, the Planning & Zoning Commission, the City Council, the residents of Lago Vista, and the Freese and Nichols consultant team (FNI). The following provides an overview of the meetings that were held, with detailed responses and input found in **9| Appendix**.



KICK-OFF

Planning & Zoning Commission and CPAC | September 2015

FNI consultants met with the Planning & Zoning Commission as well as the Comprehensive Plan Advisory Committee (CPAC) to discuss the vision and purpose for the new comprehensive plan. This meeting included discussion of current conditions, strengths, and issues that the City and its residents face.



Monthly Online Survey | November 2015 through May 2016

Online surveys were conducted every month to the residents of Lago Vista to provide input on a range of topics related to the Comprehensive Plan.

Lago Vista High School Input | September 2015

The public meeting process began with an interactive meeting with a group of Lago Vista High School students. FNI gave students an overview of planning and the purpose of a comprehensive plan. The students participated in a visual character survey, indicating which types of developments they feel are suitable for Lago Vista. Students were then divided into three breakout groups and asked to provide input regarding the biggest issues, what's missing in the community, and what they would change about the City, then each group shared their responses with the other students.



GATHER PUBLIC INPUT

Community Town Hall #1 | September 2015

Following the meeting with the LVHS students, FNI conducted the first Town Hall meeting. This meeting followed a similar format to the earlier meeting – visual character survey and identification of the biggest issues, missing places, and one thing to change about the community. However, this meeting was held in a public forum/question-and-answer format. Following completion of the exercises, a comparison of the LVHS and Town Hall responses indicated that while many of the responses overlapped, each group contributed a unique perspective.



CPAC Issues and Innovation | October 2015

The CPAC was presented with a condensed version of the public input gathered at the previous meetings with Lago Vista residents. The group discussed initial goals and ideas to incorporate the input received to-date. At this point, the CPAC members felt it was necessary to expand the public involvement strategy by adding an additional Town Hall meeting and CPAC meeting to review the input.



Community Town Hall #2 | October 2015

At the second Town Hall meeting, the community was presented with a summary of the issues and input collected so far. This input was divided into eight distinct categories – connectivity, outdoor activities, business attraction, communication and coordination, infrastructure, housing choices, aesthetics, and destination community. Attendees rotated between stations and used a survey to provide feedback regarding the identified issues.



CPAC Work Session | October 2015

The CPAC was presented with the community input from Town Hall #2. Following this input, the CPAC members discussed questions to be included in the upcoming online surveys and participated in a mapping exercise regarding future development areas and land uses.



CPAC Draft Review | January 2016

The CPAC was presented with the first draft of the plan for review. The Committee discussed their questions with the Consultants and submitted their input on potential changes. After the meeting, the Committee took additional time to review the plan and submitted input to the Consultants on the priority of the Plan’s recommendations.



Town Hall #3 | February 2016

At the third Town Hall meeting, the community was presented with a summary of the draft plan and the recommendations for each chapter. Following the presentation, the participants were asked to assist in prioritizing the Plan’s recommendations. Each Plan chapter had a board with the corresponding recommendation listed and every participant was given four dots for ‘urgent’ and four dots for ‘important’ to help vote on the recommendations that were of the highest priority to them.



CPAC Draft Review | March 2016

On Monday, March 14, 2016, the CPAC met to review the draft plan. The consultants presented the highlights of each chapter to the CPAC and the group gave feedback. After discussion on necessary edits, the group agreed to meet again in March to further discuss the plan.



CPAC Revised Draft Review | March 2016

On Thursday, March 24, 2016, the CPAC met a second time to review the draft plan. The CPAC members presented their thoughts on the draft plan and came to an agreement on what changes needed to be made. At the end of the meeting, the CPAC passed a motion to recommend the plan to the Planning & Zoning Commission subject to the agreed upon revisions.



Planning & Zoning Commission Work Session | April 2016

On Thursday, April 7, 2016, the Planning & Zoning Commission met to review the draft comprehensive plan. The group asked the consultant team questions and discussed various edits. At the end of the meeting, the Commission agreed on a set of edits for the draft plan. The major changes included the creation of a formal executive summary, scaling back the boundaries to the conservation areas, and increasing the near-term growth rates. The Commission also agreed to meet again independently to review the plan in more detail and submit any other necessary edits.

City Council Work Session | April 2016

On Thursday, April 7, 2016, FNI presented an overview of the plan to the City Council. The Council took public comments from the audience and a few residents spoke to ask questions or provide comments about the plan. The City Council needed additional time to review the plan and agreed to meet again independently to review the plan in more detail and submit any other necessary edits.

Planning & Zoning Commission Public Hearing | May 2016

On Thursday, May 5, 2016 the Planning & Zoning Commission unanimously recommended the Comprehensive Plan to the City Council for adoption, following a public hearing.

City Council Public Hearing | May 2016

On Thursday, May 5, 2016 the City Council unanimously voted to adopt the Lago Vista 2030 Comprehensive Plan, following a public hearing.



Summary of the Lago Vista 2030 Comprehensive Plan

The Lago Vista 2030 Comprehensive Plan will be used as a guiding document for the future growth and development of the City. This plan will be used by City staff and elected officials to make decisions and set policies. The Plan was developed under the guidance of a Comprehensive Plan Advisory Committee (CPAC), which was made up of key stakeholders, officials, and residents who represent a cross-section of Lago Vista's residents.

The plan contains the following elements and recommendation topics:

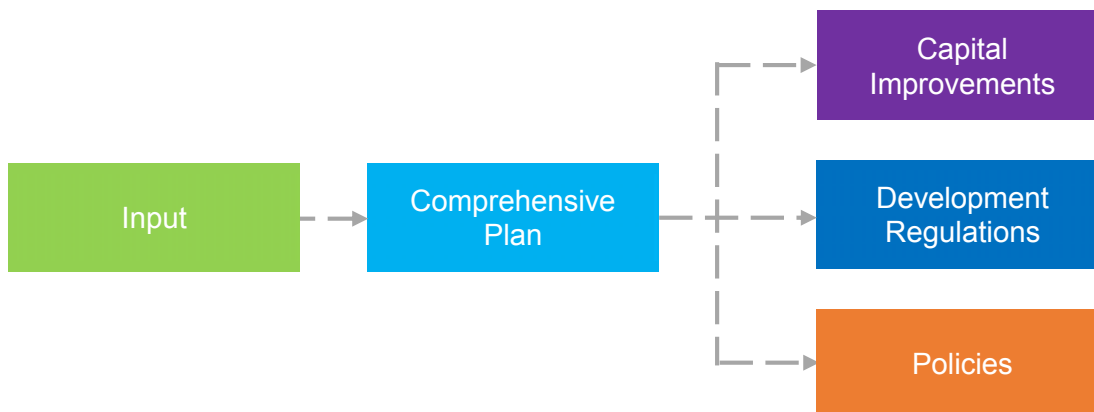
- **City Snapshot** – The City Snapshot element contains a community profile, including demographics, of Lago Vista. This information is generally based on U.S. Census data. To plan for the future of a city, it is important to understand its community and the existing conditions.
- **Land Use** – The Land Use element analyzed the existing and future land use of the City. The Future Land Use Map is used to set a plan for how the vacant land in the City will develop. An ultimate capacity calculation is created based on the Future Land Use Map to set a framework for the City's build-out population if all the land was fully developed. This element contains recommendations for design standards, resource protection, lakefront and tourism, conservation and growth areas, infrastructure expansion, the Rusty Allen Airport, and a municipal complex redevelopment effort.
- **Housing and Neighborhood Livability** – The Housing and Neighborhood Livability element examines the existing housing conditions to identify the needs of Lago Vista's neighborhoods. The purpose of the element is to set policies and recommendations that preserve the existing housing stock and promote the quality development of future housing. Additionally, recommendations for life-cycle housing are included to encourage housing types for all stages of life. Lago Vista's family population is growing and there is a demand for the younger population to be able to live and work in the City. This element includes recommendations for neighborhood enhancements, site design, and life-cycle housing opportunities.
- **Transportation** – The Transportation element is intended to plan the future transportation network in Lago Vista. Due to extreme topography and existing development, the roadway network is generally set; however, collector streets were added to increase mobility around the City without increasing volume on FM 1431 or Lohman Ford Road. This element contains recommendations for the future roadway network, roadway safety and maintenance, and alternative transportation such as sidewalks.
- **Parks, Recreation, and Open Space** – The Parks, Recreation, and Open Space element is intended to encourage recreation and outdoor activities within Lago Vista. Currently, the POAs within the City control a majority of the parkland; therefore, the element recommends developing City-owned parks, as well as developing a task force to work toward a parks and recreation agreement between the City and the POAs. This element contains recommendations for future parks and trails, a multipurpose sports complex, community access, and recreational facility standards.
- **City Facilities and Services** – The City Facilities and Services element examines the current level of services, staffing, and facility needs. This element contains recommendations for a communication program, a conference center or civic center, local activities, golf courses, and economic development initiatives.
- **Implementation** – The Implementation element is the key component to the plan because the actions outlined in the element will help the plan come to fruition. The Implementation element contains a table for Actions to Initiate in Year 1, which outlines the top priorities for the City staff and elected officials to start within one year of plan adoption. The element also contains a table for Actions to Initiate in Year 2 and Beyond, organized by element, to outline the long-term actions. Many of the actions will take years to complete and will have many steps along the way; therefore, specific milestones and task leaders are incorporated into the table. The action table concludes with

a list of City ordinance updates and City policies that are detailed throughout the plan. The Implementation element is intended to be reviewed by the Planning & Zoning Commission and City Council on a regular basis to remove completed actions and identify the next year's set of actions.

How should the Lago Vista 2030 Comprehensive Plan be used?

The 2030 Comprehensive Plan should ultimately be used as a guide for daily decision-making. The City should always refer to the basic proposals outlined within the Comprehensive Plan for daily decisions such as whether to surface a street, to amend the zoning map or a zoning ordinance provision, to enforce the building codes, or to construct a new utility line. The private developer or investor, likewise, should recognize the broad concepts and policies of the plan so that their efforts become part of a meaningful whole in planning the City.

Policies and recommendation found within the Plan may be put into effect through policies, adopted development regulations, such as zoning and subdivision, and through capital improvement programs. Many recommendations within the Plan can be implemented through simple refinement of existing regulations or City processes, while others may require establishments of new policies, programs, or processes.



The 2030 Comprehensive Plan is intended to be a dynamic planning document – one that responds to changing needs and conditions. Major plan amendments should be made with thorough analysis of immediate needs with consideration for long-term effects of proposed amendments. The Lago Vista City Council and other City officials should consider each proposed amendment to determine whether or not it is consistent with the Plan's goals and policies, and whether it will be beneficial for the long-term health and vitality of the City of Lago Vista.

2| City Snapshot

History of Lago Vista

Lago Vista's location within Texas' Hill Country has been a great factor in determining the land use pattern. The topography, which includes rolling hills, rocky slopes, steep canyons, and the reforestation of oak and cedar trees have also played a significant role in the development of the City.

Less than forty years ago, the City was considered to be part of a desolate region due to the isolation created by Lake Travis and the hazardous driving conditions F.M. 1431 posed to those traveling west. In the early days of Lago Vista, two people, L.L. "Dude" McCandless, and J.S. "Sid" Wheless Jr., owned the vast majority of the land. In November of 1957, Wheless sold 1,668 acres of his land to a Houston dentist named C. Paul Harris. Approximately two months later in January of 1958, Dr. Harris transferred the rights to his property to a family corporation – Lago Vista, Incorporated.

The land had already been subdivided into lots, but development plans were still being prepared in a vague and disorganized manner. Deed restrictions had been set in place to only permit dwelling units that were 600 to 800 square feet in size. The vision was to build Lago Vista into a resort community – a place where people could travel to in order to escape the hustle and bustle of larger cities. During the same time period, C.C. Cook, who is believed to be the vice president of Lago Vista, Inc., began to advocate for Lago Vista to be a residential development with 6,000 homes worth a total of \$150 million. Cook's residential development would encompass the entire 1,668 acres and not include land designated for uses such as parks and public/semi-public purposes.

Between 1958 and 1964, Dr. Harris continued to sell vacant lots throughout the City. In 1964, John Moss purchased all of the assets that belonged to Lago Vista, Inc. with the intention of subdividing lots and generating an even larger profit than originally envisioned. Moss introduced the marketing group Havasu Sales, Inc. to sell the properties, however, sales continued at a modest pace until 1968. This is thought to be caused by the fact that there were not many amenities within Lago Vista to attract new residents. In October 1969, National Homes, Inc. acquired Lago Vista and later merged with Havasu Sales to become National Resort Communities, Inc. (NRC). NRC added a 9-hole golf course, known today as Lago Vista Golf Course, to help promote lot sales.

In 1969, NRC purchased 776 acres adjacent the firm's existing tract from the firm owned by L.L. "Dude" McCandless – Emerald Bend, Inc. To limit Lago Vista as a 2,400-acre development with approximately 4,000 lots, NRC surrounded the entire tract with a 10-foot easement. Meanwhile, lot sales continued to be zealously pursued. The following year, NRC purchased an additional 2,300 acres from Emerald Bend, Inc., which later became known as Highland Lakes Estates. The large acquisition of land led to the deed restriction being altered. The small 600 to 800 square foot dwellings were eliminated and some land was set aside for community purposes, such as some waterfront sites being designated as parklands. An 18-hole golf course was constructed concurrently, with completion in 1975.

One month after the acquisition of Highland Lakes Estates, NRC purchased the Bar-K clubhouse and grounds from Newt Johnson and the remaining Bar-K Ranch from J.C. Wheless. With this purchase, the land holdings by NRC exceeded 5,000 acres and extended from the southernmost portion of Thurman Bend up to the airstrip located on the northern portion of Bar-K. There was still no evidence of a cohesive plan for the area, and the area was continuing to develop as separate communities.

With nearly \$30 million invested, NRC decided to take a new approach in developing the area in 1974. Development of amenities was halted, and the three subdivisions were combined to create Lago Vista. NRC and residents were realizing that the area was not simply going to be a weekend retreat for the retired, and began to plan for other land uses geared towards the community. During the same year, residents paid for a high school to be constructed, which became a major stepping stone in the creation of the City.

Eventually NRC published the Master Plan Map, which depicted the entire area platted into approximately 13,000 lots by NRC and previous developers. The majority of the lots were zoned for individual residential developments, with the remaining being zoned for multifamily residences, commercial areas, parks, and civic areas. Lago Vista continued to develop at a slow pace, predominately because of the condition of F.M. 1431 as well as economic factors. In the early 1980s, F.M. 1431 was realigned and widened to a four lane roadway. As a direct result of the roadway improvements, there was a boom in the real estate market within Lago Vista that led to its incorporation.

New developments arose between 1989 and 1992 that aided in bringing a gradual increase to Lago Vista's growth. In 1990, Lago Vista, Inc. purchased the remaining assets of NRC, which were divided into three areas. Developers began to purchase individual lots and in 1994 Evergreen Golf Alliance Limited purchased the two golf courses along with the assets. Also in 1994, the City acquired the Rusty Allen Airport for no cost from the Taiyo Corporation. Acquisition of the airport allowed the City to play an active role in all activities pertaining to the airport.

The development of Lago Vista has been one of many trials and errors. Beginning from one large resort development community has led to many challenges in terms of accommodating continued population and physical growth. The City inherited many challenges including the abundance of vacant, platted lots, the roadway configuration, and the ratio of residential to nonresidential land use, when incorporation happened.

In 1987, the library began to develop. It began with a group of volunteers who formed the Lago Vista Friends of the Library to raise funds to support the library's operations and future growth. In 1997, the library expanded with the help of the Lower Colorado River Authority, the City of Lago Vista, and the Lago Vista Property Owner's Association (LVPOA). In 2001, the library became a City department and began to receive operating funds and utilities from the City.

The Lago Vista Municipal Utility Department was established in December of 1992. Prior to that time, water and wastewater services were divided between two separate utilities, which led to the creation of a water district, water and wastewater facilities.

In June of 1999, after the acquisition of Rusty Allen Airport, the Aviation Division of the Texas Department of Transportation (TxDOT) completed the creation of an Airport Action Plan (AAP) for the airport. The City adopted the plan during the same month, which enabled the City to gain state funding for ongoing maintenance. The airport received \$750,810 from TxDOT in 2001 and \$510,000 in 2007.

The two golf courses located within Lago Vista began to face financial hardships beginning 2006, when for the first time the courses were sold and had separate ownership. Both golf courses have been under Chapter 11 bankruptcy protection. Since the Lago Vista Golf Course was the only outlet for the City's effluent discharge, the City stepped in during the bankruptcy hearing and offered to purchase the course. Purchasing the golf course presented difficulties, but in mid-2008 the City proceeded with eminent domain and purchased the course for \$2.3 million. The City purchased Highland Lakes Golf Course in 2010 for \$620,000.

- Adapted from the Lago Vista 2008 Comprehensive Plan

Community Profile

The purpose of this Community Profile section is to define where Lago Vista is today in terms of population trends, demographics, and previous planning efforts. This section establishes a foundation for the plan and its recommendations.

Population Trends

It is important for Lago Vista to anticipate continued growth and plan for the development of additional community infrastructure and programs needed to support a growing population. For example, future housing developments, land use decisions, capital improvement programming, emergency services, and policy decisions can all be affected by projected population trends.

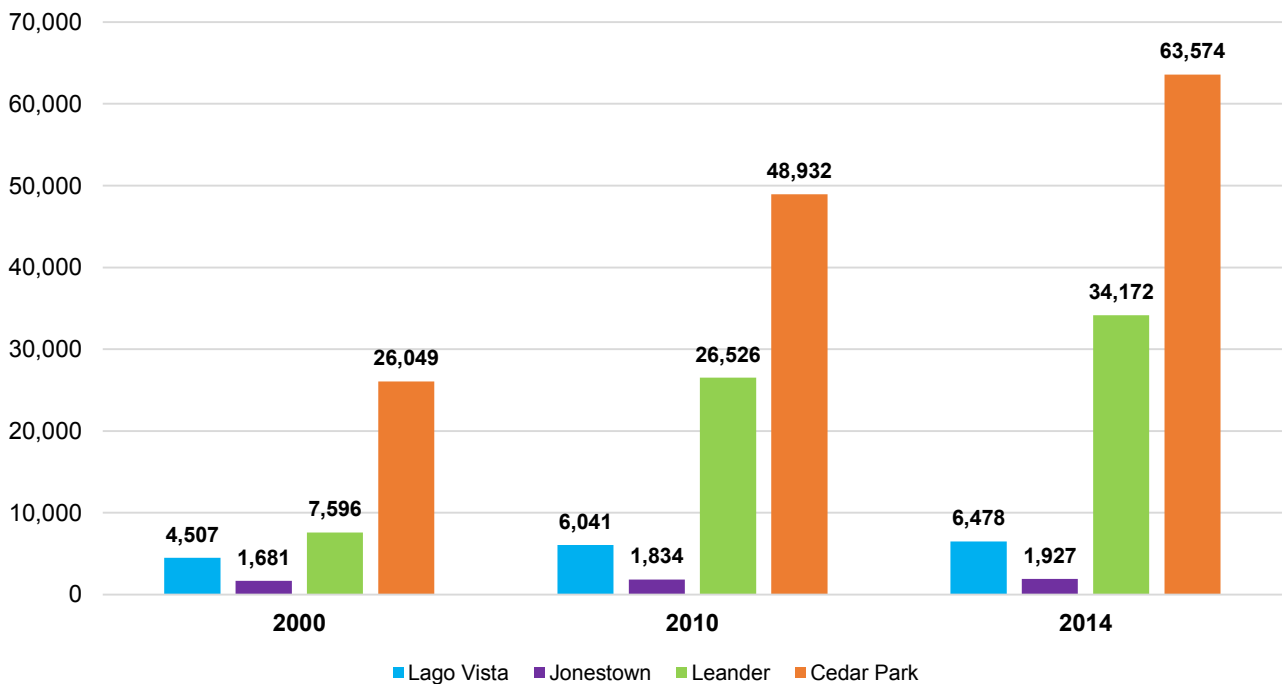


Historical Population

According to the U.S. Census, Lago Vista experienced a 34 percent population growth from 2000 and 2010, increasing in population from 4,507 people to 6,041. The U.S. Census estimates a 2014 population of 6,478, slightly lower than the Texas State Data Center estimate of 6,577.

The population of Travis County experienced nearly 20.7 percent growth from 2000 to 2010, adding nearly 211,986 persons (1,534 of whom moved to Lago Vista). Comparison communities are also experiencing major growth, including Leander and Cedar Park (249 percent and 88 percent, respectively).

Figure 1. Regional Population Trends



Source: U.S. Census 2000/2010/2014

Current Population

As previously mentioned, the U.S. Census estimates a 2014 population of 6,478, while the Texas State Data Center estimates 6,577. Based on this information and factoring the number of residential building permits, vacancy rate, and the number of people living in homes, **the September 2015 population of Lago Vista is about 6,617 residents.** This assumes a July 2014 population of 6,478, 70 single-family building permits since August 1, 2015, an occupancy rate of 78.7 percent (U.S. Census 2010), and 2.52 persons per household (U.S. Census 2009-2013).

$$\begin{array}{ccccccc} 70 & \times & 78.7\% & \times & 2.52 & = & 139 \\ \text{residential building} & & \text{occupancy rate} & & \text{people per home} & & \text{new residents} \\ \text{permits} & & & & & & \end{array}$$

$$\begin{array}{ccccc} 6,478 & + & 139 & = & 6,617 \\ \text{July 2014 population} & & \text{new residents} & & \text{residents in September 2015} \\ & & \text{since July 2014} & & \end{array}$$

Demographic Characteristics

Age Distribution

A community's age distribution is important because it indicates community preferences, needs, and trends.

Lago Vista is home to a somewhat older population compared to State statistics, and the population's median age is increasing – 42.8 years in 2000 compared to 48.2 in 2013. As the age of the population increases, it will be important for the City to consider the needs of its older population, which may include transit provisions, alternative recreational amenities, access to medical care, and low-maintenance housing choices.

Many young families with children live also in the community, with 81 percent of households being family households and 24 percent of those families having children under the age of 18. This indicates a demand for recreation, quality schools with convenient access, sports activities, and other entertainment targeted toward younger residents.

Nonfamily households make up almost 20 percent of all households in Lago Vista. In 2013, 15.4 percent of all residents were householders living alone (about 383), about 42 percent of whom are over the age of 65.

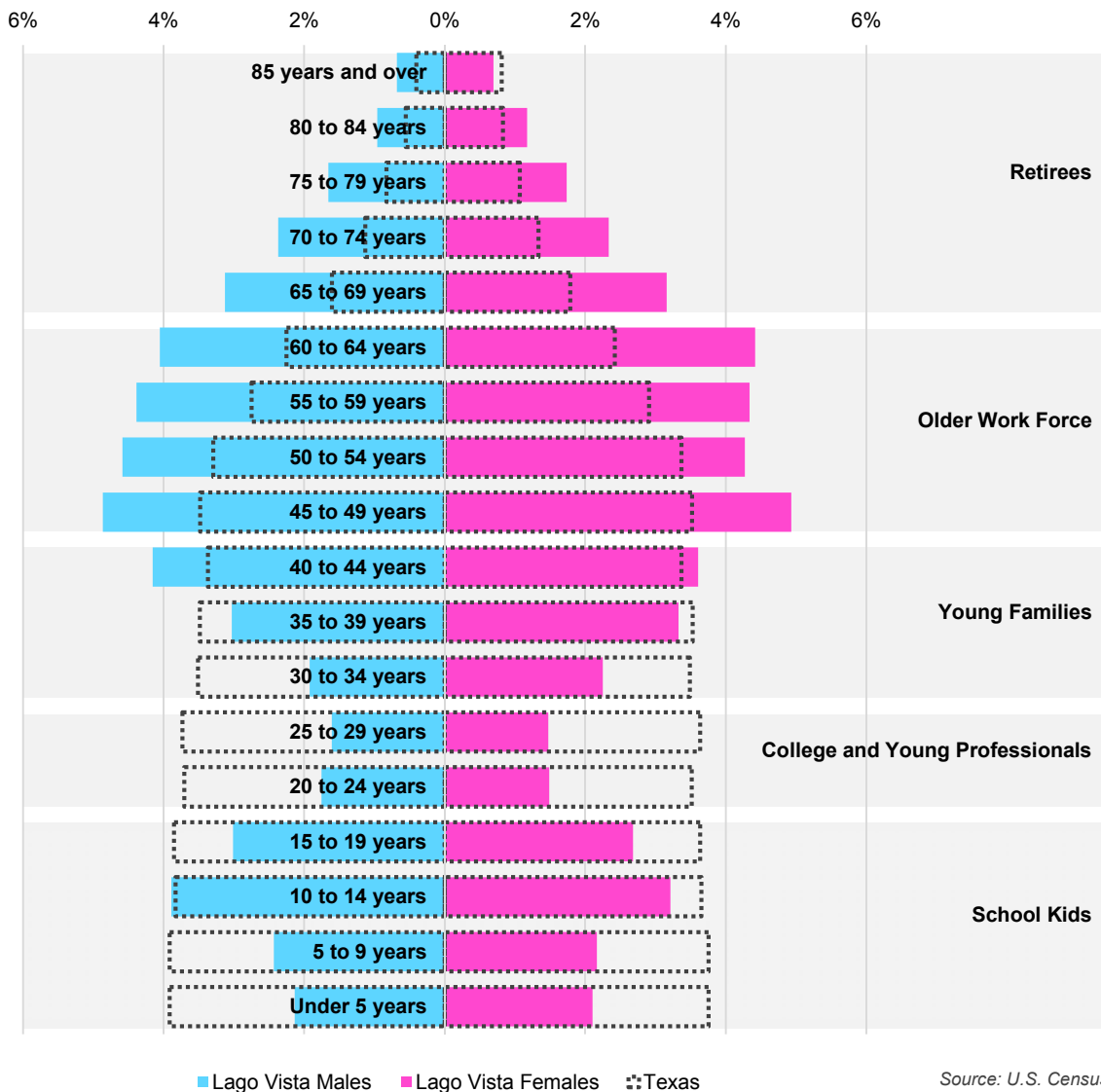


Source: U.S. Census 2013

Figure 2 displays the age distribution of Lago Vista (blue and pink) compared to the State of Texas (black dash). As shown, Lago Vista's residents are more likely to be members of the Older Work Force or Retirees when compared to the State. Correspondingly, the percentages of Young Families, College and Young Professionals, and School Kids are much lower than the State levels. It is common for communities without higher education institutions to experience a dip in the 15 to 29 year ranges due to high school graduates leaving for college, but it is relatively uncommon to also be lacking in School Kids and Young Families as well. However, Lago Vista is transitioning into a full life-cycle community with a growing younger population.



Figure 2. Age Pyramid

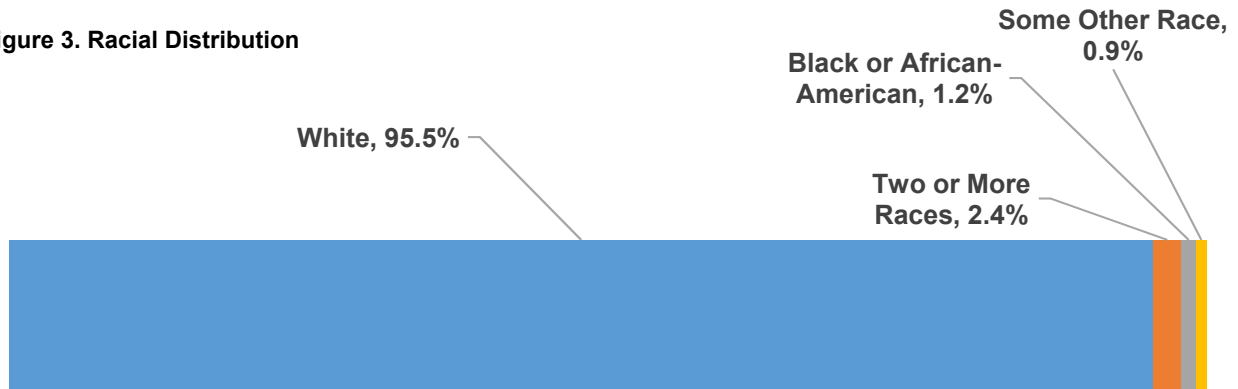


Source: U.S. Census 2010

Race and Ethnicity

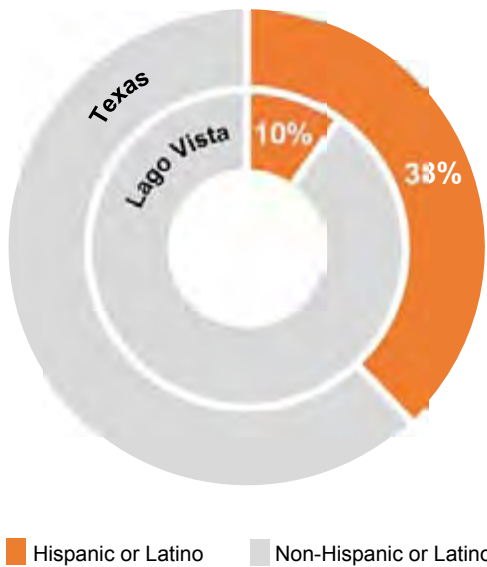
Most of the population of Lago Vista identifies as White (95.5 percent), followed by citizens identifying with two or more races (2.4 percent), and Black or African-American (1.2 percent). Less than 1 percent of the population identified themselves as some other race, including American Indian/Alaska Native, Asian, or Native Hawaiian/Pacific Islander.

Figure 3. Racial Distribution



Source: U.S. Census 2013

Figure 4. Hispanic or Latino Population



The term “ethnicity” refers to whether a person identifies as Hispanic or Latino. About 10 percent of Lago Vista identifies as Hispanic or Latino, much lower than the State’s rate of 38 percent.

Income and Occupation

Lago Vista has a professionally-oriented and skilled workforce resulting in higher incomes, with nearly 42 percent of the employed civilian population holding management, business, science, and arts occupations. Sales and office occupations make up nearly 27 percent of jobs, while service occupations make up 11 percent. Natural resources, construction and maintenance occupations make up 9.1 percent, and lastly, production, transportation and material moving comprise 10.6 percent.

The median household income of Lago Vista's residents over 25 is \$77,880, much higher than the County (\$58,025) and the State (\$51,900). Correspondingly, nearly 96 percent of Lago Vista's population has attained at least a high school diploma and 37 percent have obtained a Bachelor's Degree or higher.

Household Types

Household type is an important characteristic to consider so that cities can adequately understand housing challenges and issues facing their residents.

The average number of people living within a home has increased slightly from 2.32 in 2000 to 2.52 in 2013, which may be indicative of the national trend of young professionals (often referred to as "Millennials") moving back in with their parents for several years after college to pay off debts or a shift toward more family households.

About 66 percent of all housing units are owner occupied, about 12 percent are renter occupied, and 22 percent are vacant (including seasonal homes), indicating that most of the Lago Vista housing market is privately owned. High owner-occupancy rates are usually considered a positive attribute, with the expectation that property owners are often more invested in the City's overall well-being in terms of stability, maintenance, and community involvement. The vacancy rate of 22 percent is relatively high for a typical community, however it indicates that Lago Vista has many vacation homes that are used seasonally.

Since over 73 percent of all of the City's housing units are traditional detached single-family homes, it may be necessary to consider a variety of multi-unit housing types to accommodate the current population over time as well as new residents. About 3 percent of the housing stock has 10 or more units, indicating that there are not many high-density residential options in the City.

Figure 5. Income of Lago Vista Residents

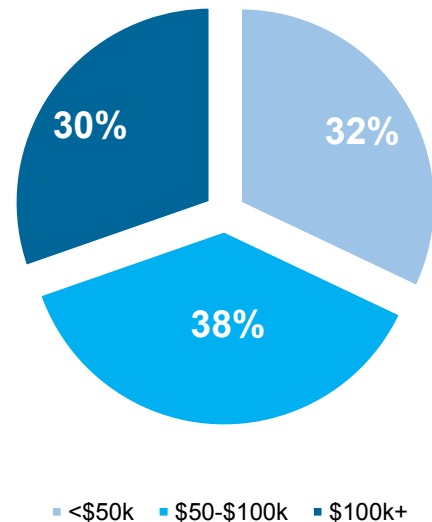
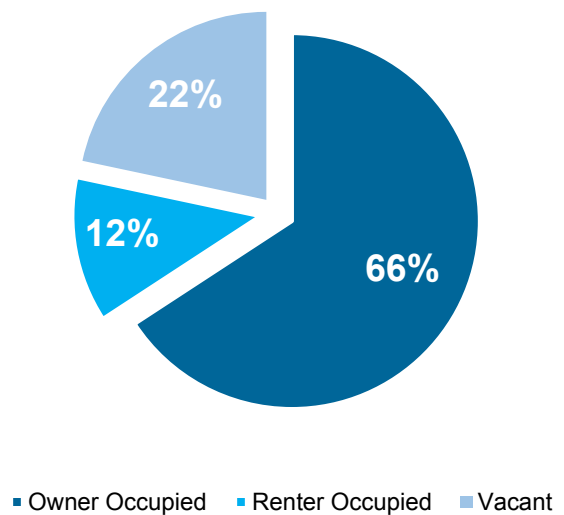


Figure 6. Home Occupancy



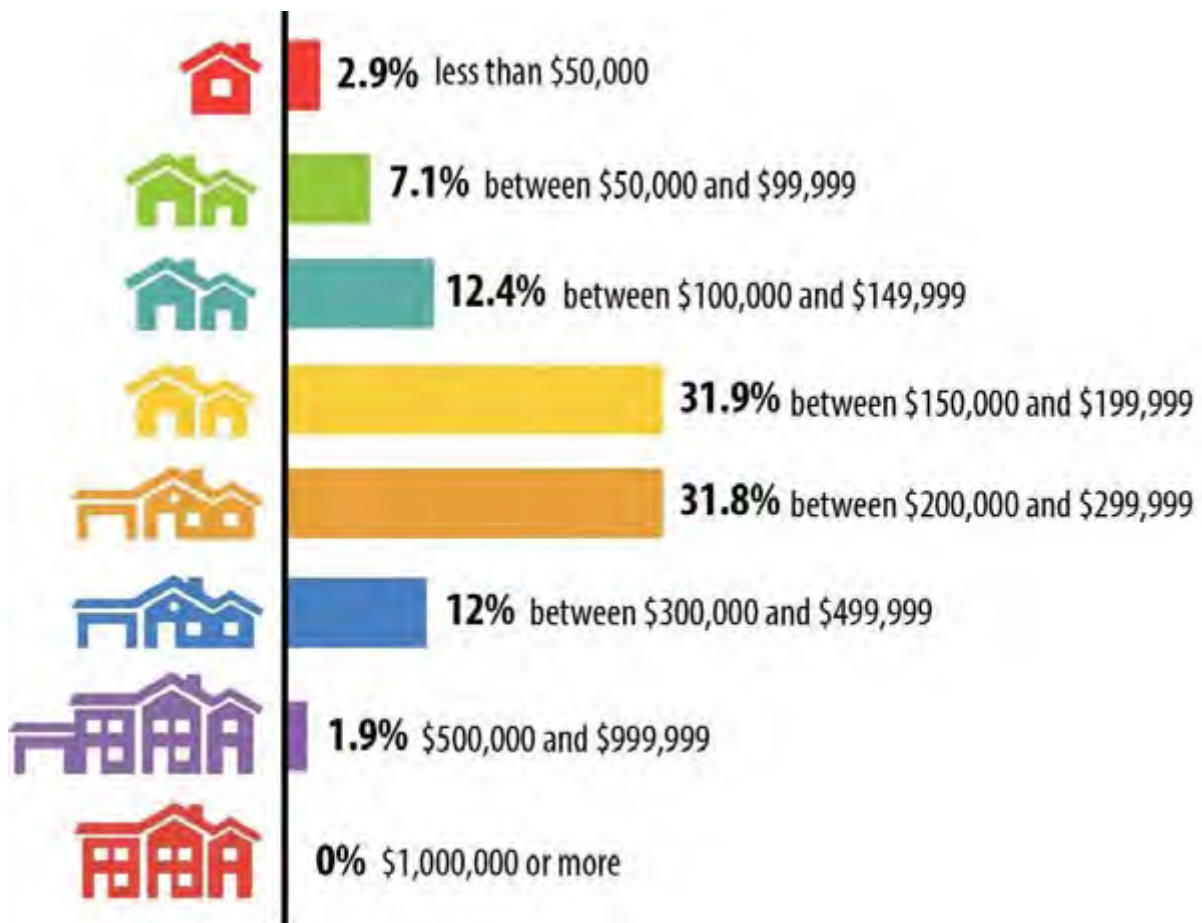
Source: U.S. Census 2013

Housing Characteristics

Home Value

Home value is important to consider in evaluating the affordability of homes within a community—especially when considering future resident populations and location of industries.

Home values are on the rise; in 2013, about 64 percent of homes were valued between \$150,000 and \$299,999, compared to only 40 percent in 2000. Median home value has increased from \$143,500 in 2000 to \$193,300 in 2013. The same trend is also seen throughout the State, increasing from \$82,500 to \$128,900 during the same period. Due to the rising costs of housing, adequate housing variety will ensure that Lago Vista can be a full life-cycle community, supporting current residents and businesses and welcoming new ones.

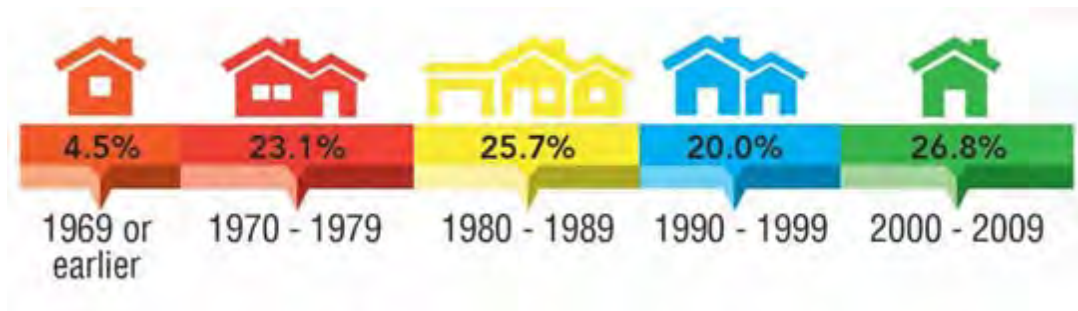


Source: U.S. Census 2013

Age of Housing Stock and Housing Tenure

About 95 percent of the City's housing stock has been constructed since 1970. This indicates a relatively newer housing stock when compared to the State of Texas. Nearly 27 percent of the City's housing stock was constructed between 2000 and 2009; however, it should be noted that this analysis does not include new home construction after 2010.

Comparing information like housing value, housing tenure, household type and age of housing stock allows the City to have a better understanding of the housing product on the ground and who is living in them. As a result, the City can better plan for and predict future needs of the community, such as planning for increased housing variety and neighborhood maintenance programs.



Source: U.S. Census 2013

Local and Regional Planning Context

The following is a summary of previous planning efforts related to Lago Vista and the surrounding area.

Lago Vista Comprehensive Master Plan (2008)

The Lago Vista Comprehensive Master Plan was developed to aid the City staff, decision-makers and citizens in directing the long-term growth and physical development of the City. The Plan gives a summary of the existing condition of Lago Vista as well as goals and recommendations for the improvement of quality of life, future land use, infrastructure and utilities, transportation, etc. Some of these recommendations include:

- Proactively evaluating economic development opportunities
- Recognizing and supporting the cultural significance of historic sites and relics as mapped and identified from the North Shore Heritage Society, the Hill Country Historic Trails, and the Texas Historic Commission
- Carrying out a traffic study to look at the traffic level to provide a baseline for evaluating projects likely to significantly affect traffic
- Focus on maintaining a healthy mix of housing units ranging from low cost/affordable to the more expensive \$400k+ homes while recognizing that high value homes will drastically increase the City's tax base

The 2008 Comprehensive Master Plan was intended to be a general guide for the community to continue to grow and prosper. The success of the City is dependent upon how the recommendations of the Plan are administered and maintained. The final element, Implementation Plan, includes the key implementation strategies the City should consider to ensure that it continues in the right direction. One major aspect of implementation for Lago Vista is the continuous revision of the Comprehensive Master Plan.

Transportation Plan Analysis (2009)

The purpose of Lago Vista's Transportation Plan Analysis is to analyze the City's current roadway infrastructure and determine its potential future conditions, while considering increases in traffic growth and changes in land development. Information about the current condition of the roadway infrastructure was obtained through a roadway and intersection study, which not only determined the physical condition of the roads but also analyzed the usage of them. For the most part, the roadways were in good condition with few rehabilitation projects needed. Potential future conditions were determined through the creation of four scenarios, two of which were planned thoroughfare systems, and evaluating the level of service (LOS) of each. In the 2030 Build Scenario several roadway improvements were recommended, which mainly included expanding numerous existing roadways, dividing cross sections, and improving some of the intersections between roads with a high LOS. The Build-Out Scenario suggested that the City implement management strategies in order to alleviate congestion. These strategies included: land use rezoning and/or downsizing, car and van pooling, and commuter bus services.



Source: HDR Engineering, Inc.

Rusty Allen Airport Action Plan (1999)

The purpose of the Action Plan is to study the issues facing the Rusty Allen Airport and to prepare a development plan for the airport. A properly managed and updated airport better prepares a community for growth in employment, industry, and its overall economy. Rusty Allen Airport is located in the northeastern area of Lago Vista and 38 miles northwest of Austin. The majority of the land surrounding the airport is platted as residential lots, which according to the Action Plan, can have detrimental effects to the prosperity of the airport.

The Action Plan includes information regarding the current and future land use plans, an airport development plan, a review of airport management, and a financial plan. The final chapter, Conclusions and Recommendations, suggests that in order for Rusty Allen Airport to continue to prosper, other airports surrounding Austin may need to either relocate or close. This is due to the fact that many Austin-based aircraft owners will be in need of T-Hangers, and Lago Vista's location is close to Austin to serve the needs of some of these owners.



There are eleven general recommendations made in the Action Plan:

1. Ensure orderly development of the airport area for economic development
2. Promote coordination between the City and the RAAPOA to market the airport
3. Ensure communication between the RAAPOA, City Council, and TXDOT
4. Find new ways to obtain funding for the maintenance and improvement of the airport
5. Use the airport for City purposes and fund the airport through the general fund
6. Prohibit future residences to be built on or near the airport
7. Prohibit future antennas
8. Control the number of future stub taxiway access points
9. Relocate the water well pressure tank from the north side to the west side
10. Share resources between the RAAPOA and the City to create synergy
11. Make decisions based on the long-term impacts rather than focusing only on today

The City is currently working with the Texas Department of Transportation to develop a new plan for the Rusty Allen Airport.

Lago Vista Destination 2025: Proposed City Park System (2014)

This map was developed to illustrate how the park system could exist in the future. Most notably, this map recommends a hike and bike trail along the western portion of the City. This proposed trail is envisioned to provide amenities such as art galleries, performing arts center, and a civic center hotel at a close proximity to the trail. Elements from Lago Vista Destination 2025 were taken into consideration when developing this 2030 Comprehensive Plan.



Source: David Carroll, Hines Corp.

CAMPO 2040 Regional Transportation Plan (2015)

The Capital Area Metropolitan Planning Organization (CAMPO) predominately focuses on ensuring coordination between transportation-related efforts within the greater Austin region. Counties within this MPO include Travis, Williamson, Bastrop, Caldwell, and Hays. In May 2015, the CAMPO 2040: Regional Transportation Plan was adopted in order to provide recommendations and policies as to how the MPO should allocate funding throughout the next 25 years while preserving the area's civic, cultural and environmental resources. This plan is updated every five years.

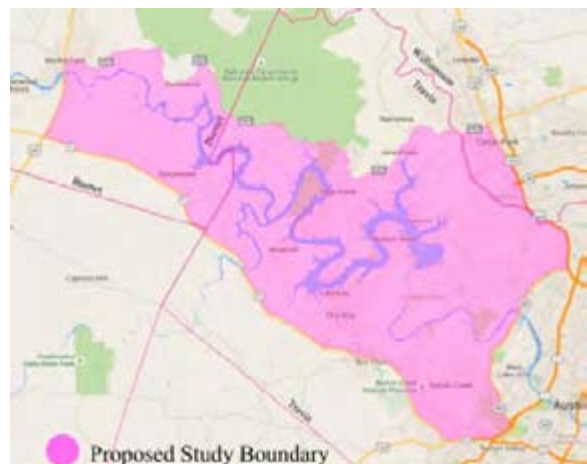
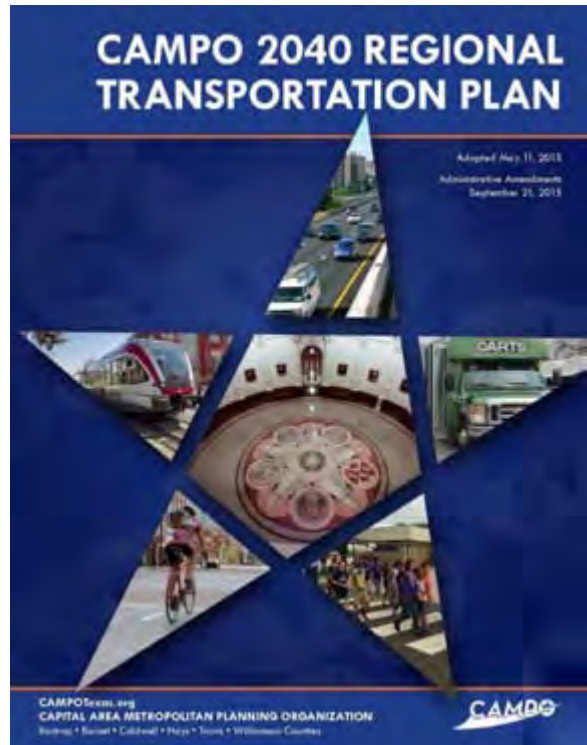
CAMPO West Travis County Plan (Upcoming)

CAMPO has stated the intent to conduct a study of the western portions of Travis County and southwest Williamson County, including Lago Vista, to focus on mobility in the area west of Loop 360 in the general SH620 corridor between the two counties. The regional Metropolitan Planning Organization's plans, by CAMPO, including the 2040 Regional plan, are used as the long-range transportation plan for Travis County and to note projects of regional significance to receive federal funding. The updated plan now encourages each county to develop its own comprehensive transportation plan. In a concurrent effort, the Travis County Commissioners Court adopted the *Land, Water & Transportation Plan* in 2014. The upcoming West Travis/Southwestern Williamson County Study will examine long-term demographic change and mobility needs, and will build upon the *Land, Water & Transportation Plan* to focus on the sub-regional mobility of the area to ensure that western Travis County is adequately represented and that regional transportation networks are coordinated and aligned.

Travis County Transportation Plan

Travis County is currently developing a long-range, multimodal transportation plan. The County expects the plan to be completed in early 2018. The plan will:

- Build on the 2014 Land, Water, and Transportation Plan and the CAMPO 2040 Plan
- Identify transportation projects for implementation in the unincorporated areas of the County
- Provide an overview of the future transportation system for the entire County
- Guide the County's transportation investments



Proposed study area as of 2015

3| Land Use

Land Use Goal: Responsibly maximize land by expanding recreational uses, providing housing opportunities for all ages, and fostering an environment for local business.

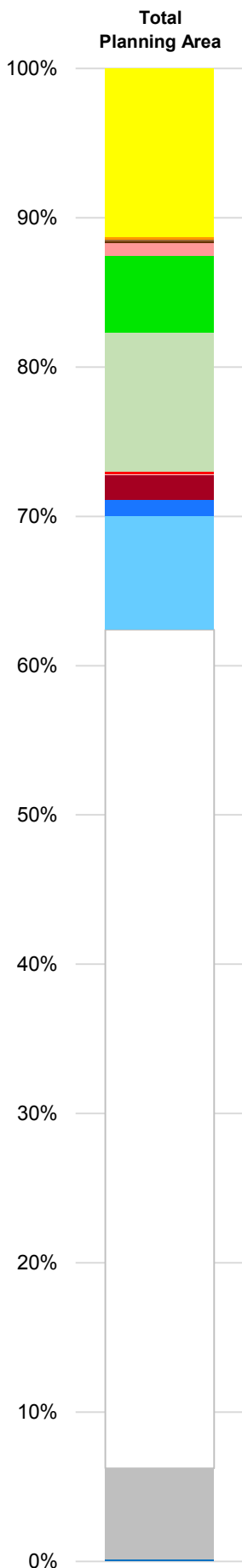
Issues and Existing Conditions

Providing for the orderly and efficient use of land should be a major planning consideration in Lago Vista. The land use pattern that exists today is largely a result of the City's initial development as several large subdivisions that did not account for public needs or services. However, over time, the activities and vision for the community by the local residents has created a need for various land uses, as well as for the supplemental systems that support the land uses (e.g., thoroughfare systems). The relationships of existing and future land uses will shape the character and quality of life of the community for years to come. In order to accurately assess Lago Vista's future land use needs, an analysis of the past land use trends and present patterns is of primary importance.

Top Issues Related to Land Use:

- Extreme topography constraints
- Sparse development
- Small platted lots
- Limited infrastructure
- Lakefront opportunities
- Tourism and destination opportunities
- Lack of employment
- Identities of Dawn Drive, FM 1431, and Lohman Ford Road
- Limited shopping and dining options
- Limited entertainment and activity destinations
- Interest in a farmers market
- Vacant commercial buildings
- Environmental concerns





Existing Land Use Analysis

Table 1 shows the generalized existing land use composition for Lago Vista. The land use distribution is separated by City limits, extraterritorial jurisdiction (ETJ), and the total planning area (City limits and ETJ combined). As shown, the largest land uses today are the Balcones Canyonlands Wildlife Refuge, followed by Single Family residential homes, and Parks and Open Space.

About 10,832 acres – or about 56 percent – of the total acreage is currently vacant; however, it is important to note that much of this land is difficult, expensive, or impossible to build on due to extreme topography, small lots, and limited infrastructure.

Table 1. Existing Land Use Distribution

		City		ETJ		Total Planning Area	
		Acres	%	Acres	%	Acres	%
	Single Family	1,050	11%	1,128	12%	2,178	11%
	Two-Family	29	0%	0	0%	30	0%
	Townhome	25	0%	0	0%	25	0%
	Multifamily	10	0%	8	0%	18	0%
	Manufactured Home	26	0%	147	2%	173	1%
	Parks and Open Space	846	9%	143	1%	989	5%
	Balcones Canyonlands	-	0%	1,794	19%	1,794	9%
	Retail	40	0%	4	0%	44	0%
	Office	7	0%	0	0%	7	0%
	Commercial	252	3%	57	1%	309	2%
	Public/Semi-Public	192	2%	18	0%	210	1%
	Industrial	-	0%	5	0%	5	0%
	Lake	284	3%	1,187	12%	1,471	8%
	Vacant	5,913	61%	4,919	51%	10,832	56%
	Right-of-Way	999	10%	174	2%	1,173	6%
	Utilities	29	0%	2	0%	31	0%
	Total Acres		9,702		9,587		19,289

Figure 7. Existing Land Use Map



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

- | | | |
|----------------------|----------------------|------------------------|
| Single Family | Balcones Canyonlands | Lake Travis |
| Two-Family (Duplex) | Retail | Vacant |
| Townhome | Office | Right-of-way |
| Multi-Family | Commercial | Utilities |
| Manufactured Home | Public/Semi-Public | Lago Vista City Limits |
| Parks and Open Space | Industrial | Lago Vista ETJ |



City of Lago Vista

City Limits

Within the City limits of Lago Vista, the majority of the developed land is single family residential which constitutes 11 percent of the land use (1,050 acres). This is followed by parks and open space at 9 percent, commercial at 3 percent, and public/semi-public at 2 percent. Retail, two-family homes, townhomes, and manufactured homes each account for less than 1 percent of the total land use acreage within the City.

The remaining land in the City limits is undeveloped, which is a total of 7,225 acres or approximately 74 percent. Vacant land accounts for 5,913 acres, followed by right-of way at 999 acres, the lake at 284 acres, and utilities at 29 acres.

Extraterritorial Jurisdiction

Extraterritorial jurisdiction (ETJ) is the land that an incorporated city may legally annex for the purpose of planning and accommodating future growth and development. Within the ETJ, most of the land remains vacant. About 19 percent of the ETJ is occupied by the Balcones Canyonlands Wildlife Refuge and 12 percent is occupied by single family residential homes.

Planning Area

The term “planning area” refers to the City limits and ETJ combined. It is important to view the planning area in its entirety in order to make appropriate and coordinated decisions between what the City currently controls and what it may potentially control in the future. Within Lago Vista’s planning area, approximately 9 percent is occupied by the Balcones Canyonlands Wildlife Refuge, 11 percent by single family residential homes, and 5 percent by parks and open space. About 30 percent of the entire planning area is developed/occupied, leaving 56 percent vacant and 14 percent for areas occupied by the lake, right-of-way, and utilities.

Physical Constraints

Figure 8. Physical Features Map shows the primarily physical constraints affecting Lago Vista. In order to understand where development should and should not occur, natural and constructed features are important to consider.

Land that lies within a floodplain is usually difficult to develop. If developed, development costs are increased as well as environmental concerns regarding the preservation and protection of wetlands. Land within the floodplain is typically suited for parks and open space, parking lots, and similar low-impact areas. Topography influences the development and design of infrastructure systems such as water, wastewater, and stormwater systems. There is a floodplain currently located in the southwestern part of the City, which will affect the future development of the surrounding land.

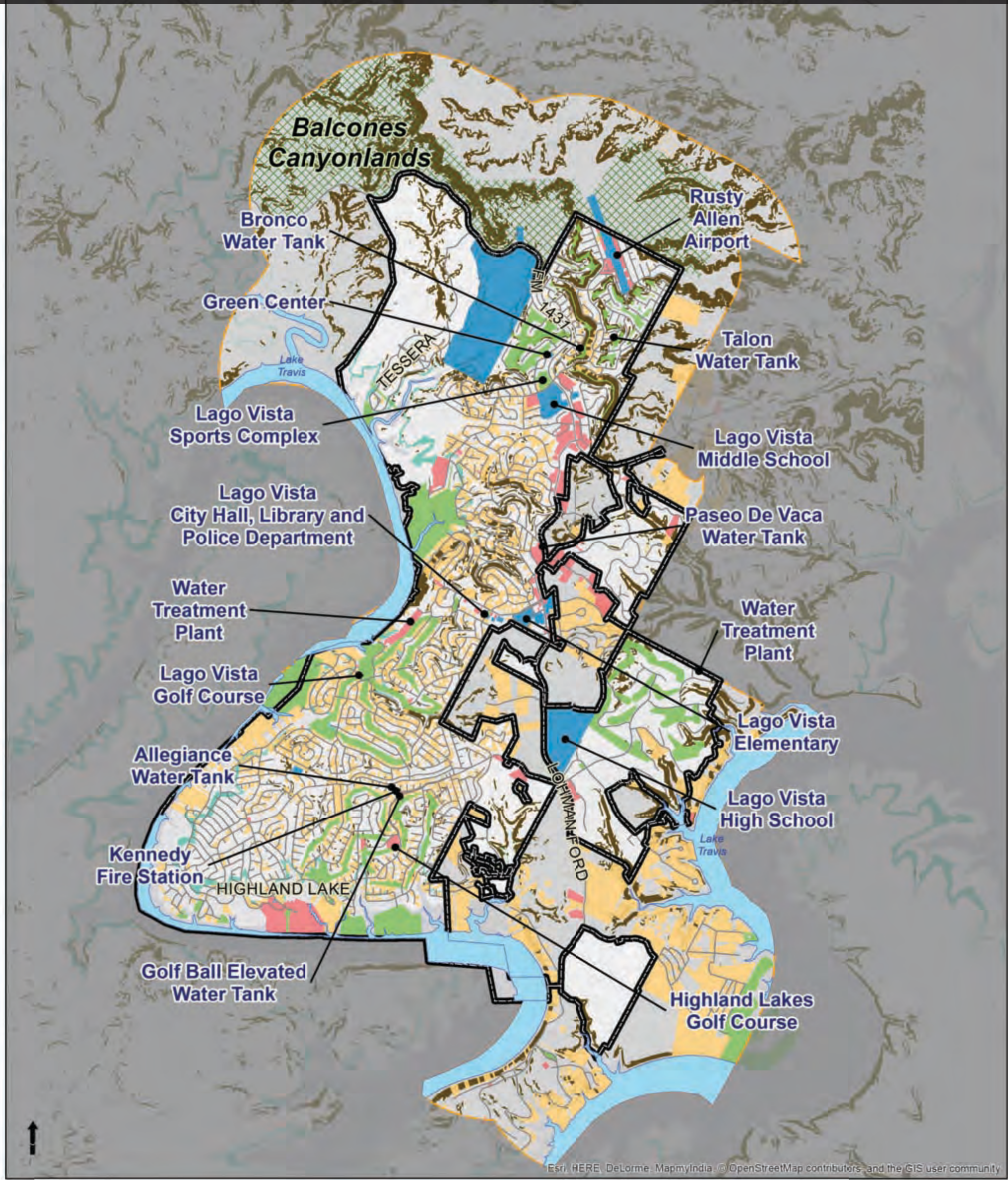
Topography greatly affects the creation and expansion of infrastructure, especially within the City of Lago Vista. When the City was at the beginning stages of its development, developers platted lots that were either located on steep slopes or were too small in area. This creates a challenge for the City to extend water and wastewater lines to those lots, making them undesirable.

Lake Travis also poses as a physical constraint for the development of Lago Vista. A portion of the City's western boundary is located right along Lake Travis, which limits development from spreading in that direction. The Lake also wraps around the southern and eastern parts of the City. This close proximity to the Lake – while an asset of natural beauty to the community – creates issues for Lago Vista since it limits regional access both into and away from the City.











Constructed physical constraints for the City of Lago Vista include narrow roadways/right-of-ways. Many roadways were constructed too close to homes, limiting opportunities for future improvements or widening without disrupting neighborhoods. This also makes it difficult to retrofit sidewalks or trails along the roadways.



Figure 8. Physical Features Map



Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

- | | |
|--|--|
|  Residential Areas |  25% or Greater Slope |
|  Non-Residential Areas |  0.2 PCT ANNUAL CHANCE FLOOD HAZARD |
|  Public/Semi-Public |  Lago Vista City Limits |
|  Parks and Open Space |  Lago Vista ETJ |
|  Wildlife Refuge |  Lake Travis |



City of Lago Vista

Recommendations

The following section outlines recommendations related to the following topics:

- Future Land Use and Population Planning
- Design Standards for Nonresidential and Multifamily Development
- Resource Protection
- Lakefront and Tourism
- Growth Prioritization
- Future Expansion Areas
- Rusty Allen Airport Area
- Municipal Complex Redevelopment

Future Land Use and Population Planning

The right of a municipality to coordinate growth is rooted in its need to protect the health, safety, and welfare of local citizens. An important part of establishing the guidelines for such responsibility is the Future Land Use Map, which sets an overall framework for the preferred pattern of development within Lago Vista. Specifically, the plan designates various areas within the City for particular land uses, based principally on the land use strategies outlined herein.

The Future Land Use Plan should ultimately be reflected through Lago Vista's policy and development decision. The Future Land Use Map is intended for use particularly for future rezonings and rezoning requests. The Future Land Use Map is not a zoning map, which deals with specific development requirements on individual parcels. The zoning map and changes in zoning should, however, be based on the Future Land Use Plan and Future Land Use Map.

Legal Authority

Authority of a City to create a comprehensive plan is rooted in Chapters 211, 212, and 213 of the Texas Local Government Code:

Chapter 211

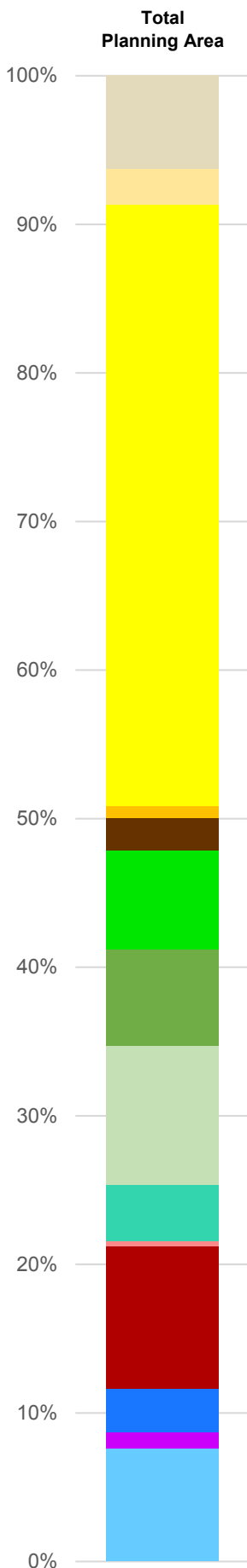
Chapter 211 of the Texas Local Government Code allows the government body of a community to regulate zoning and requires zoning to be in conformance with a plan.

Chapter 212

Chapter 212 of the Texas Local Government Code allows the governing body of a community to regulate subdivision development within the city limits and also within the extraterritorial jurisdiction (ETJ) which varies depending upon the population of the community.

Chapter 213

Chapter 213 of the Texas Local Government Code allows the governing body of a community to create a comprehensive plan for the "long-range development of the municipality." Basic recommendations for comprehensive planning are to address land use, transportation, and public facilities, but may include a wide variety of other issues determined by the community. It is important to note that a comprehensive plan is *not* a zoning ordinance, but rather is intended to be used as a tool to guide development, infrastructure and land use decisions in the future. The comprehensive plan does, however, serve as a basis on which zoning decisions are made, as specified by Chapter 211 of the Texas Local Government Code.



Future Land Use Map

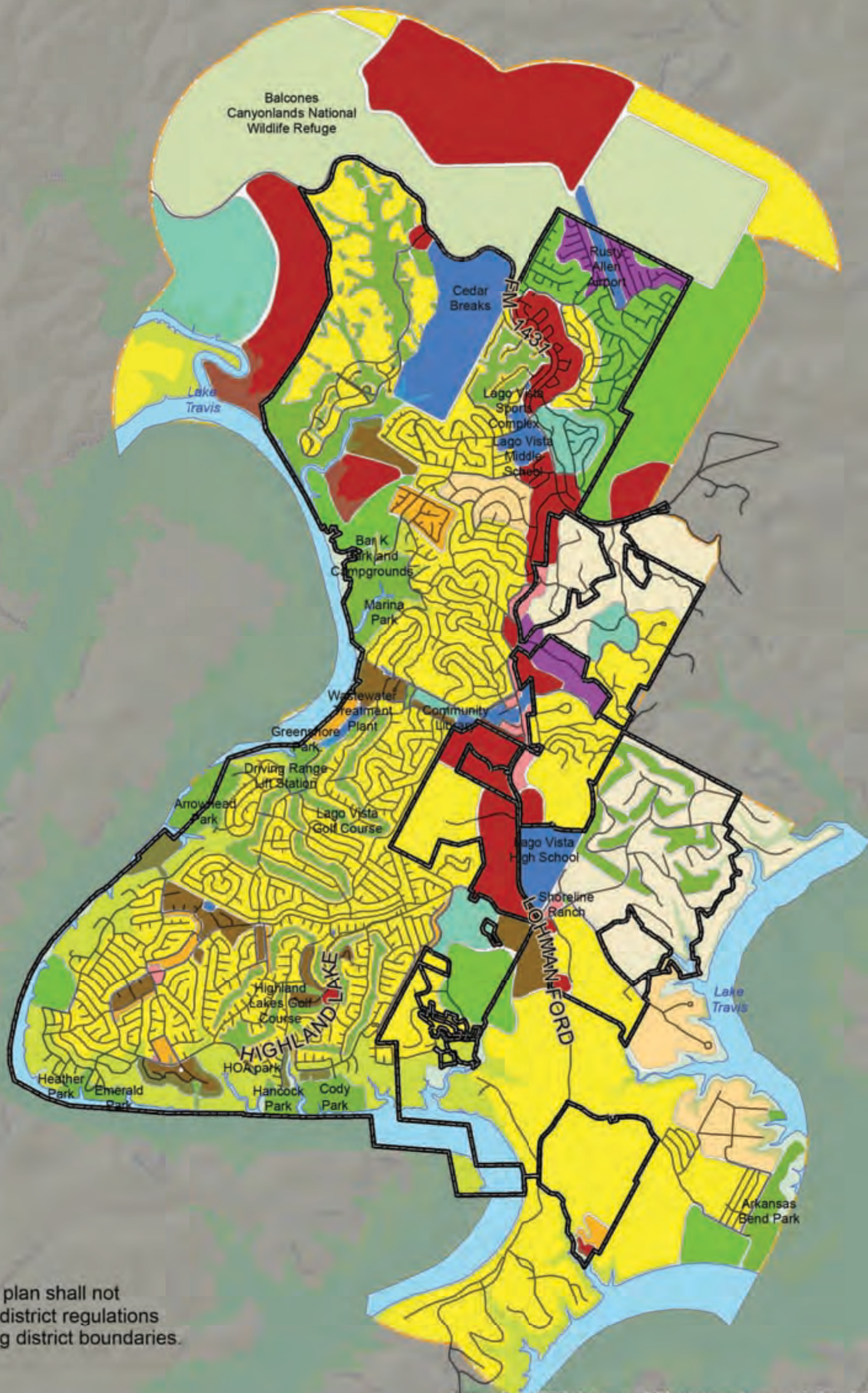
The Future Land Use Map should serve as the City's long-range "roadmap" to establish an overall framework for the preferred ultimate development pattern of the City based principally on balanced, compatible, and diversified land uses. The Future Land Use Map should ultimately reflect the City's long-range statement of public policy and should be used as a basis for future development decisions.

Again, it is important to note that the Future Land Use Map is not a zoning map, which legally regulates specific development requirements on individual parcels. Rather, the zoning map should be guided by the graphic depiction of the City's preferred long-range development pattern as shown on the Future Land Use Map. It is also important to note that while the map itself is an integral part of the Future Land Use Plan element, the land use policy recommendations that support the map and relate to how land use is developed are also important.

Table 2. Future Land Use Distribution

	City		ETJ		Total Planning Area		
	Acres	%	Acres	%	Acres	%	Acres/100 Persons
Rural Residential	704	7%	506	5%	1,210	6%	2.5
Estate Residential	106	1%	349	4%	455	2%	1.0
Low Density Residential	4,840	50%	2,971	37%	8,536	44%	17.9
Medium Density Residential	165	2%	0	0%	165	1%	0.3
High Density Residential	362	4%	58	1%	420	2%	0.9
City Park	631	7%	645	7%	1,276	7%	2.7
POA Park	1,130	12%	132	1%	1,262	7%	2.6
Balcones Canyonlands	0	0%	1,794	29%	1,794	9%	3.8
Mixed Use	260	3%	472	0%	1,072	6%	2.2
Neighborhood Retail/Office/Commercial	41	0%	34	0%	75	0%	0.2
Regional Retail/Office/Commercial	496	5%	1,344	2%	775	4%	1.6
Public/Semi-Public	558	6%	13	0%	571	3%	1.2
Industrial	125	1%	82	1%	207	1%	0.4
Lake	284	3%	1,187	14%	1,471	8%	3.1
Total Acres	9,702	100%	9,587	100%	19,289	100%	40.4

Figure 9. Future Land Use Map



Note:
A comprehensive plan shall not constitute zoning district regulations or establish zoning district boundaries.

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

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|----------------------------|---------------------------------------|------------------------|
| Rural Residential | Balcones Canyonlands | Lago Vista City Limits |
| Estate Residential | Mixed Use | Lago Vista ETJ |
| Low Density Residential | Neighborhood Retail/Office/Commercial | Flood Prone |
| Medium Density Residential | Regional Retail/Office/Commercial | |
| High Density Residential | Public/Semi-Public | |
| City Park | Industrial | |
| POA Park | | |



City of Lago Vista

Land Use Types and Projections

This section of the Future Land Use Plan reviews each type of recommended land use as shown on the Future Land Use Map. Land use types are grouped into two primary categories – residential land uses and nonresidential land uses. Note that residential densities are calculated prior to removing acreage to account for floodway. Residential and Mixed Land Uses shall be calculated as follows: A = Acreage; D = Minimum or Maximum Density; R = Result; (A x D = R). Fractional answers within letter (R) are dropped from the density count.

Residential Land Use Types Defined

Lower Density Residential

This category is generally representative of single family homes and some duplex units. The majority of Lago Vista's current development is of a similar density (e.g., 3 dwelling units per acre would produce lots approximately 10,000 square feet in area). The following dwelling units per acre are appropriate within the land use:

- ***Rural Residential:** <0.2 dwelling units per acre
- ***Estate Residential:** 0.3-1 dwelling units per acre
- ***Low Density Residential:** 2-3 dwelling units per acre



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*** Medium Density Residential**

Medium Density Residential is generally representative of two-family, attached dwelling units. The types of developments within this category include townhomes, duplexes, condominiums and apartments. This category is intended to accommodate the City's need for diversity of housing choices. 4 to 8 dwelling units per acre are appropriate within the land use.



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*** High Density Residential**

Traditional apartment- and condominium-type units in attached living complexes generally characterize this land use. These developments may take a variety of forms. This land use has evolved from traditional garden style apartments to courtyard apartments due to the focus upon situating dwelling units around a courtyard, pool, or other common space. About 9 to 19 dwelling units per acres are appropriate within the land use.

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* Lots that were platted and recorded with the County on or before May 5, 2016 and cannot meet the density standards due to lot size shall be entitled to the following density standards:

- 1) Lots with Rural, Estate, and Low Density Residential or zoned R-1-M are entitled to one (1) dwelling unit.
- 2) Lots with Medium Density Residential are entitled to two (2) dwelling units.
- 3) Lots with High Density Residential are entitled to three (3) dwelling units.

Any replat after this date nullifies this standard.

Nonresidential Land Use Types Defined

Mixed Use

Mixed Use refers to areas that support a compact mix of office, retail, cultural facilities, and medium-to-high density housing, providing the residents with a closely defined area in which to live, work, shop, and play. This land use category should incorporate a range of structures and land uses, including multistory residential above retail, townhomes, single family residences, and urban-style hotels. Residential densities should typically range between 20 to 40 dwelling units per acre.



Neighborhood Retail/Office/Commercial

This land use is suitable for light retail, service uses and professional office activities that aim to meet the needs of residents in the immediate vicinity. The developments in this category are generally small in scale, oriented towards local traffic, but also allow for a pedestrian environment. Developments in these areas are compatible with adjacent residential uses. Uses may include boutique retail shops, small scaled restaurants and services such as financial, legal, and insurance services.



Regional Retail/Office/Commercial

This land use is compatible on larger land parcels and is suitable for a broad range of retail, service uses and professional office activities that aim to meet the needs of residents within a three to five mile radius or more. The developments in this category are typically larger in scale, more intense and are also high generators of traffic, generally more appropriate around employment centers. This category is intended to incorporate a blend of nonresidential uses. They are characterized by large parking lots where buildings may be of multiple stories and they highly depend on visibility from major roadways. Types of uses in this land use category include business parks, hotels, and national retailers.



Industrial

The industrial land use designation applies to areas intended for a range of heavy commercial, assembly, warehousing, and manufacturing uses. Large tracts of land with easy access to roadway transportation are becoming increasingly hard to find for the industrial business community. However, these businesses can be advantageous for a municipality in terms of providing employment and an increased tax base.



City Park/Parks and Open Space

This land use designation identifies all of Lago Vista's public parks and open spaces that are currently in existence or planned. However, parks and open space are permitted within any area. Public City parks and private Property Owners Association parks have been indicated by different shades of green.

Balcones Canyonlands

The Balcones Canyonlands National Wildlife Refuge is a large conservation area that focuses on protection of native wildlife and plant species and habitats. The refuge is open to the public, with nature trails and an observation deck available seven days a week, and a headquarters/information center open Monday through Friday.

Public/Semi-Public

This land use category includes uses that are governmental, institutional, or religious in nature. These uses are generally permitted in any area; therefore, areas shown on the Future Land Use Map generally represent where these uses exist today.





Character Areas

Dawn Drive as a Charming, Boutique Destination

The street front of Dawn Drive creates an inviting atmosphere for pedestrians. Storefront windows, benches, shade trees, on-street parking, wide sidewalks, and a grass buffer would easily allow residents and visitors to easily and comfortably walk to shops, cafes, services, and jobs. Alternatively, large expanses of concrete or large building walls with no windows intuitively make people feel less safe, as they are more exposed with no surrounding elements which correspond to their size and sensibility. Building designs should be small in scale, typically one or two story and require visibility from roadways.

Development should be compatible with adjacent residential and be pedestrian oriented. In some unique cases, vertical mixed use development may be appropriate in these areas. Additionally, landscaping is encouraged to keep the area attractive, functional and minimize negative impacts on nearby uses.

Permitted businesses in the area should be neighborhood service oriented. It is also acceptable to allow small office/business uses.

Desirable businesses along this corridor include:

- Small restaurants
- Boutique retail shops
- Beauty salons
- Dance studios
- Florist shops

The aesthetic appeal of this area should be of a high architectural quality. The City should consider establishing design standards such as requiring all business to have pitched roofs, use masonry for outside building materials, dormers and other architectural design elements.

FM 1431 as a Shopping and Entertainment District

FM 1431 provides an opportunity to Lago Vista for larger lot business uses with convenient access to major subdivisions, which is unique to this corridor. This corridor should focus on allowing for a range of larger scale businesses, including retail, commercial, and some mixed use developments due to its high visibility and traffic volumes.

Desirable land uses along this corridor include:

- Mixed use (retail/office/high density)
- Retail shops
- Restaurants (sit-down or fast food)

Since FM 1431 is one of the most visible areas of Lago Vista, it should have quality development to properly reflect the City's image. Therefore, development regulations in this area should focus on ensuring quality building materials on future developments.

The City should also establish adequate site landscaping requirements. The majority of existing businesses along this roadway have parking located in front of the buildings. The City should require new developments to have their parking located behind the front façade of the buildings, or use landscaping within the parking lots to improve the appearance of the area.



Lohman Ford Road as a Neighborhood Services Destination

Lohman Ford Road should serve as a center for neighborhood services. The traffic that dominates the corridor is mainly local, people driving to school, to small shops, and other such destinations. The focus of the area should be oriented towards young professionals and young families. The City should prioritize for the corridor to provide a mixture of small and large neighborhood services, such as grocery stores, pharmacies, drycleaners, among other things.



Future Population

Increased demand for all types of land uses must be taken into account when establishing the City's Future Land Use Plan. This increased demand is inevitable with population growth and subsequent increases in economic demand. The ultimate population capacity and population projections contained herein will also assist in planning the City's future facilities and infrastructure needs.

Past Growth Rates

A City's past growth rates are often the best indicator of future growth rates. **Table 3** shows Lago Vista's population, numerical change, and compound annual growth rate by decade. Lago Vista experienced a significantly large population growth from 1990 to 2000, and has grown at a consistent rate since 1990.

Table 3. Compound Annual Growth Rate (CAGR)

Year	Population	Change	CAGR	
1990	2,199	---	---	4.06%
2000	4,507	2,308	7.44%	
2010	6,041	1,534	2.97%	
2014	6,478	437	1.76%	

Ultimate Capacity

The ultimate capacity, or build out, for the Future Land Use Map refers to the number of people that could potentially live within the planning area if the City were to develop exactly as it is portrayed. The reality is that many changes will likely occur to the Future Land Use Map over time and the planning area encompasses a huge amount of vacant land that will take generations to develop. The ultimate capacity, therefore, is primarily used for infrastructure estimates and helps to put some numbers behind the colors in terms of how many people could fit within the planning area. The ultimate capacity is calculated by taking all of the vacant residential areas of the City. The vacant areas are multiplied by approximated dwelling units per acre, persons per household and occupancy rates to calculate how many new residents the Future Land Use Map can accommodate. New residents are added to the existing population to reach the ultimate capacity. In order to guide the City in planning for how many people may ultimately need to be supported, an assessment of Lago Vista's ultimate population capacity is provided within **Table 4**.

Table 4. Ultimate Capacity

Vacant Residential Land Use	City Limits	ETJ	Planning Area	DUA ⁽¹⁾	Occ. Rate ⁽²⁾	PPH ⁽³⁾	ROW ⁽⁴⁾	Future Projected		
								Housing Units	House-holds	Population
Vacant Platted Lots	7,325	-	7,325	-	77.9%	2.45	-	-	-	13,980
Rural Res.	547	332	879	0.1	77.9%	2.45	30%	62	48	117
Estate Res.	51	83	134	1.0	77.9%	2.45	30%	94	73	179
Low Density Res.	2,110	2,784	4,169	2.0	77.9%	2.45	30%	5,837	4,547	11,139
Medium Density Res.	85	0	85	10.0	77.9%	2.45	15%	723	563	1,379
High Density Res.	209	52	261	20.0	77.9%	2.45	15%	4,437	3,456	8,468
Mixed Use	167	384	891	8.0	77.9%	2.45	15%	3,747	2,919	7,151
Ultimate Capacity within Vacant Areas								14,898	11,606	42,414
Current (2015) Population								4,308	2,487	6,617
Ultimate Population Capacity								19,206	14,093	49,031

Source: U.S. Census & FNI Data

(1) Dwelling Unit Per Acre (Net Acreage)

(2) Occupancy Rate - 2010-2014 American Community Survey 5-Year Estimates (DP04)

(3) Person Per Household - 2010-2014 American Community Survey 5-Year Estimates (DP04)

(4) Percentage of "Vacant Acres" subtracted for roadways

Population Projections

In order to establish population projections, past growth rates and anticipated future development must be observed. **Table 5** shows three different growth rate scenarios projected through 2035. These projections are based on a 2015 population of 6,617 residents (see page 10 for details regarding current population calculation). As noted in **Table 4**, the ultimate capacity Lago Vista is able to sustain is approximately 49,000 residents.

It is important to keep in mind that the population projections can be impacted by a number of factors, therefore, it is important for the City of Lago Vista to closely monitor the growth rate.

According to **Table 5**, Lago Vista would reach its ultimate capacity beyond 2050 at a 2 to 5 percent growth rate, but would reach capacity shortly after 2040 at an 8 percent growth rate. **Figure 10** depicts the projected trend of growth in Lago Vista, which reflects an 8 percent growth rate in the near term, gradually slowing over time.

Figure 10. Growth Projection

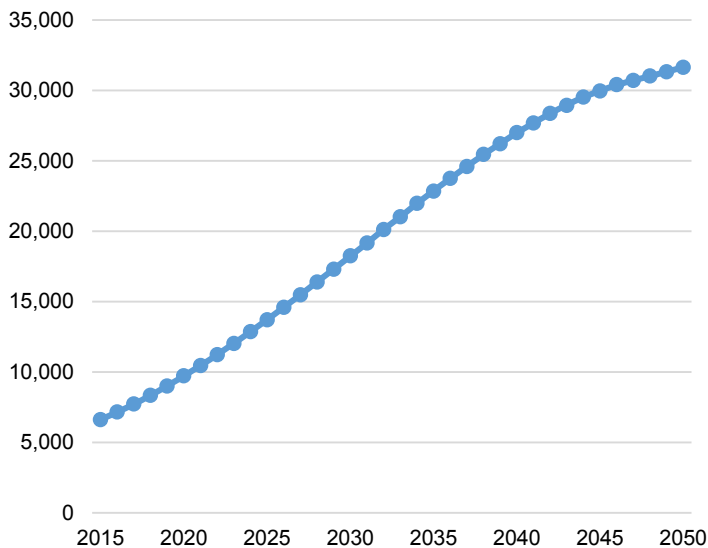


Table 5. Growth Rate Scenarios

Year	Growth Rate Scenarios		
	2%	5%	8%
2015	6,617	6,617	6,617
2016	6,749	6,948	7,146
2017	6,884	7,295	7,718
2018	7,022	7,660	8,336
2019	7,162	8,043	9,002
2020	7,306	8,445	9,723
2021	7,452	8,867	10,500
2022	7,601	9,311	11,340
2023	7,753	9,776	12,248
2024	7,908	10,265	13,227
2025	8,066	10,778	14,286
2026	8,227	11,317	15,428
2027	8,392	11,883	16,663
2028	8,560	12,477	17,996
2029	8,731	13,101	19,435
2030	8,906	13,756	20,990
2031	9,084	14,444	22,669
2032	9,265	15,166	24,483
2033	9,451	15,925	26,442
2034	9,640	16,721	28,557
2035	9,833	17,557	30,842
2036	10,029	18,435	33,309
2037	10,230	19,356	35,974
2038	10,434	20,324	38,851
2039	10,643	21,340	41,960
2040	10,856	22,408	45,316
2041	11,073	23,528	48,942
2042	11,294	24,704	52,857
2043	11,520	25,939	55,381
2044	11,751	27,236	55,381
2045	11,986	28,598	55,381
2046	12,225	30,028	55,381
2047	12,470	31,530	55,381
2048	12,719	33,106	55,381
2049	12,974	34,761	55,381
2050	13,233	36,499	55,381

Design Standards for Nonresidential and Multifamily Development

Mixed Use Zoning Classification

Mixed use refers to a development style that creates areas that combine a mix of land uses within one defined area – or a node. For example, residential, retail, restaurants, office and public uses may be allowed in the same building, same lot, block, or zoning district. Benefits of mixed use development include:

- Long term viability of commercial districts
- Providing higher quality high density residences
- Efficiency in the provision of public services
- Inclusion of public facilities
- Reduction in the frequency of vehicular trips
- Minimizing land consumption

This type of development is defined by its design—building orientation, roadway configuration and amenities such as landscaping and streetscapes that create a safe environment that is conducive for walking. The intentional integration of various land uses within one localized area creates a lifestyle option where a person can perform many of their daily needs and recreational desires within a short distance from home. Such environments are particularly attractive to young professionals, young couples and “empty nesters.”

In order for mixed use nodes to occur within Lago Vista, is recommended that the City revises its zoning ordinance and zoning map to include a mixed use classification that would be permitted in areas designated as R-4 (Multifamily Residential), C-2 (Commercial; Large Scale), and C-6 (Commercial, Large Commercial/Retail).

Because parking spaces can be shared among users, parking requirements for mixed use nodes are generally flexible and do not require a large amount of parking stalls. Within Lago Vista’s zoning ordinance, it states that for mixed use developments the number of parking spaces required should equal the sum of the requirements of the various uses computed separately. Since the need for a large amount of parking is reduced by the walkable atmosphere, it is recommended that the City reduce the parking requirements by creating a new parking category or by expanding the shared parking calculations to accommodate walkable developments. Another important aspect of parking within mixed use nodes is where the parking is located. To avoid disrupting the visual quality along the frontage of these developments, parking should be restricted to being located behind the front façade or behind the rear façade of the building.





Building Articulation

Building articulation refers to offsets in the outer walls or roofline of a building. A perfectly flat wall with no variations has no articulation. Large retailers have become referred to as “big box” retailers since they are becoming increasingly monotonous in design (large buildings with no articulation). Many cities have established standards for varying exterior walls to address the visually unappealing design that is common with large big-box stores. This articulation can be defined as an interruption or differentiation of the building wall plan with either a recess or an offset that projects away from the building wall plane by a specified depth or percentage.



New developments along major corridors should not be allowed to be designed in a manner that resembles a “big box” retailer. To accomplish this, it is recommended that the City set architectural variation standards along major corridors. These standards should apply to all non-residential structures that are 20,000 square feet in size or greater. Variations should be set for both depth and height; such standards will ensure that unbroken planes of wall will not be predominant along Lago Vista’s most visible roadways.



Receptacle Screening

The placement of trash receptacles is often overlooked when designing new developments. They are often placed, unintentionally, in visible locations. Trash receptacles, however, do not have to be unsightly or reduce the visual quality of nonresidential developments.

Trash receptacles should be screened from public view with a masonry wall on three sides with a gate on the fourth (or two sides and be attached to the building with a gate on the fourth). In order to maintain consistency, the masonry walls should be of a similar or compatible material that is architecturally compatible with the primary building and should also be at least one foot taller than the container.

Additionally, screening techniques should also be used to protect the visual realm from other typically unattractive necessities such as:

- Utility boxes
- Commercial loading docks
- Expansive parking lots

“Public view” refers to the view from major roadways as well as the view from any adjacent residential land uses. “Architecturally compatible” should be defined as a similar material and color to the primary building.

Low-Impact Development

The City may wish to include development regulations in the zoning ordinance to address these topics if property owners choose to utilize these tools and techniques in their individual developments. For example, wind turbines should be in the rear yard and have a fall zone of at least to the height of the top of the blade. Solar panels may be placed on roofs or on standalone poles in a rear yard not exceeding the height of the main structure.

Additionally, the City may wish to create a “sustainable development” zoning district or zoning land use classification that would require a certain number of sustainable design techniques selected from a menu-style listing to be integrated throughout the development. This type of development could be encouraged through expedited review processes, waived fees, increased densities, and other adjustments of development regulations.



Sustainable Tools and Techniques

- Rainwater harvesting
- Irrigation only through drip system, soaker hose, or harvested rainwater
- Low flow fixtures
- Alternative energy sources
- Only drought tolerant landscaping with a limited amount of turf grass
- Cool roofs (green or white)
- Solar orientation of structures
- No dead end streets or cul-de-sacs
- Limited lot coverage
- Erosion prevention measures
- Bonus incentives for infill development
- Permeable pedestrian areas
- Recycled pavement materials

Signage

Regulating the signage that is allowed by establishments is one of the simplest and most effective ways in which cities can ensure a positive community image. There are two primary areas of signage regulation that the City of Lago Vista should consider revising within its sign regulations. The first is the dimensions of the surface area of signs; the second is the type of material permitted for sign construction.

The current regulations set a maximum of 32 square feet as the surface area for freestanding signs, regardless of whether the sign is for a single business or is a multitenant sign. It is recommended that the City considers increasing the maximum surface area of signs for buildings that have multiple tenants.

The City should also consider offering an increase in the sign area for business on adjacent lots to participate in a common signage plan to encourage consistency in design and appearance.

The material of which these signs are constructed is a design element that is often overlooked. Current code allows for the support structures of the single/multitenant signs to be constructed of wood or stone. Wood is difficult to maintain, therefore, it is recommended that the City consider allowing signs to only be constructed of stone that is architecturally compatible with the primary building. This will ensure consistency throughout corridors as well as visual quality.



Resource Protection

Over the past decade, the benefits of low-impact or sustainable development have become more well-known, while the cost of utilizing these tools and techniques has dropped significantly. This, along with recent drought and flooding issues in Texas, has resulted in additional community interest and support for low-impact development. Development is considered “low-impact” primarily in terms of water conservation, minimizing site disruption, reducing energy costs, reducing infrastructure costs, and allowing people to walk or bike to key destinations.

Expanded Regulations for Solar Power

The City should create additional regulations for solar development as an alternative energy source accessible to residents. The code currently addresses solar panels for residential development, requiring that panels be placed within the maximum building height and that any ground-mounted solar panels be located at least 25 feet from any streets or golf course.

Alternatively, ground-mounted solar panels should be restricted to the rear yard only and be limited to a maximum height no taller than residential fences. Roof-mounted solar panels should be limited to 12-16 inches above the maximum building height. Additionally, the City may also wish to establish restrictions to address views from the public right-of-ways, but should take into consideration that solar orientation plays a major role in the effectiveness of the panels.

Regulations for Wind Energy

Wind turbines – once generally limited to agricultural areas – are becoming increasingly popular in developed areas, either as standalone towers to smaller devices attached to buildings. According to the U.S. Department of Energy, Lago Vista is located within a wind corridor that generates an average wind speed of 7 meters per second at 80 meters in height (or about 23 feet per second at 262 feet in height), which is considered a suitable speed for small-scale wind development. Freestanding wind turbines should require a fall zone for safety purposes equal to the height of the tallest blade. Also for safety purposes, the City should include within its regulations that blades must have a clearance of 18 feet from the ground. Roof-mounted turbines should be limited to 5 feet above the maximum height of buildings in order to not disrupt the aesthetics of the area.



Regulations for Rainwater Harvesting

Rainwater harvesting is another sustainable practice that should be addressed by the City. Rainwater harvesting is an easy and cost-effective way to implement water conservation efforts in the City. The City should develop regulations that allow harvesting and consider providing incentives to encourage homeowners and businesses to conserve and reuse water. Smaller rain barrels or cisterns can be aesthetically-pleasing and located in the front yard, while larger containers should be located in the rear yard. Additionally, the City could create an educational program that informs the community's residents about the different ways to be sustainable in regards to water conservation.

Expanded Dark Skies Regulations

Glare and glow from street lights, parking lots, recreational facilities, and other typically nonresidential uses can result in a diminished view of the night sky and stars, negative impacts to human health, disruptions to animal behavioral patterns, wasted electricity, and sometimes even reduced safety due to excessive glare or poor directional lighting. The Dark Skies initiative seeks to reduce the amount of unnecessary light pollution – a concept embraced in many places across Central Texas.

The Site Development Ordinance currently requires that all roadway, parking lot, walkway, and building floodlights be shielded to allow lighting to project only onto the building or ground. However, this regulation does not address development for single-family or two-family areas or uses. The City should consider expanding the regulations to apply to all development types, include provisions for timed or motion-sensor lighting, examine sign lighting techniques, and address other types of exterior lighting. A number of model lighting ordinances are available for use by cities to regulate the types of lighting fixtures that are permitted within the community.

Making these changes will help preserve the rural feel, protect natural resources, and positively impact human health. In addition to developing more restrictive regulations, the City should consider creating an educational component that describes why dark skies are important and how safety within the community will not be comprised.



Review Current Landscaping Requirements

Landscaping methods play a major role in supporting a sustainable community. Landscaping is also considered an essential element of a property, whether the establishment be public or private. Quality landscaping can enhance the aesthetic quality of corridors as well as help improve Lago Vista’s overall image.

The City currently allows up to 50 percent of the required landscape area to be of non-plant materials, which promotes water conservation through the use of xeriscape materials. However, the current regulations state that landscaping plants will be “preferably native or naturalized, with low water requirements”. The City should consider revising this standard to *require* plants to be selected from an approved plant list containing native and drought-tolerant species that will be maintained by the Development Services Director.

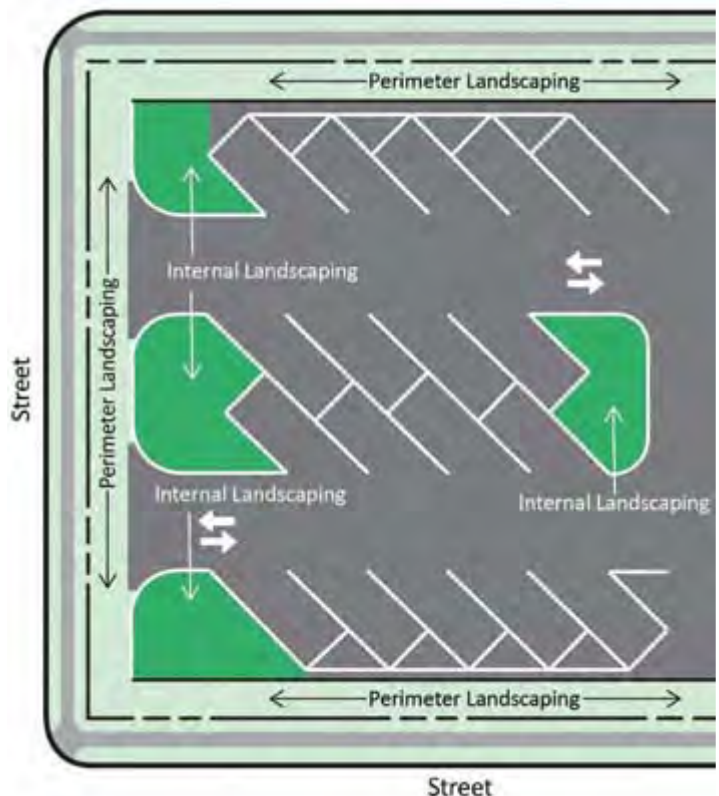
The City should also consider adopting more stringent landscaping requirements. One option is to require that all nonresidential and multifamily development provide perimeter landscaping and internal landscaping, as indicated in **Figure 11**. The width of the perimeter landscaping should be determined by the adjacent roadway type, while the number of trees/shrubs should be determined by the size of the landscaped area. Internal landscaping (islands) should be determined by the number of parking spaces.



Figure 11. Required Landscaping Types

Table 6. Sample Landscaping Requirements

Perimeter	5' to 15' width (varies) 1 tree per 500 sqft of area
Internal	20 sqft per parking space 1 tree per 10 parking spaces



Lakefront and Tourism

Opportunities to Purchase Lakefront Lots

Lakefront lots are highly desirable locations for both home and business development. Currently there are several clusters of vacant lots along Lake Travis that provide the City with an opportunity to develop a lakefront park, lake access, or location for restaurants or a resort. To do this, the City should identify and prioritize the areas that would be appropriate for purchase. The City would then need to establish a budget for the acquisition of these lands, weight the costs and benefits, and consider pursuing negotiations with property owners.



Visitor Lake Access in Tourism Areas

During the public input portion of the planning process, the lack of public access to Lake Travis was frequently mentioned. The majority of the access points to the lake are owned by different property owners associations (POAs) and are only available to the residents who belong to the POAs. While many residents – both POA and non-POA – were in support of allowing all Lago Vista *citizens* access to the lake, many were opposed to allowing visitors from the general public (see page 104 for more information); however, many people feel that tourism is Lago Vista's greatest opportunity and that the lakefront location is its greatest asset. Tourism can benefit the City in the form of sales tax revenue, hotel occupancy tax revenue, increased property values, and increased daily population to attract/support more retailers and services. The City should ensure that future areas targeted for tourism have convenient access to the lake for *overnight* visitors, either through land purchase or coordination with the POAs.



Hotel Development/Civic Center

One of the top priorities for promoting tourism in Lago Vista should be to attract hotel development. Hotels are a necessity for accommodating tourism, whether in the form of a conference center hotel, resort hotel, standalone chain hotel, or a smaller independent motel. Lago Vista has a wonderful opportunity to host water activity events, festivals, conferences, and golf and other sporting tournaments, but there are currently very limited options for these visitors to spend the night in Lago Vista. The City is also missing the opportunity to collect Hotel Occupancy Tax revenue from potential visitors. The City should continue to target and attract potential hotel operators into Lago Vista, particularly along the lakefront.



Branding and Placemaking

A branding campaign can help a community establish and promote its unique identity. The City has already created a logo, website, as well as social media accounts in an effort to promote Lago Vista to the community and a larger audience. These efforts have proven to be beneficial and should be continued. The City should expand its current branding efforts to include signage and banners throughout Lago Vista. These signs should promote the City of Lago Vista in general as well as events and festivals the City hosts. It is important for the City to identify key gateways that lead into the City in order to improve the aesthetics of the corridors as well as placing gateway monuments that signify the entrance into the City, particularly along FM 1431.

Another practice the City can set into place that will improve its branding efforts is placemaking. Placemaking is a collaborative process that shapes the public realm by strengthening the connections between people and the public spaces they share. Placemaking can be achieved by focusing attention on public squares, plazas, streets, public art, improved pedestrian access, community events, among others and ensuring that they are connected, comfortable, active, social, and authentic.



Growth Prioritization

Figure 12 indicates generally undeveloped areas where infrastructure extension should be given a priority, where infrastructure should not be extended, and where existing infrastructure exists for infill. These areas have been categorized based on topography, infrastructure, existing development, and access. The City's Code of Ordinances requires special approval by City Council for development of land with a slope greater than 25 percent. Additionally, many engineering and site design professionals advise against development on steep slopes due to safety, cost, and environmental impacts.

The two conservation areas indicated in red have been classified as areas where infrastructure extension is not recommended primarily because of the extreme topography in the areas. These areas are also generally undeveloped, have limited infrastructure, and the northern area is in close proximity to the Rusty Allen Airport. **While this recommendation does not mean that development can never occur in these areas, it is recommended that the City set a policy of not extending infrastructure to these areas and very seriously consider requests to develop in these areas.** Alternatively, the City may wish to purchase these areas, assist the land owners in seeking nonprofit organizations that may be willing to accept the property for conservation purposes (such as U.S. Fish and Wildlife Services or the Audubon Society), or assist the land owners in identifying low-impact land uses that may be appropriate for these areas (such as an adventure park with ziplines, obstacle courses, and outdoor laser tag).

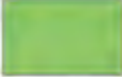





The areas shaded in purple are recommended for target infill locations. These areas have acceptable topography for construction and have existing water and/or wastewater infrastructure lines located nearby, so the extension of those lines may be less costly. The areas currently have reasonable access by the major roadways of Lohman Ford Road, FM 1431, and Boggy Ford Road. The City should encourage infill development within these areas, which is further discussed on page 63.



Figure 12. Infrastructure Extension Priorities



-  Infrastructure Extension Priorities
-  Infrastructure Extension not Recommended
-  Existing Infrastructure Infill Areas
-  25% slope or greater



City of Lago Vista

Lastly, the areas shaded in green are currently undeveloped areas that should be a focus for future development by giving priority for infrastructure extension. These areas have little to no infrastructure, but were selected due to favorable topography, roadway access, and lake access/view. These areas have great potential to serve many uses. The City should take the lead in planning for these areas by budgeting for future infrastructure installation, coordinating with property owners, and targeting desirable users. Desirable uses for these areas may include a sports complex, a conference hotel or civic center overlooking the lake, national retailers, and City parks/lake access. Development in these areas will be supported by the City's water and wastewater impact fee program; however, the City may wish to consider adopting roadway impact fees as well.



Future Expansion Areas

This section identifies areas into which the City may wish to expand in the future. It is not intended to be an annexation plan as defined by State law, but rather a discussion of areas that are logical and reasonable for possible future expansion. Annexation is the process of expanding the City's boundaries. In doing so, the City is also required to extend municipal services, regulations, voting privileges, and taxing authority for the purpose of protecting the public's health, safety, and general welfare.

Lago Vista is a home-rule city; therefore, the City may annex land either voluntarily by petition of the landowner or involuntarily by City initiation. The City may only annex land within the extraterritorial jurisdiction (ETJ), which is the area located outside of the City limits but within Lago Vista's planning area. Benefits of annexation to residents include additional City services and protections, as well as protecting property values in the area by ensuring quality development. Benefits to the City include tax revenue from residents who already use many of the City's services (e.g., parks, roads).

Generally, there are two methods of annexation:

- Densely developed and/or large areas: A three-year municipal annexation plan is required that specifically outlines that these annexations that may occur beginning on the third anniversary of the date of adoption, or
- Sparsely developed and/or small areas: No annexation plan is required for annexations of fewer than 100 tracts occupied by residential dwellings; however, the municipality must use "generally accepted municipal planning principles and practices" when defining the boundaries of such areas (Section 43.052(i)).

Figure 13 identifies 9 areas within the ETJ that are possible future growth opportunities. These areas represent all of the remaining land in the ETJ, which means that these areas are likely to represent the City's ultimate boundaries in the future. Each potential annexation area is unique in terms of development, size, constraints, and other features. The following is a brief outline of each area (in order of priority) with a short description of the characteristics relevant to possible annexation.

Area 1: Undeveloped, buildable land along Lohman Ford Road

Area 2: Entryway into Lago Vista along the north side of FM 1431

Area 3: Lake frontage, FM 1431 frontage, and proximity to Tessera development

Area 4: Small area including lake frontage with some existing development

Area 5: Proposed roadway route connecting to Jonestown, otherwise undevelopable, possible for conservation

Area 6: Prime lake frontage, although significant investment to extend infrastructure

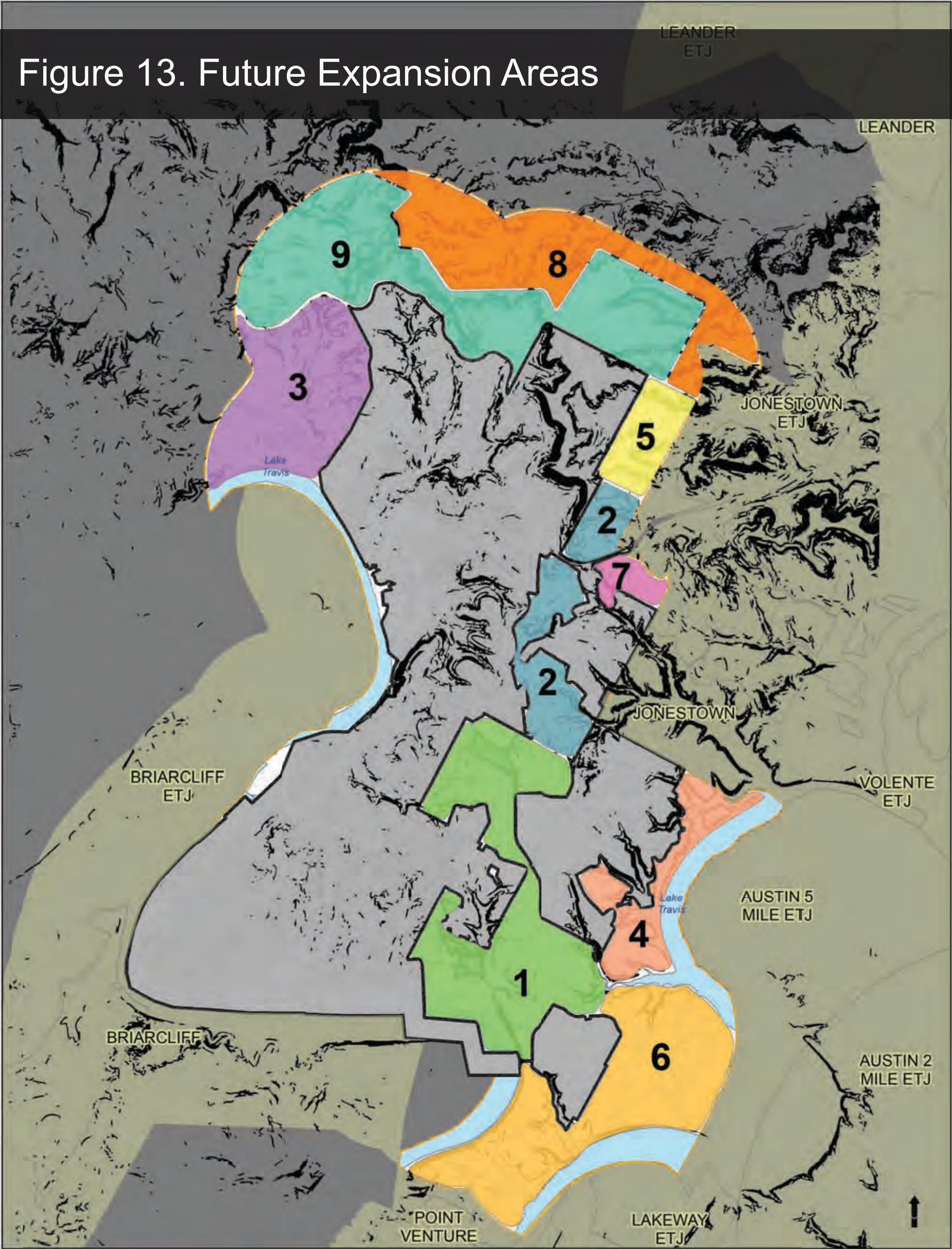
Area 7: Proximity to FM 1431, Lohman Ford Road, problematic terrain

Area 8: Large tract of private property adjacent to the Balcones Canyonlands National Wildlife Refuge

Area 9: Primarily the Balcones Canyonlands National Wildlife Refuge, undevelopable

Additionally, the City may wish to revise the zoning regulations regarding zoning upon annexation. Section 3.50 of the ordinance currently reads, "Any land hereinafter annexed to the City of Lago Vista, Texas shall automatically be temporarily classified as TR-1 (Temporary Unzoned) until reclassified in accordance with this chapter." However, Section 211.006 of the Texas Local Government Code states that, "a regulation or boundary is not effective until after a public hearing on the matter at which parties in interest and citizens have an opportunity to be heard." Therefore, the City should consider removing this automatic zoning option and instead establishing a policy that following a public hearing, TR-1 (or R-1LL) be the default designation if no other zoning district has been selected at the time.

Figure 13. Future Expansion Areas



- | | | | |
|---|------------|---|----------------------|
|  | Priority 1 |  | Priority 6 |
|  | Priority 2 |  | Priority 7 |
|  | Priority 3 |  | Priority 8 |
|  | Priority 4 |  | Priority 9 |
|  | Priority 5 |  | 25% slope or greater |



City of Lago Vista

Rusty Allen Airport Area

The airport and surrounding areas are zoned C-4, "Commercial, Airport", which allows for only nonresidential uses that commonly would be affiliated with an airport. To the west, zoning is also designated for RR-A, Restricted Single Family with Aircraft, which allows for single family residential uses in conjunction with a hangar. The R-1A and R-1B zoning districts to the east and west are primarily for traditional single family uses.

As shown in **Figure 12. Infrastructure Extension Priorities**, much of this area is not appropriate for future residential construction due to topography and infrastructure constraints. The airport operates 365 days a year and offers domestic and international charter service, making the airport a unique asset for Lago Vista. This opportunity could be maximized by promoting businesses – particularly aviation spinoff industries – in the airport area. The City could use financial incentives, tax abatement programs, land leases, and zoning modifications to attract desirable businesses/industries.



Figure 14. Rusty Allen Airport Area Zoning



Municipal Complex Redevelopment

A proposed redevelopment plan called for the expansion of the current City Hall and Library. The two separate buildings would be connected with a new addition. The resulting building would be approximately 16,000 square feet. Although the proposed expansion would provide a number of benefits to the City and its employees, it does not support the aesthetic or economic potential for the surrounding area.

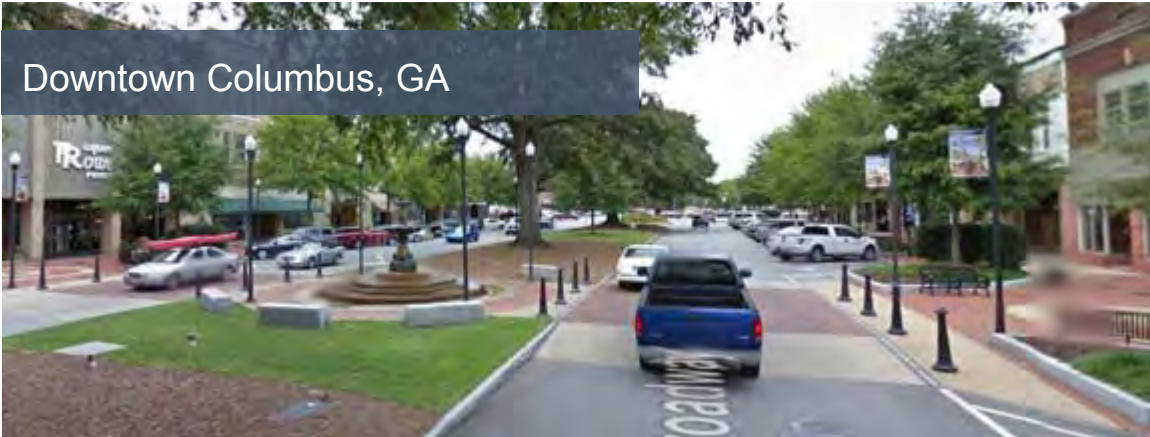
Alternatively, the City should consider focusing on redevelopment efforts along the area between Dawn Drive and Bonanza Street. The City could use this opportunity to integrate local government services into an activity center. Retail stores and personal services could be appropriate in this area. The area could feature an inward-facing development that places focus on open green space or pedestrian areas, rather than parking areas. The concept of a city hall surrounded by activity or retail centers can be seen in the Texas cities of Bee Cave, Southlake, Frisco, and Sugar Land, among others.

Figure 15. Generalized Concept for Dawn Drive



Source for Base Image: Image © 2016 DigitalGlobe

Figure 16. Examples of Medians



Source: Image © 2016 DigitalGlobe

Action Items

Land Use Goal: Responsibly maximize land by expanding recreational uses, providing housing opportunities for all ages, and fostering an environment for local business.	
Recommendation Topic	Action Item
Future Land Use and Population Planning	Use the Future Land Use Map to guide future zoning decisions.
	Revise the zoning ordinance to include overlay character districts for Dawn Drive, FM 1431, and Lohman Ford Road.
	Revise the zoning ordinance to allow more areas for retail, commercial, and multifamily development.
Design Standards for Nonresidential and Multifamily Development	Revise the zoning ordinance to include a mixed use land use classification.
	Revise the zoning ordinance to require building articulation for larger structures.
	Revise the zoning ordinance to include specific requirements for screening waste receptacles and utilities.
	Revise the zoning ordinance to include specific requirements for screening and buffering near industrial uses.
	Revise the business regulations ordinance to allow for larger multitenant freestanding signs.
	Consider establishing overlay districts to ensure quality development along the main corridors.
	Meet with private capital partners to share the comprehensive plan efforts and promote nonresidential development.
Resource Protection	Develop regulations for solar and wind energy to ensure quality standards for equipment and installation
	Offer incentives to developers for using solar and wind energy.
	Require all street signs be reflective to accommodate dark skies efforts.
	Expand the existing lighting regulations to further promote dark skies.
	Develop an approved native plant list to be maintained by the Director.
	Develop regulations to accommodate and encourage low-impact development.

Lakefront and Tourism	Prioritize and purchase lakefront lots.
	Accommodate tourists in certain areas.
	Continue to proactively seek hotel operators for a lakefront hotel resort, event center, or civic center.
	Expand branding and placemaking efforts through a marketing/image campaign and/or the development of a tourism plan.
	Apply for and receive the designation of a “Scenic City”.
	Focus development around the airport on aviation and other small industrial uses.
Growth Prioritization	Conserve areas with extreme topography by acquiring the property or assisting property owners in coordinating with nonprofit organizations to accept the land.
	Explore the possibility of allowing the landowners to keep their POA membership after donating the land.
	To encourage infill development, prioritize areas with existing infrastructure through development incentives.
	To encourage future development in key greenfield areas, develop long-range infrastructure plans for identified expansion areas and use these areas for desirable development types, such as a hotel, grocery store, or sports complex.
Future Expansion Areas	Conduct a detailed analysis to determine whether a 3-year annexation plan is necessary for the desired expansion.
	Focus on annexation of areas located along major roadways or the lake.
Rusty Allen Airport Area	Prioritize the area surrounding the Rusty Allen Airport for land acquisition and assembly.
	Vacate plats and roadways for undevelopable land around the airport.
	Rezone area surrounding the airport by extending the C-4 zoning and rezone the steep slope areas to a conservation district.
	Coordinate with the actions from TxDOT Airport Action Plan.
Municipal Complex Redevelopment	Develop a concept plan followed by a more detailed site plan for the area.
	Continue efforts to reach out to local developers and local/national retailers.
	Rezone the south side of Dawn Drive to accommodate commercial and retail development.
	Allocate funding in the Capital Improvements Program for demolition and construction of new municipal facilities.

4| Housing and Neighborhood Livability

Housing and Neighborhood Livability Goal: Provide an exceptional quality of life by preserving the small-town character, accommodating pedestrians, and providing attractive and unique destinations.

Issues and Existing Conditions

Neighborhood planning plays an important role in the Comprehensive Plan because it guides the preservation and enhancement of existing neighborhoods and makes recommendations for new neighborhoods in future redevelopment areas. The purpose of the Housing and Neighborhood Livability element is to address the characteristics of existing housing conditions in Lago Vista and serve as a tool for City staff, residents and business owners of each neighborhood setting. It is in the public interest to maintain the local housing stock, as well as to make whatever improvements are necessary. It is also in the public interest to ensure that new housing and neighborhoods are created to the highest level of quality possible, so that new areas maintain their value and are sustainable for years to come. It will take cooperative action by the City and property owners to achieve the highest possible housing quality and character within each neighborhood area of Lago Vista.

Top Issues Related to Housing and Neighborhood Livability:

- Beautification improvements
- Homes and apartments for young professionals and seniors
- More housing diversity needed
- Affordable housing options for the workforce community



Recommendations

The following section outlines recommendations related to the following topics:

- Single-Family Neighborhood Enhancements
- Single-Family Home and Site Design Enhancements
- Life-Cycle Housing Opportunities

Single-Family Neighborhood Enhancements

Residential Infill Development and Redevelopment

Residential infill refers to the development of a single lot within an existing neighborhood that is currently served by the City's utilities. This type of development promotes sustainability because it: 1) generally uses existing infrastructure, 2) reduces sprawl and destruction of natural areas, 3) creates more vibrant neighborhoods, and 4) takes advantage of the limited amount of developable land in Lago Vista. Infill development also alleviates the cost of installing utilities in new areas.

Developing on a vacant or redeveloped lot may be perceived as having increased risk, particularly early on in long-term redevelopment projects; therefore, it is important that the City look for way to encourage infill development. Examples of incentives include:

- Continue and encourage the use of Amending or Minor Plats, which allows for administrative approval, to consolidate lots. In cases where Amending/Minor Plats are not possible for combining adjacent small lots, the City should consider fast-tracking/expediting the review process,
- Allowing staff technical support for submittals, and
- Establishing target infill areas which allow the construction of higher densities, increased heights, and/or reduced parking. These modifications can be established by the City Staff by granting "alternative compliance", through special exceptions from the Zoning Board of Adjustment, or other relief procedures.

Also, compatibility can be an issue when infill or redevelopment housing is built in an existing neighborhood. The City should ensure that new home construction is consistent with the City's vision and is designed to coordinate and connect with the existing surrounding developments. Generally, residents in the area surrounding infill sites desire to have a cohesive character throughout their neighborhood.

It is recommended that the City budget to purchase small lots each year to replat and combine smaller lots. The City should prioritize the target areas indicated in purple and green in **Figure 12**; however this strategy is appropriate City-wide. Additionally, the City should proactively seek out property owners of vacant or abandoned lots to express the City's intent and available incentives or offers.

Architectural elements of infill development and redevelopment that should coincide with existing residences include:

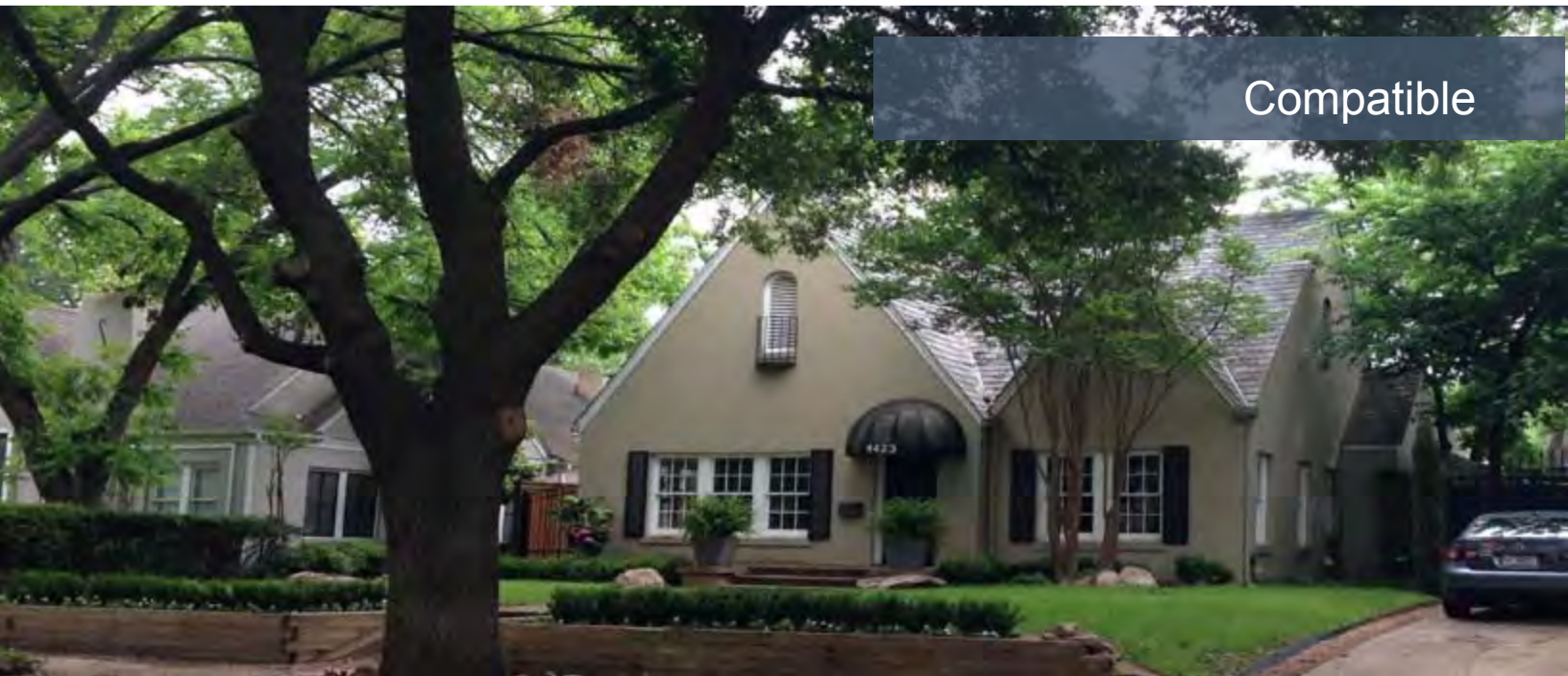
- Building materials
- Building massing and setbacks
- Architectural design
- Access
- Residence orientation
- Connectivity



Not Compatible



Somewhat Compatible



Compatible

Residential Zoning District Consolidation

The City's zoning ordinance includes 14 residential districts:

- R-0: Single-Family, Zero Lot Line
- R-1A, B, C, D, E, F, and G: Single-Family Residential
- R-1LL: Single-Family, Large Lot
- R-1M: Mobile Home
- Single-Family Tall
- R-1T: Single-Family, Tall
- R-2: Two-Family Residential
- R-4: Multifamily Residential (Apartments, Townhouses and Single Family)
- RR-A: Restricted Single Family with Aircraft

For comparison, the City of Austin currently has 16 residential zoning districts for over 354,000 homes (versus fewer than 3,300 homes in Lago Vista). The City may wish to consider consolidating several similar districts to simplify the code and development process. Additionally, the City may wish to update its classification of districts in the zoning ordinance and zoning map to be similar to the land uses on the Future Land Use Map.

Screening and Buffering

While the Future Land Use Map seeks to minimize conflicts between potential residential and nonresidential areas, screening and buffering efforts can help to mitigate any remaining incompatibility between land uses.

The current zoning ordinance requires a screening device that is "no more than six (6) feet in height" to be installed along the property line between multifamily/nonresidential and single family residential, which includes masonry material, wood, or plant materials. Wood is a high maintenance material and therefore it is not recommended for the City to continue allowing it as a screening wall. Plant materials are appropriate in conjunction with a wall or fence, however landscaping alone is insufficient for adequate buffering.

The regulations should be revised to require a solid masonry fence and possible additional landscaping to reduce the impacts of the multifamily/nonresidential use on the adjacent neighborhoods. While Section 5.10 of the Zoning Ordinance restricts which zoning districts can be adjacent to one another, a residential proximity slope that requires an additional setback from nonresidential land uses adjacent to single family residences is recommended.



Single-Family Home and Site Design Enhancements

Garage Enhancements

Current ordinances pertaining to residential garages require that garages be set back from the street at least the same distance as required of dwelling units. Allowing for garage entrances to be located at the front façade of homes disrupts the cohesiveness of the building design. The City should update the ordinance and require garages to be set back at least 10 feet from a home's building façade, unless it is a J-swing drive. All garage doors should be required to have door enhancements. The City should provide its residents with a menu of options that include enhancements such as wooden doors, double doors, decorative windows, hardware, among other design elements.



Standards for Accessory Buildings

Residential accessory buildings are structures that serve as a shed, garage, carport, shop, or any other use that is not part of the main dwelling. This type of structure is generally detached, but in some cases is added as an addition to the original home. Within the current code of ordinances, the City allows for a maximum of two accessory buildings but does not limit the square footage. In order to prevent accessory buildings from being constructed at a large scale, the City should consider updating this ordinance to limit the total square footage of accessory buildings to not be larger than 50 percent of the square footage of the main dwelling. This regulation would replace the maximum number of accessory buildings.



Covered Porches

Another design element that will increase the aesthetic appeal of homes is having a covered porch. Not only does this add another unique design element to the home, but it overall makes neighborhoods appear more inviting. The City should consider implementing an ordinance that requires a certain percentage of homes within some subdivisions to have covered porches. Subdivisions that are intended to be walkable as well as subdivisions with rear alley access should be the main targets for this regulation.



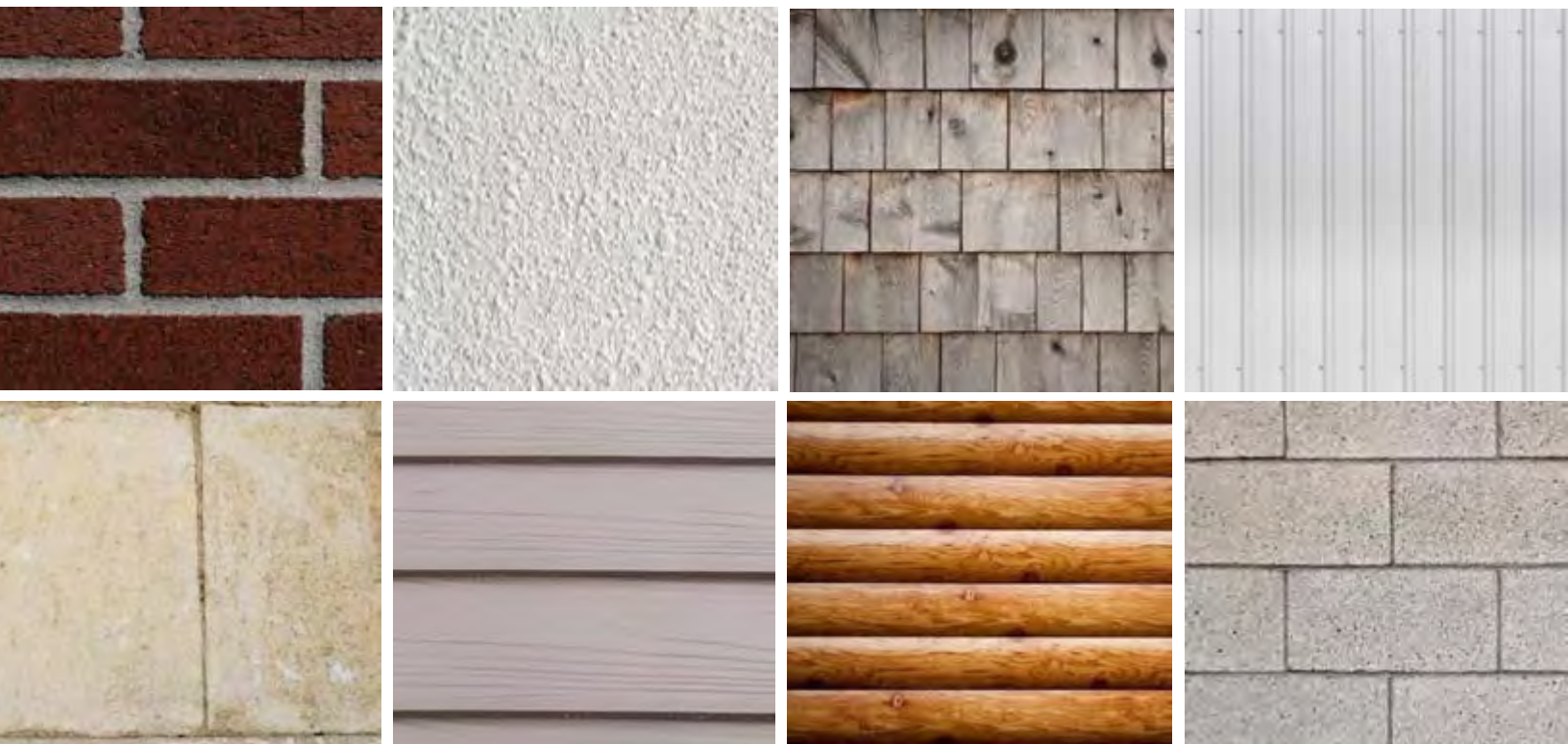
Building Materials and Antimonotony Standards

The appearance of homes from the street affects the perception of the community as well as property values. Quality building materials and unique designs create more interesting and attractive neighborhoods, compared to a subdivision full of “cookie cutter” homes. Building materials and antimonotony standards help to create more distinctive communities.

For all nonresidential and multifamily buildings (except for those in the Airport District [C-4]), the zoning ordinance requires that 75 percent of the front wall and 75 percent of each side wall consist of: fired bricks, natural or polished stone, textured masonry block, tilt wall concrete panels, stucco, or split face concrete block. It is also specially noted that this list does not include corrugated sheet metal and cement fiberboard. Stainless steel, chrome, standing seam, and architectural grade metal can cover up to 10 percent of the front or side walls.

The City should consider providing more detailed building material regulations for certain zoning districts. For example, while textured masonry block or split face concrete block may be appropriate for the Light Industrial (LI) or Commercial, Marina (C-3) districts, higher quality materials such as fired bricks or stone may be more desirable in the Commercial, Large Scale (C-2) and Professional, Business Office, Low Density Retail (C-1A and C-1C) districts along the FM 1431, Lohman Ford Road, and Dawn Drive corridors. Additionally, the City may wish to reconsider excluding cement fiberboard from the list of approved materials. This material, commonly known as HardiePlank, can result in attractive bungalow or Craftsman style homes.

The City should also establish antimonotony standards to add visual interest and distinctive design to neighborhoods. Some residential developers offer a limited number of home designs, which can result in a monotonous and dull appearance. The City could address this by requiring that no single front façade of a home may be duplicated within six to eight lots.



Life-Cycle Housing Opportunities

A quality community is able to provide a variety of housing options for the full life cycle of its citizens. It is important for the City to understand the implications the type of housing available has on its community. As an individual progresses through life, their requirements, necessities, and general expectations for what they consider to be “home” change.

As an example, young singles and couples without children may wish to live in a location where activities are present or within a close proximity to work. Such options are considered amenities that contribute to their particular needs. Once they move into the next stage of life, they may require additional space as their family begins to grow; they may desire a larger family space, more bedrooms, and a yard, among other things. Empty nesters, which refers to those household without the presence of children, may require completely different housing options. It has become a growing trend where individuals within this category often desire a smaller, high quality home with less maintenance and upkeep.

While Lago Vista seeks to remain a community of primarily single family homes, it is still important to offer a variety of housing options, especially for young professionals and empty nesters. These two age groups are expected to increase in size in the future with the addition of business and industry. Many young professionals leave the area to find other housing types; many empty nesters are attracted to Lago Vista because it is often perceived as a retirement or vacation community.

Large Single-Family

Certain members of a community may desire a larger footprint for their home. This need can be met with larger homes (i.e., additional square footage), or larger lots that provide more open space and increased separation from neighbors and adjacent land uses. This housing type plays an important role in allowing for variation in density and home size within a community.

Medium Single-Family

Medium sized single-family homes are larger in square footage than the small starter home. These homes typically include additional bedrooms and bathrooms with upgraded amenities. Often times, medium sized single-family homes are located on larger lots. This housing segment is ideal for a growing family or an individual who may be progressing in their career and seeking upgraded housing options.

Small Single-Family

Small single-family homes are often referred to as “starter homes” and are generally the most affordable option for single-family housing. Families or individuals looking for housing options with more space and privacy, or moving into the home-ownership market find the starter home as a great option. Typically located in a single-family neighborhood environment, these homes meet the needs of individuals with limited housing budgets and a desire to have their own personal space.

Figure 17. Life-Cycle for Housing Choices



Duplex Homes

A duplex is a house divided into two separate dwelling units, each with its own entrance. Duplex housing serves a segment of the community who may want to live in an increasingly dense setting while having the look and feel of a single-family home. This housing type is important for residents and a community due to its affordability and range of amenities available.

Townhomes

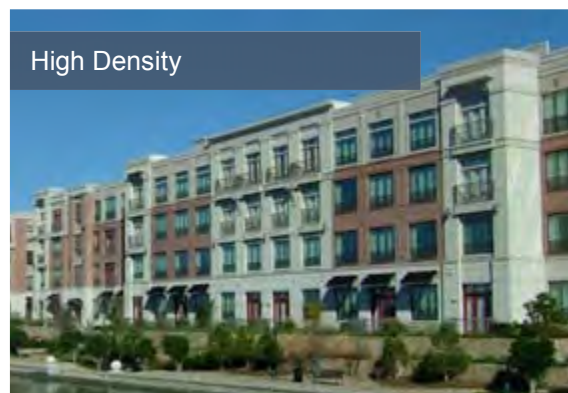
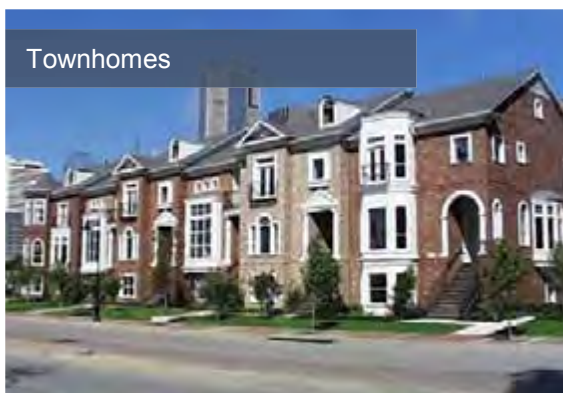
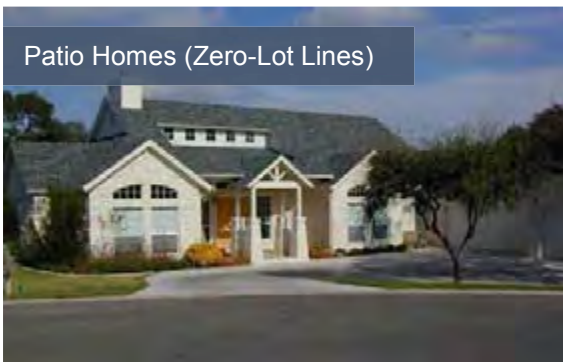
Townhomes are attached multistory dwelling units. Similar to apartments and duplexes, townhomes serve as an alternative to apartment living, and meet a demand in the rental market. One key difference is the fact that townhomes also meet a need for home ownership. Many segments of a community find townhomes appealing, from young professionals to small families. This housing option can also serve the needs of seniors seeking a simplistic home-ownership experience.

Apartments

The range of apartment options is very broad in an effort to meet the needs and desires of a diverse rental market. The traditional apartment is a multistory building within an apartment community arranged in a garden or courtyard style configuration. An alternative or supplementary approach to including apartments is through mixed use development – high density apartments above ground-level retail shops.

Senior

An integral part of retirement is the connection to family, friends and the community in which a senior has grown to call home. Flexible housing options must be available to allow for seniors to age in place. The need for decreased maintenance, increased access to transportation options, and accessibility to amenities such as fresh food and medical facilities are critical. Many of the aforementioned housing options can meet these needs. Apartments, duplexes, and townhomes may provide the necessary housing options. However, there may also be a need for smaller single-family homes on small lots or “zero lot-line” units to accommodate seniors.



Lago Vista's zoning regulations currently allow these housing types in certain zoning districts. However, one unique aspect of Lago Vista's regulations is the lack of minimum lot sizes for each district. Currently, only the R-1LL Single-Family, Large Lot zoning district has a minimum lot size. While the other districts have minimum setbacks, which would regulate the lot size to some extent, it may be in the City's best interest to define minimum lot areas, widths, and depths. This would allow the City to more accurately plan and anticipate future development patterns and infrastructure demands. Additionally, requiring larger lots would promote housing variety and prevent the current issue of lots that are too small or narrow to build on in future development. It is beneficial that the City has separate zoning districts to accommodate zero-lot line, duplex, and multifamily homes; however, each zoning district and dwelling type should have designated minimum lot dimensions. Establishing these minimums will also help to ensure that future life-cycle housing options are constructed in a manner that is both attractive and more appropriate for the City's infrastructure.



Action Items

Housing and Neighborhood Livability Goal: Provide an exceptional quality of life by preserving the small-town character, accommodating pedestrians, and providing attractive and unique destinations.	
Recommendation Topic	Action Item
Single-Family Neighborhood Enhancements	Develop appropriate incentives and zoning regulations for infill development.
	Consolidate residential zoning districts.
	Revise the zoning ordinance to require higher quality materials for screening and a proximity slope setback between incompatible land uses.
Single-Family Home and Site Design Enhancements	Revise the zoning ordinance to require garage door enhancements and setbacks for front-loaded neighborhoods.
	Revise the zoning ordinance to that accessory buildings are truly secondary to the main structure.
	Revise the zoning ordinance to require covered porches in a certain percentage of larger developments to create a more diverse look and more pedestrian-oriented environment.
	Revise the zoning ordinance to add more detail regarding building materials and specifying which materials are appropriate within each district.
	Revise the zoning ordinance to include antimonotony standards, which will help to prevent “cookie cutter” subdivisions.
	Develop a watershed master plan that assesses the current drainage demands and provides strategies for stormwater management and retention.
Life-Cycle Housing Opportunities	Continue to allow patio homes, townhomes, duplexes, and multifamily housing types in key areas to accommodate young professionals and the retirement community. Provide for mixed use areas that incorporate higher density housing.
	Revise the zoning ordinance to establish minimum lot areas, depths, and widths for each residential district and dwelling type.

5| Transportation

Transportation Goal: Overcome physical constraints to meet the community’s needs by enhancing corridors, providing safe and walkable routes, and continuing regional coordination.

Issues and Existing Conditions

A community’s transportation system is vital to its ability to grow in a positive manner. Transportation is inherently linked to land use. The type of roadway dictates the use of adjacent land, and conversely, the type of land use dictates the size, capacity and flow of the roadway. The roadway network inside of Lago Vista is almost fully developed; however, new roadways will be needed to support development when the City limits expands. One main issue with the transportation system is the topography of Lago Vista, and the terrain challenges when improving or building new roadways. The current roadways are very curvilinear. Many roads run southwest to northeast because the City is situated at an angle along Lake Travis. Another issue is the degrading local roadways and the deteriorating collector roadways. Roadway improvements must be made to improve the safety and mobility of residents.

Current Transportation Network

North-South Roadways

Lohman Ford Road is a true north-south roadway and is the main thoroughfare in Lago Vista. The southern terminus of Lohman Ford Road is in Point Venture and the north terminus is at FM 1431. The intersection of Lohman Ford Road and FM 1431 is one of the major intersections in the City and is the main commercial/retail node in Lago Vista.

Destination Way is a curvilinear north-south roadway that runs from FM 1431 to Lake Travis. About half of this roadway is not in the City limits, but when the City limits grow connections to Destination Way will need to be constructed.

Old Burnet Road is a curvilinear north-south road way to the east of Destination Way and runs from FM 1431 to Lake Travis. Similar to Destination Way, this roadway is mostly outside of the City limits and connections will need to be constructed as the City limits expand.

Top Issues Related to Transportation:

- Limited vehicular and pedestrian connectivity
- Desire for sidewalks in certain areas
- Unsafe pedestrian crossings
- Safety of children walking to school
- Hike and bike trails
- Intersection and road safety
- Limited right-of-way for existing roads
- Traffic calming and visibility
- Poor road conditions
- Unused roadways
- Golf carts on roadways
- Community transportation services
- Limited connectivity to the northeast

Figure 18. Lohman Ford Road at Boggy Ford Road



Figure 21. Existing Transportation Map



Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

Minor Arterial
Undivided

Collector

Residential Street



Lake Travis



Lago Vista City
Limits



Lago Vista ETJ



City of Lago Vista

East-West Roadways

Boggy Ford Road is mostly an east-west roadway that turns into Highland Lake Drive to the west and wraps around a residential area in the southwest portion of Lago Vista. It ends at Lohman Ford Road and turns into Shoreline Ranch Drive. This roadway's main purpose is to provide access to the residential areas.

Dawn Drive is mostly an east-west roadway that runs from Lohman Ford Road to the traffic circle with Lago Vista Way, where it runs north for a short distance. This roadway provides access to Lago Vista Elementary School, City Hall, the public library, and the police department. This roadway also provides access to the residential areas.

Highland Lake Drive is mostly an east-west roadway that turns into Boggy Ford Road to the west and wraps around a residential area in the southwest portion of Lago Vista. It ends when it merges with Boggy Ford Road to the east, just before Lohman Ford Road.

Paseo de Vaca Street is an east-west roadway that runs from Bar K Ranch Road to Lohman Ford Road. This roadway provide access between a main thoroughfare and the POA amenities, specifically the K-Oaks Clubhouse.

Bar K Ranch Road runs southwest to northeast from the Bar K Park to the Rusty Allen Airport. It crosses FM 1431 near Lago Vista Middle School.

Regional Roadways

FM 1431 is a regional connector for Lago Vista. This roadways extends east to Cedar Park and IH-35 in Round Rock, and to Marble Falls to the west.

Local Streets

Local streets run through residential neighborhoods and have slower speeds. These roadways allow residents to have access to their homes and other POA and public amenities.

Figure 20. Bar K Ranch Road by Airport



Figure 21. FM 1431 Looking East



Accident History

The traffic volumes and traffic generators, discussed below, correspond with the top 10 intersection accidents shown in **Figure 22**. The majority of accidents happen on FM 1431 and Lohman Ford Road. This is expected because many of the traffic generators in Lago Vista are along these roadways, and they are also main routes through the City to access collector streets to the residential areas. Additional safety measures should be taken to ensure that accident rates will decrease. The roadway safety section later in this Element give recommendations on what can be done for traffic calming and accident reduction.

Figure 22. Top 10 Intersection Accidents

1. FM 1431 @ Lohman Ford (13)
2. Boggy Ford @ Lohman Ford (8)
3. FM 1431 @ Destination Way (5)
4. FM 1431 @ Dodge Trail (4)
5. Lohman Ford @ Alfalfa (2)
6. Adrian Way @ FM 1431 (2)
7. Boggy Ford @ Lincoln Cove (2)
8. Bonanza @ Thunderbird (2)
9. Dodge Trail @ Diamond Trail (2)
10. FM 1431 @ Bar K Ranch (2)

Accident data from 2012 – 2015 (present)

Figure 23. Intersection of FM 1431 and Lohman Ford



Source: Google Maps Aerial

Traffic Generators and Volumes

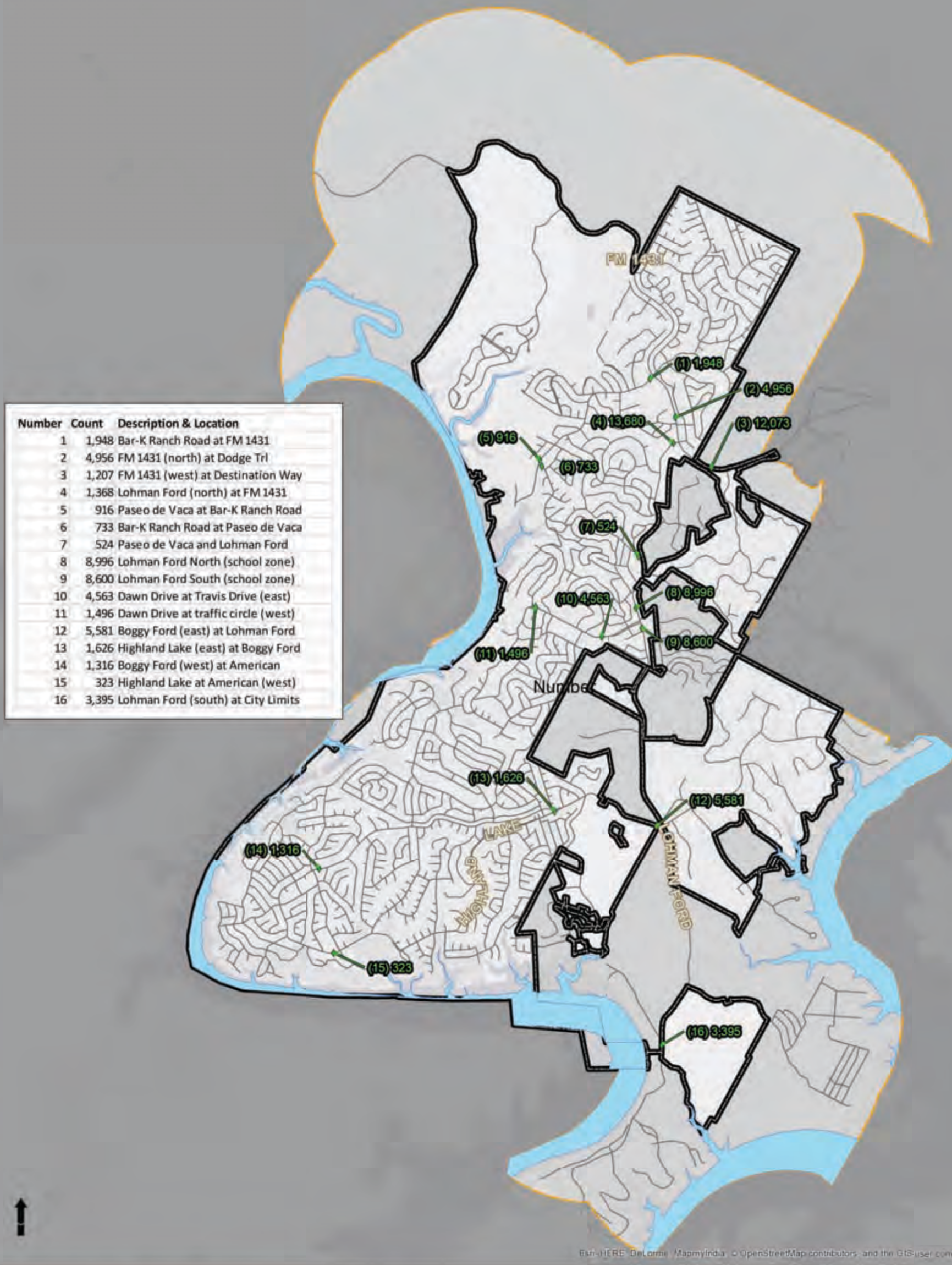
Traffic Generators

Lago Vista is a destination community known for the small town character, golf courses, and lake access. The major traffic generators in the City are the golf courses, schools, POA facilities, and the retail/commercial node at FM 1431 and Lohman Ford Road. Most of the traffic generated is local traffic, rather than pass-through traffic.

Traffic Volumes

Figure 24 depicts the traffic volumes for the major roadways in Lago Vista. Lohman Ford Road carries the most cars per day. The heaviest traffic volumes on Lohman Ford Road are at the intersection with FM 1431. This is expected because this intersection is the main commercial/retail node in the City. The second highest traffic volumes on Lohman Ford Road are in the school zones. Boggy Ford east at Lohman Ford also carries a high number of cars per day. This intersection provides access to POA facilities and amenities as well as residential areas.

Figure 24. Existing Traffic Counts



Map by HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

-  Traffic Count Locations
-  Lake Travis
-  Lago Vista City Limits
-  Lago Vista ETJ



City of Lago Vista

Recommendations

The following section outlines recommendations related to the following topics:

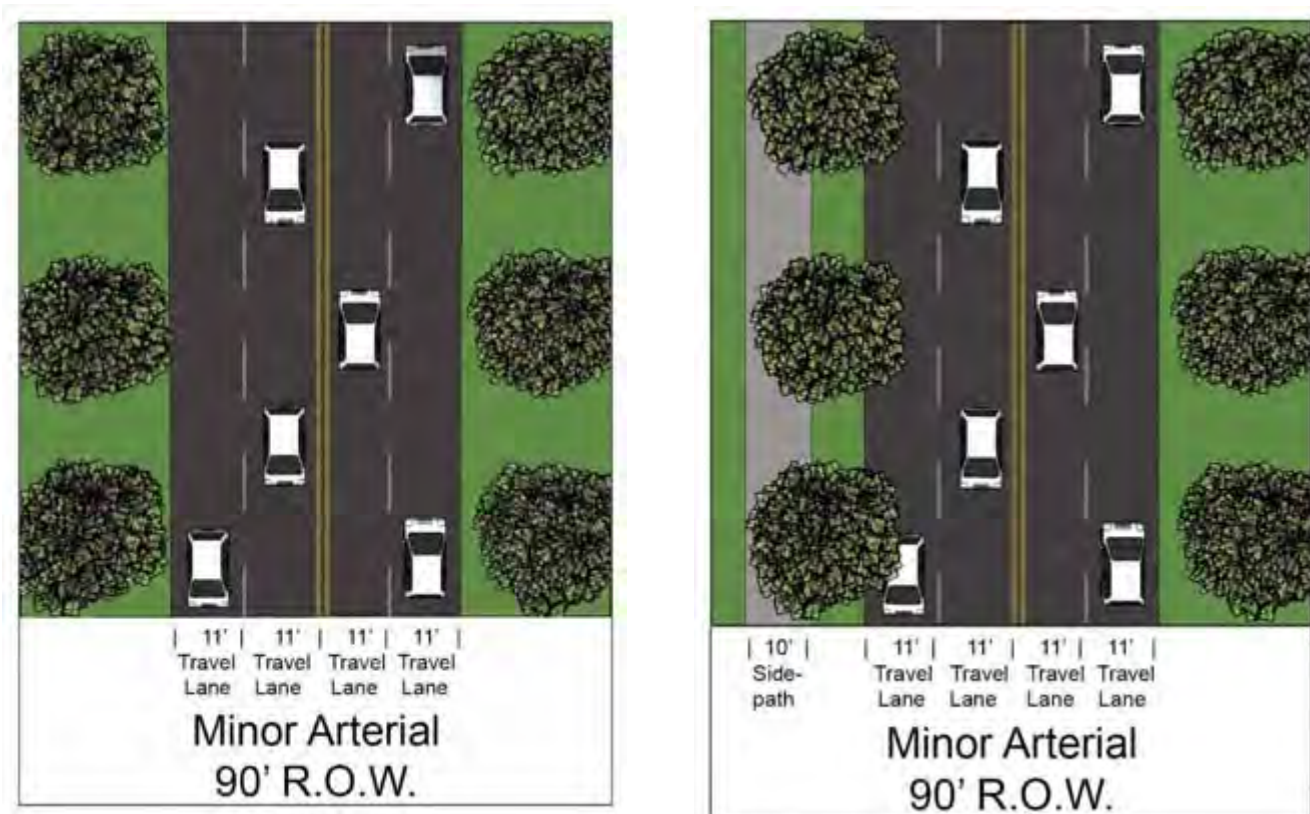
- Future Transportation Network
- Roadway Safety and Maintenance
- Alternative Transportation

Future Transportation Network

Arterials

Roadways identified as arterials are designed to convey relatively heavy volumes of traffic. These roadways are primarily intended to provide mobility, and because of the speed and volume of traffic, access to properties should be minimal. To accommodate bicycles, minor arterials should have separate multi-use paths that tie into the City-wide trail system when feasible.

Figure 25. Minor Arterial Cross-Sections



Collector Streets

Collector streets are generally designed to distribute traffic from local access streets and funnel it to major thoroughfares (i.e., from residential developments). Collectors are intended to provide more mobility than collectors, and collectors are intended to provide more access than secondary thoroughfares. Collectors should provide access to adjacent land uses, but access should still be managed through the use of shared driveways and other techniques that minimize disturbance of the free-flow of traffic. These types of roadways should carry lighter volumes of traffic than arterials. To accommodate bicycles, collectors should have striped bike lanes on higher volume streets to increase safety. On lower volume collectors, sharrows could be an alternative to a bike lane. Sharrows could also be added to existing roads that cannot be feasibly widened. All bike lanes and sharrows should tie into the City-wide trail system.

Figure 26. Major Collector Cross-Sections

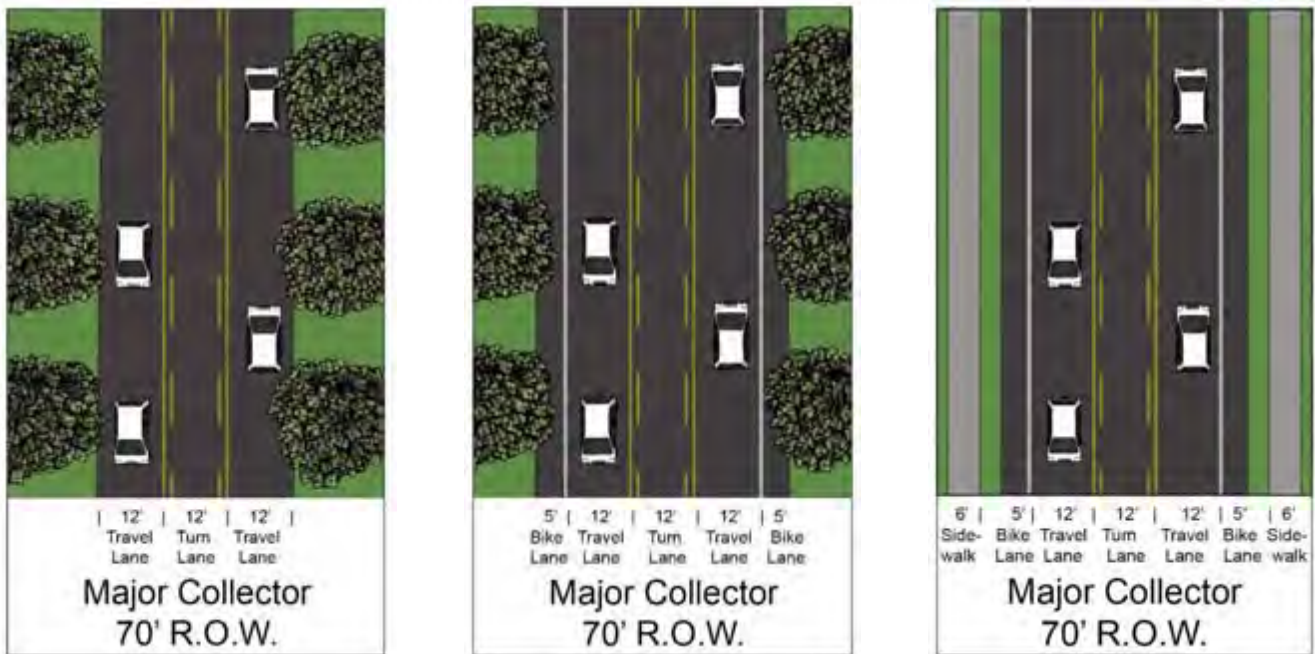
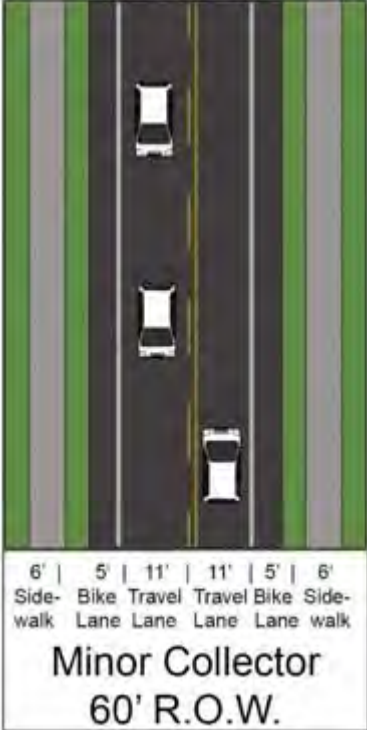
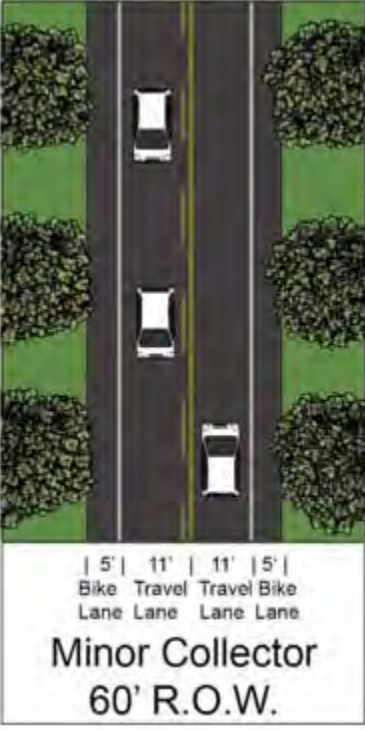
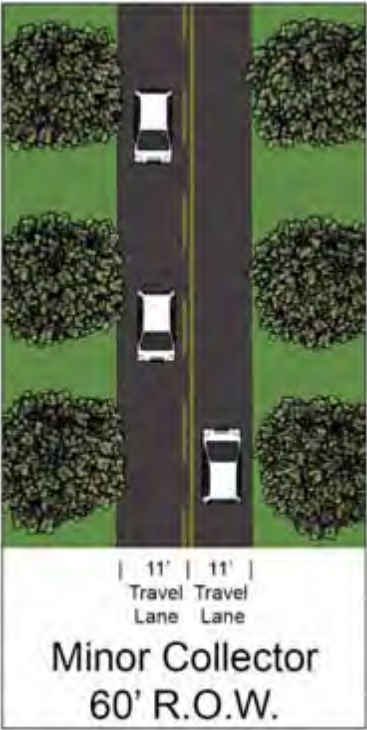


Figure 27. Minor Collector Cross-Sections



Local Streets

Whereas the principal objective of arterials is to provide mobility, the principal objective of local streets is to provide access to adjacent properties. The mobility aspects of minor streets are secondary to accessibility. Due to the fact that local streets are generally constructed within residential areas, safety is an important issue. To ensure that these roadways are not used a great deal for mobility purposes and to ensure their ability to provide access safely, local streets should be configured to discourage through-traffic movement by using traffic calming elements such as offset intersections, curvilinear streets, discontinuous streets, and stop signs. Local streets are also referred to as minor streets.

Bridges

The bridge locations shown in **Figure 29** are conceptual locations for planning purposes. A bridge across Lake Travis would provide regional mobility and access into and out of Lago Vista in times of emergency. The locations on the map are conceptual and would require coordination with other regional transportation agencies like TxDOT and CAMPO. The actual bridge locations would be determined at the time of planning and design and would need to consider topography and access, among other constraints.

Figure 28. Local Cross-Sections

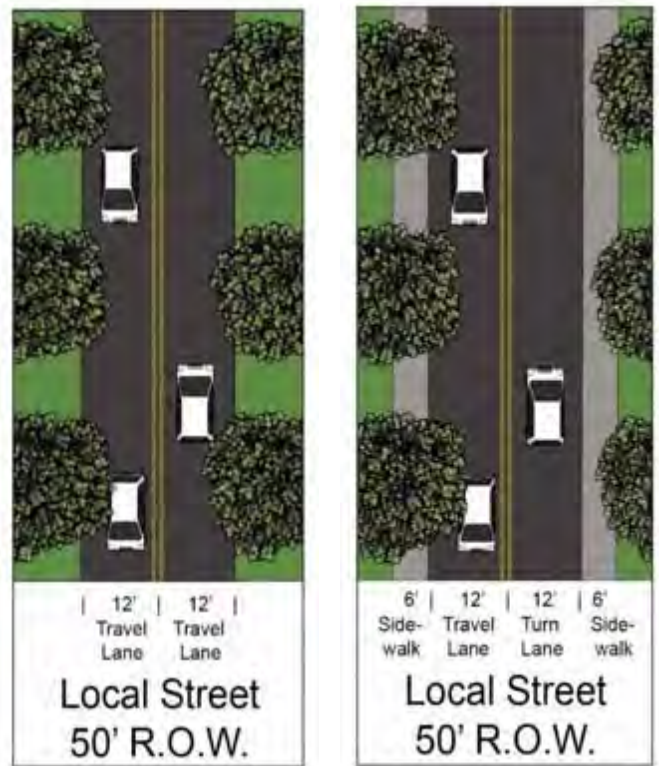


Figure 29. Future Transportation Map



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- Minor Arterial Undivided
- Future Minor Arterial
- Future Collector
- Collector
- Residential Street
- Lake Travis
- Lago Vista City Limits
- Lago Vista ETJ



City of Lago Vista

Roadway Safety and Maintenance

Traffic Calming Techniques

Studies have shown that the physical design of roadways is directly related to speeds of travel, regardless of legal speed limit. Users along wide and straight roads travel at much higher speeds than those of curvilinear roadways or narrow roadways. Traffic calming devices are roadway design elements put in place to reduce traffic speeds and increase pedestrian and vehicular safety. The roadways in Lago Vista are curvilinear and generally narrow, without shoulders. Speeding traffic and safety on local streets were identified as issues in Lago Vista. Traffic calming techniques can be utilized to reduce traffic speeds through design, particularly in safety concern areas such as near schools and parks. It is recommended that unsafe roadways and intersections are identified and one to two are improved annually. **Table 7** describes traffic calming elements that should be considered in Lago Vista.

Table 7. Traffic Calming Devices

Speed Humps



Speed humps, while unpopular, are the most common and economical way to reduce traffic speeds. If speed humps are considered for a particular area, neighborhood residents and business owners should be involved with the process to gather feedback prior to implementation.

Bulb-Outs



Bulb-outs are intersection sidewalk extensions that protrude into the roadway. These are typically used in more urban areas with higher volumes of pedestrian traffic. The curb extensions serve two purposes. They improve visibility between pedestrians and vehicles and they lower traffic speeds by making the road appear narrower.

Chicanes



Chicanes are curb extensions used to provide an S-shape into a wide roadway where speeding may occur. These occasional curves in the roadway reduce speeds and provide aesthetic enhancements.

Crosswalks



Raised crosswalks, or “speed tables”, are similar to a flattened speed hump used at important crosswalks. The raised crosswalk reduces the speed of an approaching vehicle and provides a clearly delineated crossing for pedestrians. For a more cost efficient solution, crosswalk strips can be professionally painted on the roadway in a bright-eye catching color.

Islands/Medians



Landscaped islands and occasional medians, particularly in congested areas, slow vehicular speeds and enhance roadway aesthetics.

Vacation of Abandoned Roadways

There are many local roadways that are adjacent to lots that are undevelopable due to topography and lack of water and wastewater infrastructure, as shown in **Figure 30**. It would be fiscally responsible for the City to abandon these roadways and focus the cost of maintenance to improve the heavily-travelled roadways within the City. These local roadways adjacent to undevelopable property run through heavily forested areas that are home to a variety of wildlife. The abandoned roadways could be converted to nature trails, bike paths, golf cart paths, and/or running paths since the City has already acquired the right-of-way. The roadways that are proposed to be abandoned are shown in **Figure 29**.

Figure 30. Deteriorating Roadway



Intersection Safety Improvements

During the public input process, many residents noted the need for increased safety at intersections throughout the City. Specifically, the community's comments related to the need for directed lighting at key intersections, improved pedestrian crossings, and the need for a traffic signal at the intersection of Boggy Ford Road and Lohman Ford Road. As indicated in **Figure 22**, this intersection is the second most common location for traffic accidents. With no other signaled intersections in close proximity, this is likely an appropriate location for a traffic signal. The City should examine other accident-prone and high traffic intersections and plan for signal installation, directed lighting, enhanced crosswalks, and appropriate signage in upcoming budget planning processes.

Figure 31. Aerial Image of Boggy Ford and Lohman Ford



Source: Google Maps

Alternative Transportation

Golf Carts

To maintain Lago Vista's small town character and atmosphere, motorized or electric carts can be allowed as an alternative mode of transportation. An ordinance should be passed to ensure the safe operation of motorized carts on City streets. This mode of transportation will also allow residents to travel between their homes and POA or City amenities without using an automobile. Cities around Texas have passed similar ordinances – Galveston, Georgetown, League City, Kyle, Trophy Club, and Port Aransas. The motorized carts must be permitted by the City and driven by a licensed driver. "Motorized carts" means electric and gasoline powered carts, typically referred to as golf carts, but must have a minimum of four wheels and an attainable top speed not greater than 25 miles per hour (MPH). This term excludes ATVs, four-wheelers, or vehicles such as Kawasaki Mules and John Deere Gator type carts. Implementation of golf carts in Lago Vista can happen using one or both of the following ideas.

- The permitted motorized carts can be allowed on City streets that have a posted speed limit of 35 MPH or less and that are wide-enough for golf carts and cars to safely travel on together. This will allow for connectivity between neighborhoods and creates a more relaxed atmosphere in the community. The motorized carts should also be required to have two operational headlamps, two operational tail lamps, side reflectors, parking brake, rear-view mirrors, horn, and a slow-moving vehicle emblem for additional safety.
- Another option for golf carts is to designate off-street golf cart paths or trails. Many of the roadways in Lago Vista are narrow, and adding golf carts to the streets might pose a safety issue in certain areas. Specific roadways that are already too narrow for cars to drive on could be abandoned and designated as paths for golf carts. It is important to only abandon streets that do not have residential or commercial uses on them. The roadways that are adjacent to undevelopable lots would be ideal for designated golf cart paths. Connections to destinations in Lago Vista should also be a significant factor when considering which paths to designate for golf carts.

Shuttles

Another significant issue that was identified is the need for community transportation services. A majority of the residents in Lago Vista are retired and this type of transportation services would allow these residents to travel around town to places like restaurants, grocery shopping, and medical appointments without the stress of driving an automobile. There is currently Capital Metro bus service from Lago Vista to Austin, but this bus route does not serve the needs of mobility inside of Lago Vista. An ideal solution for Lago Vista would be to establish a small bus shuttle service around town. This bus should also be equipped with ADA accessibility. Public meetings should be held to allow the public to participate in identifying the best route(s) for the bus service. The service could offer multiple payment options to help bring in revenue to cover maintenance. For example, single-ride fees, monthly passes, and even yearly passes can be offered to best suit the needs of each rider. To help offset the cost of operation personnel, the shuttle system could seek out residents willing to volunteer their time to drive.

Figure 32. Golf Cart and Required Decal



Figure 33. Community Shuttle



Sidewalk Planning

Walking is the most basic form of transportation; it is universal, affordable, and provides connections between different areas and land uses, among other things. Regardless of this fact, often times the provision of pathways and sidewalks is neglected. One additional challenge for Lago Vista is the narrow right-of-ways that limit the additional facilities that can be installed.

Providing sidewalks as a component of the transportation system will encourage walkability by providing a protected pathway and creating a sense of safety. If residents can easily see and identify a clearly delineated pathway to an intended location, they have a sense of security in walking to that destination. This is particularly important for areas near school in order to protect the safety of children.

To ensure pedestrian safety and connectivity in Lago Vista, a sidewalk plan should be developed. Sidewalks do not need to be in all areas of the City, but rather in areas with heavy pedestrian traffic. School sites and parks are examples of prime locations for sidewalks. Sidewalks dedicated to pedestrian traffic are typically six feet wide. In neighborhoods, the sidewalks can be four to five feet wide.

Recent amendments to City code will require new residential subdivisions to have a sidewalk on at least one side of the roadway. The City should also evaluate opportunities to retrofit sidewalks into certain neighborhoods; however, it is important to note that sidewalks may not be appropriate, desirable, or possible in certain developed areas of the City. Retrofitting sidewalks would require grant funding and/or budgeting within the capital improvement plan. The City should prioritize the following areas as top locations for retrofitting sidewalks:

- Bar K Ranch Road near the Lago Vista Middle School
- Lohman Ford Road near F.M. 1431
- F.M. 1431 between Lohman Ford Road/1st Street and Dodge Trail



Safe Routes to Schools Grant

Lago Vista was awarded a \$465,371 grant from the Capital Area Metropolitan Planning Organization (CAMPO) for a Safe Routes to Schools project at Lago Vista Middle School. These improvements will improve safety for students and pedestrians. The projects to be constructed are:

- Sidewalks on Bar K Ranch (FM 1431 to Frontier Cove)
- Enhanced crosswalks across Bar K Ranch at the middle school
- Traffic calming, including new signage on Bar K Ranch
- Sidewalks along FM 1431 to connect the middle school to the nearby tennis courts and baseball fields
- Sidewalks to connect the City pool and the middle school
- Sidewalks on the middle school campus to connect buildings
- ADA improvements at the bus stops on Bar K Ranch



www.saferoutesinfo.org

On- and Off-Street Trails and Bike Amenities

Another method of reducing the number of automobiles on the roadways in Lago Vista is to provide pedestrian and bicycle connections through the integration of trails. Although some trails within Lago Vista should be more recreation-based, some trails are needed to provide connections between residential and nonresidential land uses. Areas such as residential neighborhoods, schools, retail areas, and public areas should be pedestrian and bicycle friendly for connectivity purposes. These trails can also feature innovative concepts like including permanent fitness equipment along the route, as shown in **Figure 37**.

Figure 39. Map of Future Parks and Trails indicates recommended placement of on- and off-street trails. On-street trails refer to a multipurpose sidewalk, a striped bike lane, or marked sharrows with sufficient signage to notify motorists of possible bicycle traffic. Generally, off-street multipurpose trails are 10 to 12 feet wide. There are many utility easements throughout the City that may be ideal locations for off-street, multipurpose trails.

The time to consider the integration of a trail system throughout Lago Vista is now – while the City still has ample developable land to make trails a viable transportation alternative as development occurs. Retroactive integration of trails is much more challenging and costly than if such trails are completed at the time the initial development occurs.

The City should develop a roadway cross-section that allows for on-street bike lanes. Bike lanes can also be implemented within existing roadways by restriping existing traffic lanes, which in some cases may result in the narrowing of traffic lanes, allowing for a wider outside lane for cyclists and striping some outside lanes as bicycle lanes or buffered bike lanes. Traditional bike lanes of five and six feet in width are better applied to roadways with speed limits less than 35 mph. For roadways with greater than 35 mph, adding a striped buffer space separating the bicycle lane from the adjacent motor vehicle travel lane is preferred for safety. The focus of bicycle facility implementation should be along roadways that connect destination points in Lago Vista, such as schools, parks, shopping, the lake, and other public facilities.

Figure 34. Pedestrian Sidewalk with Bollards



Figure 35. Bike Lane with Sidewalk



Figure 36. Off-Street, Multi-Use Trail



Figure 37. Fitness Trail



Action Items

Transportation Goal: Overcome physical constraints to meet the community’s needs by enhancing corridors, providing safe and walkable routes, and continuing regional coordination.	
Recommendation Topic	Action Item
Future Transportation Network	Coordinate transportation efforts with all regional transportation agencies to ensure better regional connectivity and partnerships, and evaluate the feasibility of a bridge across the lake for better mobility and access to surrounding communities. One or more of the bridge options, shown on the Future Transportation Network Map , should be pursued in the long-term.
	Begin long-range planning to construct a roadway extending from FM 1431 to the northeast to allow for better access into Lago Vista.
	Ensure that roadways provide sufficient access and mobility for all EMS and fire services.
	Improve roadways along lakefront near Tessera and Mahogany to ensure sufficient access to the potential hotel/civic center area
Roadway Safety and Maintenance	Identify intersections in need of safety improvements and upgrade two per year.
	Revise the subdivision ordinance to ensure that traffic calming techniques are permitted and encouraged.
	Develop a list/map of specific roads to be vacated and converted into trails, which allows maintenance efforts to be targeted toward the more traveled roadways.
	Add directed lighting and pedestrian enhancements at key intersections, and a signal at Lohman Ford Road and Boggy Ford Road.
Alternative Transportation	Update codes to allow for golf carts to be operated on certain City roadways.
	Identify partnerships and funding for a community-wide shuttle system.
	Require sidewalks in future developments when feasible based on topography and other site constraints.
	Develop a detailed sidewalk plan that indicates areas that are appropriate for retrofitting efforts. Allocate budget and identify incentives for retrofitting sidewalks in target locations.
	Formally adopt a roadway cross-section to allow on-street bike lanes and/or off-street multipurpose trails.

6| Parks, Recreation, and Open Space

Parks, Recreation, and Open Space Goal:

Develop a City-wide park and trail system that allows access all major destinations in Lago Vista.

Issues and Existing Conditions

A vital component for a community is the space devoted to satisfying active and passive recreational needs. The quantity of this space and its distribution within the population generally indicates the quality of local park and recreation services. Furthermore, all these spaces collectively are considered to be elements that enhance and contribute to the quality of life found in the community.

The Parks, Trail, and Open Space Plan element can aid the City in creating new city parks, seeking funding opportunities, and coordinating with existing and future POA efforts. This plan outlines a planning process, long-term vision and the guidance to make informed decisions. It establishes direction to meet both current and future park and trail needs. The plan identifies community desires for recreational uses and associated park growth areas as well as emphasizing trail recommendations.

It is important recognize the existing POA parks within the City. Often, private facilities like POA parks are excluded from needs assessments or standards recommendations. However, for Lago Vista, the existing POA parks provide the majority of the existing park service levels and provide an important service to the community. Future coordination with the POA park system is critical. This element will also include strategies on how to open up the POA parks to more Lago Vista residents, while still keeping them private to the general public.

Top Issues Related to Parks, Recreation, and Open Space:

- Limited recreation opportunities available to the public
- Demand for sports complex
- Lack of activities (putt-putt, laser tag, skate park, disc golf, etc.)
- Lack of large parks owned by the City
- Lakefront and water activities
- Limited public access to the lake
- Significant demand for greenbelt trails

Current Inventory and Level of Service

It is important to note that the POA parks are included in this analysis because they provide amenities to a large portion of Lago Vista residents. The park acreage analysis shown in **Table 8** uses the existing inventory information in **Table 9** to analyze the park level of service needs for Lago Vista. The current POA parks, excluding the campgrounds, would adequately serve the entire existing population of Lago Vista; however, most of the POA parks are along the waterfront. This presents the need for more mini and neighborhoods parks in other areas of Lago Vista. Even though the existing POA parks are adequate enough to serve the existing population of Lago Vista, new City parks should still be developed to serve non-POA residents.



Table 8. Park Acreage Analysis Table

Park Type	Existing Park Acres	Recommended Acreage Level of Service* (ALOS) per 1,000 Persons**	Current Level of Service (CLOS) per 1,000 Persons**
Mini Park	1.45 acre	0.25 to 0.5 acres	0.2 acres
Neighborhood Park	29 acre	1 to 2 acres	4.4 acres
Community Park	115 acre	5 to 8 acres	17.4 acres
Greenbelt Park and Preserve	6.5 acre	Varies	1.0 acres

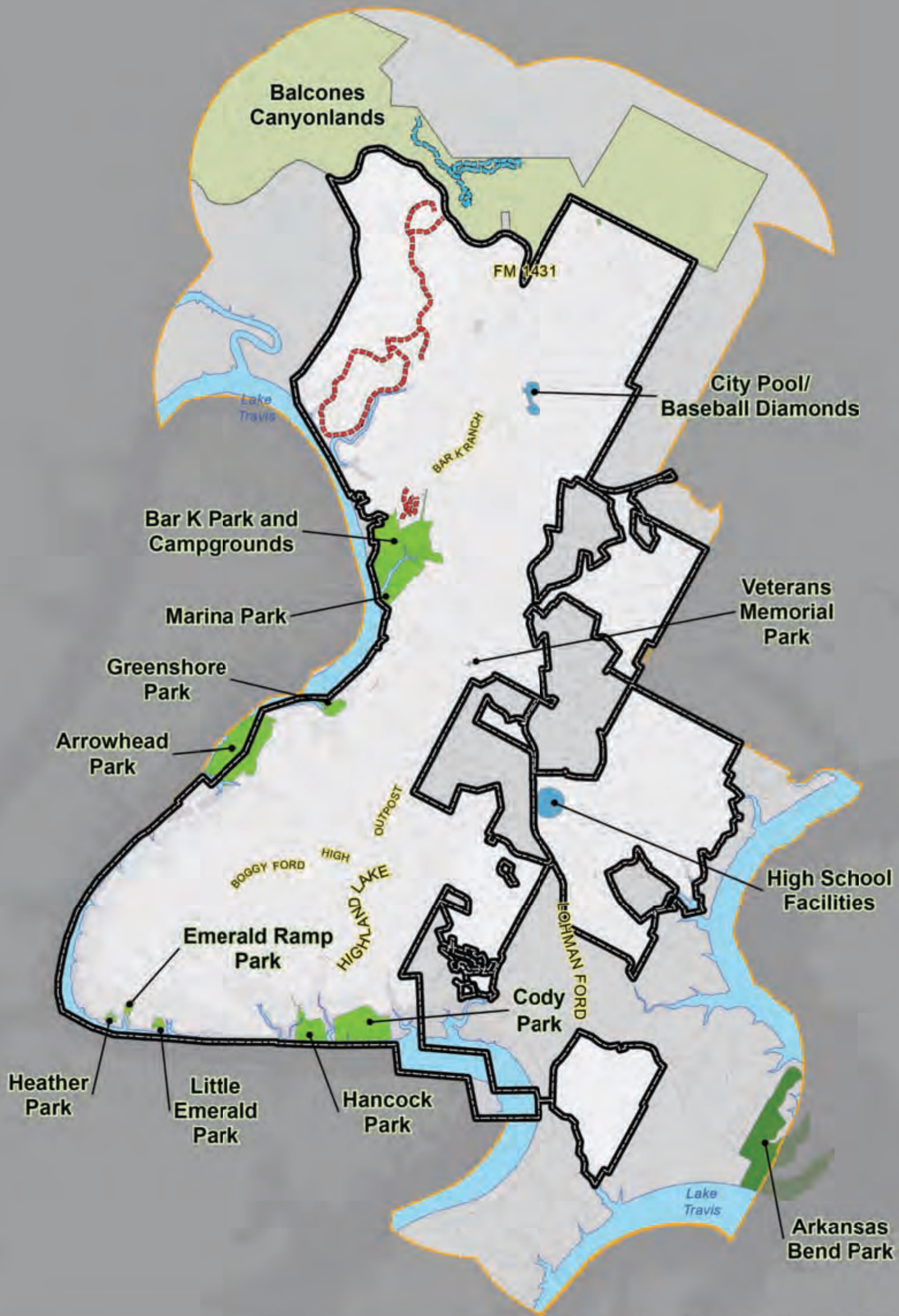
* Recommended Baseline from National Recreation and Park Association (NRPA)

** Based on 2015 population of 6,617










Table 9. Existing Parks Inventory

POA PARKS																		
Park Name	Size (Acres)	Classification	Amenities															
			Sports Fields	Pavilions	Waterfront	Boat Launch	Marina Slips	Disc Golf	Swimming Pool	Picnic Facilities	Camping	Bath House	Portable Restroom	Full Restroom	Jogging Trails	Fishing Well	Tennis Courts	Fire Pits and Grills
Bar K Park	55	Community	•	•	•	•	•			•			•	•		•		•
Marina Park	11	Neighborhood			•	•	•			•		•						
Greenshore Park	10	Neighborhood	•		•					•		•						
Arrowhead Park	35	Community			•			•		•		•					•	
Heather Park	3	Preserve			•													
Emerald Ramp Park	1	Mini			•	•				•		•						
Little Emerald Park	3.5	Preserve			•													
Hancock Park	8	Neighborhood			•					•		•						•
Cody Park	25	Community			•	•				•		•						•
Campground	13.5	Special			•		•				•	•						•
CITY PARKS																		
Park Name	Size (Acres)	Classification	Amenities															
			Sports Fields	Pavilions	Waterfront	Boat Launch	Marina Slips	Disc Golf	Swimming Pool	Picnic Facilities	Camping	Bath House	Portable Restroom	Full Restroom	Jogging Trails	Fishing Well	Tennis Courts	Fire Pits and Grills
City Pool/Baseball Diamonds	10.7	Special		•						•	•		•			•		
Veteran's Memorial Park	.45	Mini		•														

Figure 38. Existing Parks and Trails Map



Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

- | | |
|---|--|
|  Existing Trail |  Lake Travis |
|  Warbler Vista Trail |  Lago Vista City Limits |
|  POA Parks |  Lago Vista ETJ |
|  City Park | |
|  County Park | |
|  Balcones Canyonlands | |



City of Lago Vista

Recommendations

The following section outlines recommendations related to the following topics:

- Future Parks and Trails
- Multipurpose Sports Complex
- Community Access
- Recreational Facility Standards

Future Parks and Trails














The future parks and trails plan should continually be accessed and coordinated with the Future Land Use Plan and Transportation Plan. The park level of service should be accessed annually, and new parkland should be acquired, if needed. Partnerships and resource sharing with the POAs should be sought out first, before developing new parkland to ensure the City and POAs are being fiscally responsible and not duplicating efforts. Even though the existing POA parks could adequately serve the existing population of Lago Vista, developing new City parks will allow more access to park and recreational amenities for Lago Vista residents that are non-POA members, and visitors to Lago Vista. **Figure 39** shows the future parks and trail plan for Lago Vista.

In addition to new parks, the future parks and trails map suggests locations for a trails. This trail network should connect the City via popular destinations to provide non-vehicular mobility options. This is implemented through the use of sidewalks and off-street trails, which are discussed in **5| Transportation**. There are many existing utility easements throughout the City that may be ideal locations for off-street trails and greenbelts. For trails to develop along the utility easements, partnerships need to be established with the utility company that owns the utilities.

Recreational facility standards are discussed later in this element. The standards will help guide the City staff when developing new parkland and trails.

Figure 39. Future Parks and Trails Map



- | | | |
|---|--|---|
|  Lookout Point |  Lake Travis |  Future City Park |
|  On-Street Hike / Bike |  Lago Vista City Limits |  Future Preserved Open Space |
|  Off-Street Hike / Bike |  Lago Vista ETJ |  POA Parks |
|  POA Trail | |  County Park |
|  Warbler Vista Trail | |  Balcones Canyonlands |



City of Lago Vista

Multipurpose Sports Complex

Many families feel that there is a lack of youth and family activities in the City. A multipurpose sports complex would meet these needs and also serve as a regional destination for Lago Vista. The complex should focus on sports facilities, but also provide other recreational opportunities. This complex should also be connected to the community by sidewalks and off-street trails.

Components of a Multipurpose Sports Complex

A multipurpose sports complex refers to a single facility hosting mix of different sports or activities. The design should incorporate a public input process so the facility will best suit the needs of the Lago Vista residents. The City should also conduct a sports complex feasibility study that identifies local demand for different sport types. The following components may be appropriate for Lago Vista:

Top priorities:

1. Walking/jogging trail(s)
2. Baseball/softball fields
3. Playground(s)
4. Splash pad
5. Soccer fields
6. Swimming pool
7. Skate park

Other amenities:

- Football fields
- Lacrosse fields
- Volleyball courts
- Hard surface court
- Open lawn area
- Concession and restroom facilities
- Pavilions and picnic tables
- Preserved natural area
- Amphitheatre



Community Access

A major issue identified through online surveys and public meetings was the lack of access to POA park amenities. Currently, POA membership is required to access any POA parks and amenities. POA membership requires a person to own property in the POA. With the lack of City parks, the non-POA residents are lacking access to parks, trails, and open space. As seen in the park acreage analysis in **Table 7**, the existing POA parks have enough acreage to adequately serve the existing population of Lago Vista; however, new City facilities are still needed to support the non-POA members and visitors to Lago Vista. Rather than the City developing a complete park system to adequately serve the needs of the existing population, the POA park systems and the City park system should work cooperatively to best serve the park and recreational needs of Lago Vista residents. As shown in **Figure 36**, new City parks are proposed – including a large multipurpose sports facility that will be a regional destination. If the POA parks were accessible to Lago Vista residents, not public visitors, then this would create more park accessibility and be a fiscally responsible solution.

It is important to note that these recommendations are optional, but suggested to promote a park system that best serves the needs of all Lago Vista residents; however, successful implementation of these recommendations is only possible through a cooperative alliance with the POAs and City staff.

The City should ensure frequent coordination with the POAs to plan for citizen access to the parks as possible. The following steps are suggested to ensure coordination:

- The City Council should establish a task force to work toward an agreement with all POAs to allow non-POA residents to access POA parkland.
- Create a parks and recreation board that is made up of members representing the City residents and representing the POA members. This will ensure more coordination, resource sharing, and successful implementation of park and trail facilities in the future. This can be implemented by a reconstitution of the Parks and Recreation Advisory Committee (PRAC) through the current Golf Course Advisory Committee (GCAC). The GCAC would act as the PRAC is name only. The group could be supported by liaisons from the City and from the POAs within and around Lago Vista.

The following options allow Lago Vista residents who are non-POA members more access to parks, recreational amenities, and water front access; these options do not allow the general public (visitors from outside of Lago Vista) to enter the POA parks. These options should be used as talking points for the task force that will work toward an agreement between the City and all POAs. The proposed City parks would allow visitors from outside of Lago Vista to enjoy park amenities while visiting the City. For each option below, a resident verification system must be put in place to ensure that only Lago Vista residents are gaining access. For example, a current driver's license with a Lago Vista address must be shown to gain access to any of the POA parks and amenities.

1. Work with the POAs to grant all Lago Vista residents access to one or two parks at all times. Ensure that at least one of the parks has water access. The City could pay a fee to the POA to justify the increased usage and cost of maintenance of the parks and develop a calendar to inform the Lago Vista citizens of upcoming events.
2. Allow Lago Vista residents to access all parks at certain times of the year (e.g., on the weekends and/or on holidays). The City could pay a fee to the POA to justify the increased usage and cost of maintenance of the parks during the times that non-POA members are allowed to use the parks.
3. Allow Lago Vista residents that are non-POA members to purchase a park pass that grants access to all POA parks. The fees associated with this yearly pass would justify the increased usage and cost of maintenance of the parks. It would also take the financial burden off the City.

Recreational Facility Standards

The purpose of the facility standards is to establish guidelines for parks and trails. These classifications balance amenities and access, and are appropriate for the community's size and existing conditions. The following classifications and general considerations were developed to promote a park system that is measurable and supports the community's vision. The classifications create a hierarchy of park types through sizes, location, recreational types, and service areas. The following standards should be used when developing new parkland and trails.

Mini Parks

Mini parks are the smallest park unit for Lago Vista's park system and are used to address limited, isolated, or unique recreational needs. Generally, these park types are centrally located in a neighborhood and serve a limited population or smaller group of residents. They often serve as a neighborhood center to define character or as a place-making element. In addition, mini parks can be used as a neighborhood stabilization technique to increase branding, property values, and the livability of a specific neighborhood. These parks should be very accessible, limited in purpose, and provide close-to-home park services. They can also offer a range of passive and active recreational amenities but are usually not designed for organized team sports.

Figure 40. Mini Park



Table 10. Mini Park Standards

Size	Service Area	Service Level
1 acre or less	.25 mile radius	.25 to .50 acres/1,000 residents
Location	Site Selection	
Geographic center of residential neighborhoods	Trail and sidewalk access, low-volume street, adequate soils, gentle slope	
Development Considerations		
Resident input during design	Protection from sun	Safe pedestrian access
Minimal vehicle parking	Park signage	Landscape plantings and trees
Typical Amenities		
Playground with fall surface	Garden or water features	Passive recreation elements (tables, benches, trash receptacles)
Hard surface court	Small lawn area	Walks and small shade structures

Neighborhood Parks

This unit of the park system serves as the recreational and social focus of the neighborhood. In Lago Vista, these may also include amenity centers for POAs because they serve the entire subdivision. Neighborhood parks are larger in size than mini parks and focus on serving a broader population to meet the recreational needs of several neighborhoods and a larger geographic section of the community as a whole. They are still limited in population served and should be very accessible. The neighborhood parks for Lago Vista are smaller than community parks but their contribution to levels of service and amenities for residents are much greater than traditional mini parks. These medium-sized parks should generally be located in the center of neighborhood areas.

Figure 41. Neighborhood Park



These parks may also serve to preserve natural resources including creeks, streams, slopes, greenbelts, or floodplain areas. Neighborhood parks should include a range of both active and passive recreation opportunities and needs that are not featured at mini parks. They should consist of amenities for all user groups but are not intended for only organized team sports.

Table 11. Neighborhood Park Standards

Size	Service Area	Service Level
5 to 10 acres	.50 mile radius	2 acres/1,000 residents
Location	Site Selection	
Geographic center of residential neighborhoods/center to several neighborhoods	Trail and sidewalk access, low-volume street, adequate soils, gentle slope, street access, near greenbelt, space for parking	
Development Considerations		
Resident input during design	Protection from sun	Safe pedestrian access
Surface and on-street parking	Park signage	Landscape plantings and trees
Typical Amenities		
Playground with fall surface	Garden or water features	Passive recreation elements (tables, benches, trash receptacles)
Hard surface court	Pavilion(s)	Walking trail/trail head
Support facilities (maintenance)	Open lawn area and preserved natural area	Splash pads or swimming pool

Community Parks

Community Parks are larger in size than neighborhood parks. Their focus is on serving a broad population to meet the recreational needs for a large geographic section of the community. Community Parks include a wide range of active and passive recreation opportunities. They can help to provide those recreational needs that are not featured at neighborhood parks. These parks may also serve to preserve natural resources including creeks, streams, slopes, greenbelts, or floodplain areas. Community Parks consist of amenities for all user groups and should include facilities for organized team sports. Community Parks can also include an array of special recreational amenities like sports complexes, a trail network, fitness-focused equipment and educational facilities.

Figure 42. Community Park



Table 12. Community Park Standards

Size	Service Area	Service Level
25 to 100 acres	1.5 mile radius	5 acres/1,000 residents
Location	Site Selection	
Maximize service area, but minimize overlap in coverage; consider physical barriers	Trail access site, adequate soils, gentle slope, natural features, situated along greenbelts, vehicular access	
Development Considerations		
Resident input during design	Protection from sun	Safe pedestrian access
Parking based on programming	Park signage	Landscape plantings and trees
Typical Amenities		
Playground with fall surface	Garden or water features	Passive recreation elements (tables, benches, trash receptacles)
Hard surface court	Pavilion(s)	Walking trail/trail head
Support facilities (maintenance)	Open lawn area	Splash pads or swimming pool
Sport or practice fields	Restrooms	Preserved natural area

Greenbelt Parks and Preserves

Greenbelt Parks and Preserves are lands set aside for preserving natural features, constructed improvements, unique landscapes, open space, or visual aesthetics. These areas can serve as trail corridors and passive recreational amenities. In addition, these systems are used to protect wildlife and natural processes or provide for floodways or drainage.

Greenbelt Parks and Preserves can help create site amenities for adjacent uses and should be thought of as a community asset. Maintenance is generally not a major factor as much of the space is nonprogrammable. However, occasional maintenance and safety checks will be needed. These types of recreation areas have many important functions including connecting parks and points of interest within the City. Also, they emphasize natural environments while allowing for uninterrupted pedestrian movements throughout the City. Finally, they provide a unique sense of place and often enhance property values.

Figure 43. Greenbelt Park and Preserve



Table 13. Greenbelt Park and Preserve Standards

Size	Service Level	Service Area
Determined by existing natural features		Entire city
Location	Site Selection	
Natural corridors	Integrate with trails, neighborhood access, public-private partnerships	
Development Considerations		
Resident input during design	Park signage	Safe pedestrian access
Establish a minimum width (50' minimum/200' is optimal)		

Trail Facilities

All pedestrian and bicycle facilities should meet the minimum standards required by the recommendations of the American Association of State Highway and Transportation Officials (AASHTO) in their publication Guide for the Planning, Design and Operation of Bicycle (Pedestrian) Facilities. Pavement striping, signage and signals should be in accordance with the local Code and the most current Texas version of the Manual on Uniform Traffic Control Devices (MUTCD). Hike and bike trails and side paths should be accessible and traversable by physically disabled persons and should comply with the guidelines set forth by the Americans with Disabilities Act of 1990 (ADA), as enforced in Texas by the Architectural Barriers Section of the Texas Department of Licensing and Regulations.

Figure 44. Roadside/Side Path Trail



Principles for Trail Placement and Access

Generally, off-street trails should follow the existing greenbelt system framework, including natural features, areas of significant tree coverage or creek corridors. Roadside trails or side paths are also a trail type for Lago Vista. A key design element will be tying these natural systems into existing and proposed developments. The trail system should incorporate access points throughout the community in order to maximize usability. Trailhead access should be located in existing and future parks. Each neighborhood unit should have access points to adjacent trails that may be between residential lots, along neighborhood streets, along cul-de-sacs or near neighborhood entrances. All trail access points should be clearly marked by signage and provide trail identification to trail users.

Table 14. Trail Facility Standards

Greenbelt/Off-Street Trails		
Size and Placement	Purpose	Materials
Follow existing greenbelt system, natural features, tree coverage, creek corridors	Emphasize safe pedestrian travel to and from parks and around community	Hard or soft surface - concrete, asphalt, or decomposed granite
10-12' wide (8' minimum)		
Roadside/Side Path Trails		
Size	Purpose	Materials
10-12' wide (12' is ideal for service vehicles and high traffic volumes) and narrow to 10' in vicinity of street intersection.	Tie existing and proposed developments together	Smooth, hard, all-weather paving - concrete or asphalt
All trails should have additional 2' of graded area on each side of pavement. 3' of horizontal and 8-10' of overhead clearance.		
One-way trails should be avoided. If used, clearly mark with signage and be 4-6' wide.		

Action Items

Parks, Recreation, and Open Space Goal: Develop a City-wide park and trail system that allows access all major destinations in Lago Vista.	
Recommendation Topic	Action Item
Future Parks and Trails	Assess park level of service annually and acquire additional parkland, as needed.
	Begin acquisition of future park land and trail easements by working with developers to donate park land or trail easements during the initial phases of development to ensure a well-connected parks and trails system.
	Before developing new parkland, seek out partnerships with the POAs to ensure that the City and POAs are being fiscally responsible and not duplicating efforts.
	Coordination with the electrical utility company to explore the possibility of adding trails to existing utility easements.
	Explore the feasibility of using the west Community Park as a public boat ramp location.
	Apply for grant funding and prepare donation packages to assist the City in developing public parks.
Multipurpose Sports Complex	Conduct a feasibility study for a multipurpose sports complex to identify the highest demand sports for Lago Vista.
	Acquire the land needed for a large, multipurpose sports complex.
	Research funding sources partnerships for the multipurpose sports facility.
Community Access	Establish a task force to work toward an agreement with all POAs to allow non-POA residents to access POA parkland (allow at all times, allow on weekends/holidays, or create park pass).
	Create a parks and recreation board that is made up of members representing the City and members representing all POAs.
	Identify a potential location for a commercial marina (possibly at the proposed community park in the southwest) and pursue partnerships for development.
Recreational Facility Standards	Use recreational facility standards when developing new parkland or trails.

7| City Facilities and Services

City Facilities and Services Goal: Continually improve our community's services and facilities.

The provision of adequate public facilities is a primary quality of life indicator, and greatly influences the desirability of a community.

Public facilities that house the various governmental and service functions of a municipality are generally of two types:

- (1) Those requiring a nearly central or a common location and that serve the entire municipal area, and
- (2) Those serving segments of the community on a "service-area" basis.

Planning for future growth and development in Lago Vista also requires the City to plan for future public facilities to adequately meet the needs of future residents. This includes services such as police, fire, libraries, public works, and community centers.

This City Facilities and Services element of the Comprehensive Plan addresses the expectations that a community's residents have regarding public services and the facilities needed to provide these services. This section is a general assessment of Lago Vista's services and related building space needed to provide such services. This assessment includes City administration, library, police, public works and the golf courses. Policies at the end of this chapter outline the way in which Lago Vista's leaders should address public service and facility needs in the years to come as the population continues to increase.

Top Issues Related to City Facilities and Services:

- Insufficient methods of communication
- Desire for more community activities
- Possible demand for civic or convention center
- Lack of gathering places

Issues and Existing Conditions

City Hall and Administration

Lago Vista's City administration services are currently operated out of City Hall, which is located at 5803 Thunderbird Street. City Hall contains approximately 9,000 square feet of space, which houses the City Administration, Development Services, Municipal Court, Public Works, Financial Management, and Human Resources departments. The City administration currently has 46 full-time employees. While the current number of staff adequately serves the current needs of Lago Vista, it is important to periodically assess staffing needs to keep up with population growth.



Public Library

Lago Vista's Public Library has gone through several renovation processes, the last of which occurred in 2013. It is currently located in a newly renovated building that comprises both the old library and old fire station, which is located at 5803 Thunderbird Street, Suite 40. The City is considering the possibility of an expansion to connect the City Hall and library to expand both facilities.



In addition to its classic and reference collection, the library has areas designated for children and young adults, eight computers for patron use, audio books, City government documents and large print books. The library offers several programs year round that are available to all Lago Vista residents.

There are currently three full-time employees, with an additional 57 trained volunteers that assist in all aspects of the library's daily routines. There is a Library Advisory Board composed of eight members that advises the librarians on library-related information and ideas. Organizations, such as Friends of the Library, also contribute in making the library a viable force for the community. In order for the library to continue being a focal point within Lago Vista for gathering knowledge, the City will need to periodically assess staffing needs as well as funding sources.

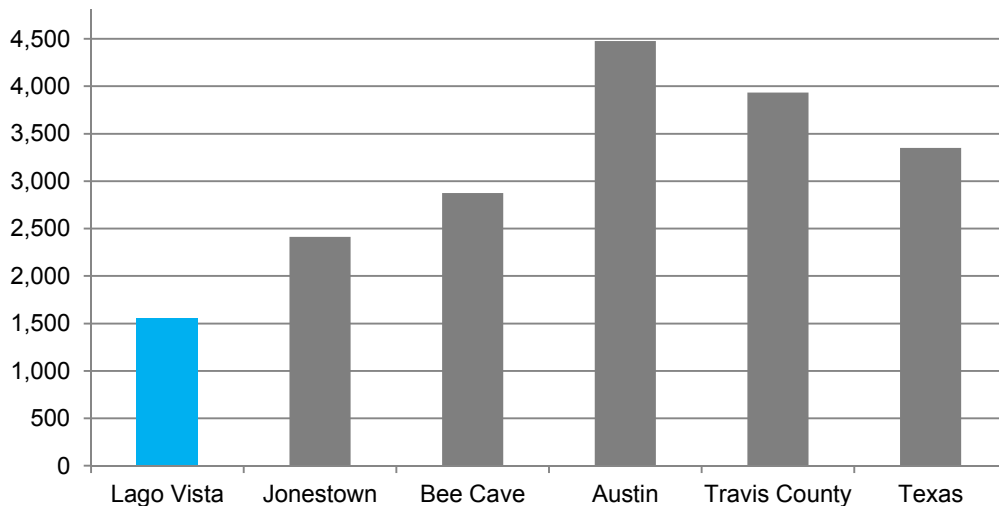
Police

Police service is an extremely important factor in assessing a community's quality of life. Safety is often a prime consideration for people when deciding where to establish a home. A high crime rate (or perception of crime) can cause people to decide not to locate in a particular area. Conversely, a low crime rate can be an attractor for population growth.

Lago Vista's Police Department has its own facility located along Municipal Way, at a close proximity to Lago Vista's City Hall. The building has approximately 11,000 square feet of space. There are currently 14 full-time police officers and 7 clerical/administrative workers within the Police Department – a ratio of 2.2 officers per 1,000 persons. This ratio exceeds the minimum recommendation of 1.8 officers per 1,000 persons, which indicates that Lago Vista has a police force that is able to adequately serve the community. To maintain the existing ratio of 2.2 officers, the City would need about 18 officers in 2025 (projected population of 8,100) and about 22 officers in 2035 (projected population of 9,874). It is important to note that it is difficult to apply the generally accepted ratios to small cities; therefore, another criteria on which to base the hiring of police officers in smaller communities may be based on the number of calls received and the average response times. As **Figure 45** shows, Lago Vista has a significantly low crime rate compared to its surrounding communities.



Figure 45. Crime Rates per 100,000 Persons in 2014



Source: *Texas Crime by Jurisdiction- 2014 Crime in Texas*. Texas Department of Public Safety Website.

Public Works

Lago Vista's Public Works Department provides the basic operation, maintenance, and expansion of the water distribution system throughout the community. The department oversees the operation of the Water Treatment Plans that make water from Lake Travis accessible to the residents of Lago Vista. The department also manages and maintains the wastewater collection system that runs throughout the City and some parts of Jonestown. Lago Vista Public Works manages the Effluent Disposal System as well as the Street Department. The Effluent Disposal System operates and maintains certain City facilities that are used to store and dispose of effluent from the Wastewater Treatment Plant. The Street Department is in charge of providing services to the residents and City organizations, including maintenance of City streets and right-of-ways, landscaping, and drainage ditches/culverts, among other responsibilities. The department currently employs 27 personnel and is housed within City Hall. As the population grows, the City should periodically assess staffing need to ensure that they are providing adequate water services to the community.



Golf Courses

The two golf courses in Lago Vista were owned by a single entity, National Resort Communities, Inc. (NCR), when originally constructed in the 1970s. In 1971, NCR constructed the Lago Vista Golf Course as an effort to promote lot sales in the area surrounding the course. Highland Lakes Golf Course was completed in 1978 as another method to attract people into the community. Over the next 20 years, the golf courses were owned by different entities and eventually fell into bankruptcy in 2006. Both courses were placed under Chapter 11 bankruptcy protection in 2008, and with effluent disposal issues occurring in the Lago Vista Golf Course, the City of Lago Vista decided to step in and attempt to buy the course. The original offer was refused, and so the City pursued the acquisition of the course through eminent domain. After negotiations, the City purchased the Lago Vista Golf Course at a price of \$2.3 million and began operations in mid-2008.



The Lago Vista Golf Course has gone through several renovations, offers over 6,500 yards of play, and is a par 72 18-hole championship golf course. Highland Lakes Golf Course is a 120 acre, 18-hole golf course located in the southern area of the City. The course was purchased by the City of Lago Vista at a price of \$650,000.

According to the 2015-2016 Approved Budget, the golf courses combined are budgeted to employ 28 persons, but as of August 2015 are currently only employing 24 positions. At the end of the 2014-2015 fiscal year, the Lago Vista Golf Course is expected to have a revenue stream of \$1,172,545. Although the revenue stream is high, the golf course is expected to have a deficit due to the large expenses that were incurred throughout the year.

Parks and Recreation

Lago Vista's Parks and Recreation Department currently oversees two parks that are open to the public – Veterans Memorial Park, which is located at the intersection of Dawn Drive and Thunderbird Street, and the Sports Complex, which is located near the Lago Vista Middle School. The Sports Complex is a 7.8-acre park that consists of walking trails, a nature preserve, swimming pool, softball field, and two tennis courts. The City also owns green space located at the intersection of Canyon Drive and Dawn Drive, as well as a 68-acre greenbelt located along Bar K Ranch Road. The department currently has one employee. The expected future population growth will generate demand for additional parkland, which will require more employees dedicated to the department's needs.

Development Services

The Department of Development Services is also found within Lago Vista's City Hall building and employs five personnel. The department is responsible for a wide range of tasks related to development. There are six divisions within Development Services: Planning & Zoning, Building, Permitting, Aviation, GIS/Web, and Food & Health.

Lago Vista Independent School District

Lago Vista ISD is composed of three schools: Lago Vista Elementary, Lago Vista Middle School, and Lago Vista High School. These schools serve as educational institutions for approximately 1,434 students (555 elementary students, 432 middle school students, and 447 high school students) from the cities of Lago Vista, Point Venture, and parts of Jonestown. The district is developing plans to accommodate future growth within the region, such as considering the creation of an intermediate school that will allow LVISD to provide additional classrooms.

Property Owners' Association (POA) Facilities

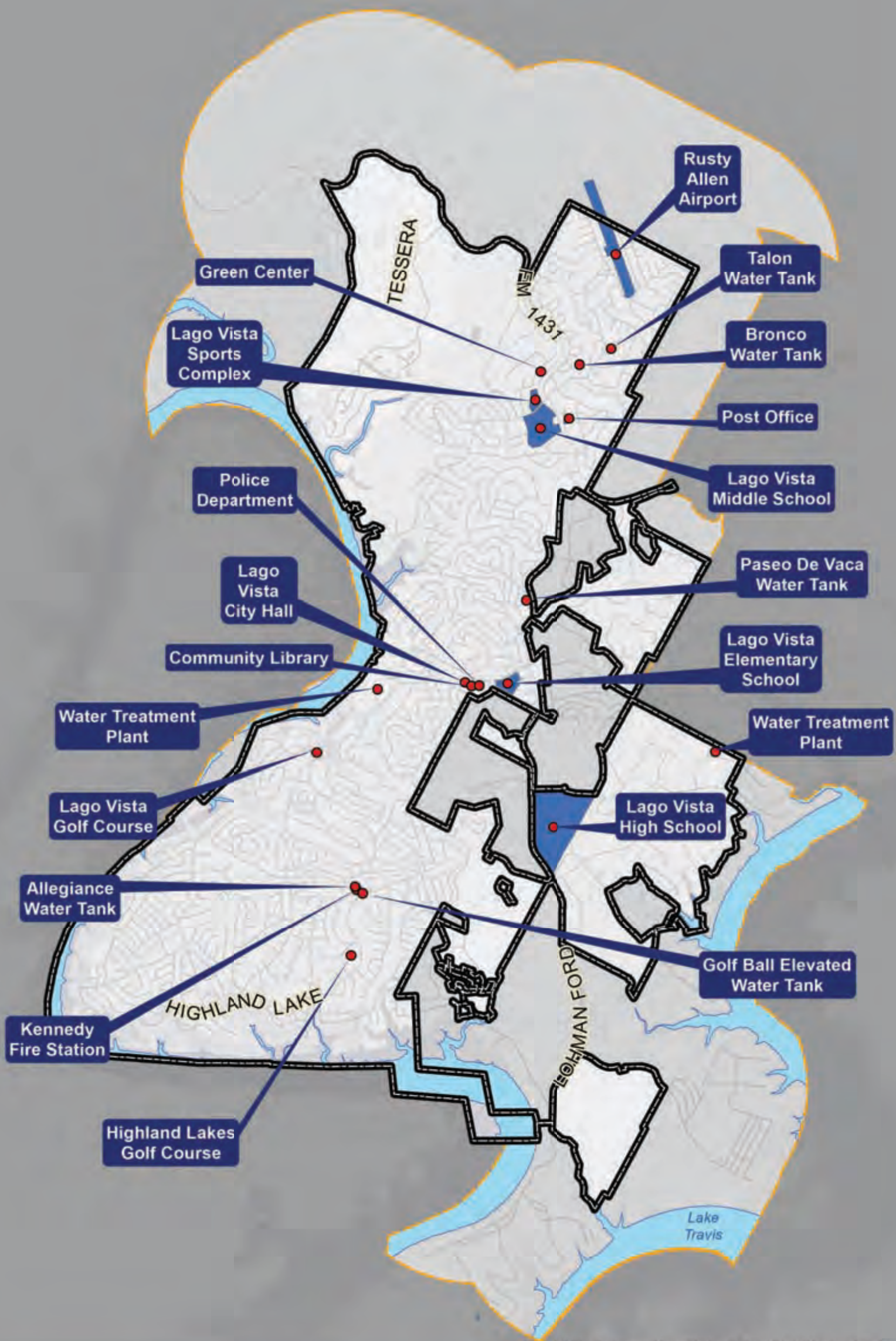
The Lago Vista Property Owners' Association (LVPOA) was incorporated in 1980 and presently consists of approximately 7,722 property owners whose land deeds include agreements of POA membership. The POA owns and maintains just over 350 acres of parks and facilities that are only made available to POA members and their accompanied guests. The Lago Vista POA currently owns a campground and nine private waterfront parks. Amenities such as playgrounds, picnic facilities, boat ramps, restrooms are available at these locations. Further discussion of the POA parks system and recommended coordination efforts can be found in the Community Access section within the **6| Parks, Recreation, and Open Space** element.



There are also six facilities owned by the POA that are suitable for meetings, entertaining, and other activities. POA members are required to make reservations to use these facilities, and rental fees may apply. The K-Oaks Clubhouse is an example of a private facility owned by the LVPOA, which is located at 7000 Bar K Ranch Road. This facility is 11,000 square feet with a stage, ballroom, and two meeting rooms.

Other facilities owned by the LVPOA include three marinas, a fitness center, a swimming pool, tennis courts, a disc golf course, and sports fields, among others. As previously mentioned, these facilities are only available to POA members and could be a major asset to the community as a whole. Therefore, it is suggested that the City coordinate with the POAs to provide access to non-POA citizens to certain locations or during certain periods of the year.

Figure 46. Existing City Facilities Map



Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

- Public Facilities
- Lake Travis
- Lago Vista City Limits
- Lago Vista ETJ



City of Lago Vista

Recommendations

The following section outlines recommendations related to the following topics:

- Communication Program
- Conference Hotel or Civic Center
- Local Activities
- Golf Courses
- Economic Development Initiatives

Communication Program

Lago Vista should increase its current level of community communication through the use of the internet, meeting with community groups, mailings, and various other forms of communication. According to the community input, Lago Vista has sufficiently effective in communicating with all of its citizens. The City has focused resources communicating through the City website, which has no longer proven to be an effective form of communication with its current residents.

It is recommended for the City to designate or hire a staff member to lead the media coordination efforts of the City. The majority of the residents do not visit the City website on a regular basis, therefore, it is suggested that the City put its communication efforts in other forms of communication such as social media, emailing listservs, and text messaging. The Chamber of Commerce is currently developing a newsletter; therefore, the City should request to be given a recurring section of the newsletter in order to provide the community with regular or special announcements. The City should also designate efforts into compiling and maintaining a list of volunteers that are current community leaders, such as those involved in the Chamber, POAs, churches, nonprofits, LVISD, and other such organizations in hopes that they would be willing to help the City to distribute important information to the community via email, fliers, and other outreach efforts that they may have.



Conference Hotel or Civic Center

As noted in the Lakefront and Tourism section and according to the input received during the Comprehensive Plan process, there is currently a lack of adequate facilities for hosting large scale events. It is recommended for the City to consider hiring economic development consultants to assess the feasibility of attracting such a facility within the City. Such a study would likely examine site availability, regional conferences, proximity to other large scale hotels/centers, drive-time in the region, and tourism attractions. This study could also identify the specific type of facility and location that would be appropriate.



Local Activities

Lago Vista has a multitude of events and festivals that occur throughout the year that are hosted by the City, Chamber of Commerce, POA, churches, nonprofits, and Lago Vista ISD. While some citizens might know about these events, there are still a number of residents, primarily the new residents that move to Lago Vista, that are not aware of the events and festivals that are going on. The City should consider creating an event/local festivals calendar that can be distributed through the Communication Program.

Golf Courses

The Lago Vista Golf Course and Highland Lakes Golf Course are currently not performing at a level that generates a surplus for the City, which is a major point of contention among the City's residents. The golf courses are a unique asset for the community in terms of entertainment, exercise, quality of life, and a distinct destination for tourism. It is recommended that the City focus on efforts to support the golf courses to produce revenue in the future, such as:

- Increasing branding and advertising efforts of the Lago Vista Golf Course and Highland Lakes Golf Course in order to bring in more visitors
- Allowing the golf courses to be used for social events that are open to all residents of Lago Vista, not just members of the golf clubs
- Exploring related activities, such as soccer golf or an entertainment-oriented driving range to attract a younger population
- Promoting “family days” with free putting lessons for kids and discounted family rates
- Expanding the clubhouse amenities to include spa amenities

Figure 47. Topgolf Dallas Golf Entertainment Complex



Economic Development Initiatives

Economic development within Lago Vista is primarily supported as a joint effort between the City and the Chamber of Commerce. The City is currently working with Buxton, an economic development consulting firm, to identify appropriate retailers for several key locations within Lago Vista, contact the prospective retailers, and work toward attracting those retailers into the City.

Lago Vista previously had an Economic Development Alliance (EDA) in place to support economic development within the City, however the EDA is no longer in place. The EDA is different from an Economic Development Corporation (EDC) in that it does not receive a portion of the City's sales tax. Cities in Texas are authorized to charge an additional two percent in sales tax. The City's sales tax is currently used as follows – 6.25 percent to the State of Texas, 1 percent to CapMetro, and 1 percent to the general fund. One option for the City to allocate money specifically for economic development is to earmark the 1 percent to an Economic Development Corporation, or possibly the entire two percent if the City opts out of CapMetro.

Economic Development Corporations (EDC) are authorized and regulated by Chapters 501, 504, and 505 of the Texas Local Government Code (TLGC). Voter approval is required to create an EDC. Local jurisdictions (including cities and EDCs) may impose up to two percent additional sales tax, for a maximum total sales tax rate of 8.25 percent in Texas. This additional revenue is collected for local economic development purposes.

EDCs are separated into two types – Type A and Type B – and the authorized spending for projects is based on type, as compared in **Table 15**. The types also vary in terms of structure. Type A EDCs must appoint a Board of Directors with at least five members, whereas Type B EDCs must appoint at least seven members. Type B places additional restrictions on board membership and public notice for pursuing a project. In both cases, spending is overseen by both the Board of Directors and the City Council.

The citizens of Lago Vista could vote to create an EDC – Type A, Type B, or both A and B (although the maximum imposed tax increase remains capped at two percent). Type A offers more flexibility in spending, while Type B offers a wider variety of projects. Either type (or both types) would be greatly beneficial to the City.

The City and Chamber of Commerce should carefully assess the pros and cons of each type based on a listing of potential projects and an understanding of the costs associated with additional public notices and hearings to determine the most desirable method for Lago Vista.

Using Sales Tax to Promote Economic Development

The use of the sales tax for economic development purposes has been one of the most popular and effective tools used by cities to promote economic development. Since the authorization for the local option tax took effect in 1989, more than 586 cities have levied an economic development sales tax. These cities have cumulatively raised in excess of \$573 million annually in additional sales tax revenue dedicated to the promotion of local economic development. Of these cities, 101 have adopted a Type A economic development sales tax, 367 cities have adopted a Type B economic development sales tax, and 118 cities have adopted both a Type A and a Type B sales tax.

Texas Municipal League Economic Development Handbook, 2015

Table 15. Type A and B Authorized Projects

Type A	Type B
Job creation or retention	Develop or expand affordable housing
Development, retention, or expansion of: <ul style="list-style-type: none"> • Manufacturing and industrial facilities • Research and development facilities • Military facilities • Transportation facilities (airports, rail, cargo, parking, etc.) • Sewage or solid waste disposal facilities • Recycling facilities • Air or water pollution control facilities • Public water provisions • Distribution centers • Small warehouse facilities • Primary job training facilities for use by higher educational institutions • Corporate headquarters facilities 	Recreation and community facilities: <ul style="list-style-type: none"> • Stadiums • Ball fields • Auditoriums • Amphitheaters • Concert halls • Open space improvements • Museums
Infrastructure improvements to develop, retain, or expand businesses: <ul style="list-style-type: none"> • Streets • Water and sewer • Electric and gas utilities • Drainage • Site improvements • Telecommunications and internet improvements • Beach remediation along the Gulf of Mexico 	

Action Items

City Facilities and Services Goal: Continually improve our community's services and facilities.	
Recommendation Topic	Action Item
Communication Program	Designate a staff member to lead media efforts.
	Subscribe to a “text-blast” messaging program and use email listservs to reach a wider population.
	Coordinate with the Chamber of Commerce to advertise City notices in the upcoming newsletter.
	Compile a list of volunteer representatives from organizations within the City who are willing to convey information.
Conference Hotel or Civic Center	Hire an economic development consultant to assess the feasibility of attracting such a facility within the City.
Local Activities	Develop a shared community calendar of local events and advertise through social media, text messaging, the newsletter, and the designated organization volunteers.
Golf Courses	Increase golf course branding and advertising.
	Use the golf courses for social events/activities.
	Explore related activities to attract a different audience to the golf course.
	Promote “family days” to attract families and support youth interest in golf.
	Include full-service resort amenities, including restaurants, within the golf course services.
	Coordinate all City operations with any applicable advisory committees.
Economic Development Initiatives	Evaluate the feasibility of establishing an economic development corporation.
	Consider the addition of an economic development specialist, either on City staff or as an EDC director.

8| Implementation

Successful communities establish a clear vision for its future and identify the steps necessary to achieve that vision. This section completes the Comprehensive Plan by providing implementation techniques and priorities that address the vision, recommendations and related policies established herein. This Implementation Plan is structured into a coordinated action program so that City leaders, staff, and other decision-makers can easily identify the steps that are necessary to achieve the vision for Lago Vista described within this Plan.

It is also important to note that most cities cannot afford to complete all of the desired tasks at once; therefore, it is important to identify the top priorities that are most critical for achieving the vision. Many of these recommendations will take several years to complete, but this plan will help the City to identify the “low-hanging fruit” and allocate funding in future budgets for the costlier projects.

The Roles of the Comprehensive Plan

A Guide for Daily Decision-Making

The current physical layout of the City is a product of previous efforts put forth by many diverse individuals and groups. In the future, each new development that takes place – whether it is a subdivision that is platted; a home that is built; or a new school, church or shopping center that is constructed – represents an addition to Lago Vista’s physical form. The composite of all such efforts and facilities creates the City as it is seen and experienced by its citizens and visitors. If planning is to be effective, it must guide each and every individual development decision. The City, in its daily decisions pertaining to whether to surface a street, to approve a residential plat, to amend a zoning ordinance provision, to enforce the building codes, or to construct a new utility line, should always refer to the basic proposals outlined within the Comprehensive Plan. The private builder or investor, likewise, should recognize the broad concepts and policies of the Plan so that their efforts become part of a meaningful whole in planning the City.

Zoning and Subdivision

The usual processes for reviewing and processing zoning amendments, development plans, and subdivision plans provide significant opportunities for implementing the Comprehensive Plan. Each zoning, development and subdivision decision should be evaluated and weighed against applicable recommendations and policies contained within this Comprehensive Plan. The Plan allows Lago Vista to review proposals and requests in light of an officially prepared document adopted through a sound, thorough planning process. If decisions are made that are inconsistent with Plan recommendations, then they should include actions to modify or amend the Plan accordingly in order to ensure consistency and fairness in future decision-making. Amending the Subdivision Ordinance and Zoning Ordinance represent two major, proactive measures that the City can take to implement Comprehensive Plan recommendations.

A Flexible and Alterable Guide

The Comprehensive Plan for the City of Lago Vista is intended to be a dynamic planning document – one that responds to changing needs and conditions. Plan amendments should not be made without thorough analysis of immediate needs, as well as consideration for long-term effects of proposed amendments. The Lago Vista City Council and other Lago Vista officials should consider each proposed amendment carefully to determine whether or not it is consistent with the Plan’s goals and policies, and whether it will be beneficial for the long-term health and vitality of the City of Lago Vista.

Regular Review

Regular review of the Comprehensive Plan with respect to current conditions and trends should be performed. Such on-going, scheduled reevaluations will provide a basis for adjusting capital expenditures and priorities, and will reveal changes and additions that should be made to keep the Plan current and applicable long-term. Items that appear to need specific attention should be examined in more detail, and changes and/or additions should be made accordingly. By such periodic reevaluations, the Plan will remain functional, and will continue to give civic leaders effective guidance in decision-making.

Planning & Zoning Commission

The Planning & Zoning Commission should include an agenda item three times per year to review the progress of the Comprehensive Plan implementation. This can be accomplished through an update from City staff on the progress of the action items, which action items are next, and any staff needs to complete upcoming actions. The Planning & Zoning Commission should also make an annual recommendation to the City Council regarding which actions need moved into the upcoming year, or are completed and should be removed from the Plan.

City Council

The City Council should include an agenda item annually to amend the plan by removing the completed action items. Additionally, the update should select priority actions from “Year 2 and Beyond” to be moved to “Year 1”. Since the Planning & Zoning Commission will be reviewing the Plan three times per year, the Planning & Zoning Commission should make an annual recommendation to the City Council regarding the updates. This annual update of the plan by City Council should coincide with development of the City’s annual budgeting process.

Comprehensive Review

In addition to periodic annual reviews, the Comprehensive Plan should undergo a complete, more thorough review and update every five to seven years. The review and updating process should begin with a citizen committee similar to the one appointed to assist in the preparation of this Plan, thereby encouraging citizen input from the beginning of the process. Specific input on major changes should be sought from various groups, including property owners, neighborhood groups, civic leaders and major stakeholders, developers, merchants, and other citizens and individuals who express an interest in the long-term growth and development of the City. This input can be easily obtained by re-administering the online survey with every update of the Comprehensive Plan. An informed, involved citizenry is a vital element of a democratic society. The needs and desires of the public are important considerations in Lago Vista decision-making process. Citizen participation takes many forms, from educational forums to serving on City boards and commissions. A broad range of perspectives and ideas at public hearings helps City leaders and the City Council to make more informed decisions for the betterment of the City as a whole. Lago Vista should continue to encourage as many forms of community involvement as possible as the City implements its Comprehensive Plan.

Implementation Matrix and Top Priorities

The following tables compile all the actions from each recommendation chapter into implementation tables. These tables are to help the City staff and City Council with successful implementation of this Comprehensive Plan. The actions are organized into the following tables: Year 1, Year 2 and Beyond, Policy Initiatives, and Code Updates

Legend for Implementation Tables

<u>Cost</u>	<u>Impact</u>	<u>Measure</u>
\$ - low cost	• - smaller impact	<u>Milestone</u> : Steps to reach action
\$\$ - moderate cost	•• - moderate impact	<u>Benchmark</u> : Measurement of completion of action
\$\$\$ - high cost	••• - larger impact	

Actions to Initiate in Year 1

ACTION	TASK LEADER	COST	IMPACT	MEASURE
Update codes for zoning, subdivision, and design standards (see Code Updates table on page 132).	Development Services	\$\$	●●●	<u>Milestone</u> : Drafting code updates <u>Benchmark</u> : Adoption of updated zoning ordinance, subdivision ordinance, and design standards
Apply for and receive the designation of a “Scenic City”.	City Manager’s office	\$	●	<u>Milestone</u> : Applying for the designation <u>Benchmark</u> : Receiving the designation
Prioritize the area surrounding the Rusty Allen Airport for land acquisition and assembly.	City Manager’s office/Development Services	\$\$\$	●●	<u>Milestone</u> : Identified target properties <u>Benchmark</u> : Acquired properties
Coordinate with the actions from TxDOT Airport Action Plan.	Development Services	\$	●●	<u>Benchmark</u> : City Council approval of the Airport Action Plan
Establish a task force to work toward an agreement with all POAs to allow non-POA residents to access POA parkland (allow at all times, allow on weekends/holidays, or create park pass).	City Council	\$	●●●	<u>Milestone</u> : City Council to appoint task force to work toward POA agreement <u>Benchmark</u> : Reaching an agreement
Create a parks and recreation board that is made up of members representing the City and members representing all POAs.	Development Services	\$	●	<u>Benchmark</u> : Creation of board
Begin acquisition of future park land and trail easements by working with developers to donate park land or trail easements during the initial phases of development to ensure a well-connected parks and trails system.	City Manager’s office/Development Services	\$\$\$	●●	<u>Benchmark</u> : Acquiring new parkland and trail easements each year
Develop a list/map of specific roads to be vacated and converted into trails, which allows maintenance efforts to be targeted toward the more traveled roadways.	Development Services/Public Works	\$	●	<u>Milestone</u> : Identifying roads to be abandoned <u>Benchmark</u> : Creation of a map in GIS
Develop a detailed sidewalk plan that indicates areas that are appropriate for retrofitting efforts. Allocate budget and identify incentives for retrofitting sidewalks in target locations.	Development Services	\$\$	●●	<u>Milestone</u> : Preparation of a sidewalk plan and initial budgeting efforts <u>Benchmark</u> : Begin installing sidewalks consistent with the sidewalk plan
Conduct a feasibility study for a multipurpose sports complex to identify the highest demand sports for Lago Vista.	Consultant	\$\$	●	<u>Milestone</u> : Consultant selection <u>Benchmark</u> : Completion of study
Meet with private capital partners to share the comprehensive plan efforts and promote nonresidential development.	City Manager’s office	\$	●●	<u>Milestone</u> : Identify developers willing to partner <u>Benchmark</u> : Coordination meetings between the City and participating developers/investors every 6 months
Subscribe to a “text-blast” messaging program and use email listservs to reach a wider population.	Public Information Officer	\$\$	●●	<u>Milestone</u> : Researching text-blast and email listserv services and subscribing to a service <u>Benchmark</u> : Using text/email blast every month for upcoming events or other information
Compile a list of volunteer representatives from organizations within the City who are willing to convey information.	Public Information Officer	\$	●	<u>Benchmark</u> : Create a list of names, organizations, and contact information

Actions to Initiate in Year 2 and Beyond

	ACTION	TASK LEADER	COST	IMPACT	MEASURE
LAND USE	Develop an approved native plant list to be maintained by the Director.	Development Services	\$	●	<u>Milestone</u> : Draft the plant list <u>Benchmark</u> : Council action to amend zoning ordinance to reference plant list maintained by the Director
	Prioritize and purchase lakefront lots.	Development Services	\$\$\$	●●●	<u>Milestone</u> : Coordinate with City Manager and City Council to identify and prioritize lots <u>Benchmark</u> : Council approval of funds and purchase of two lakefront properties within five years
	Develop a concept plan followed by a more detailed site plan for the municipal complex.	Development Services	\$\$	●●	<u>Milestone</u> : Collection of public input regarding elements of a municipal complex and survey of similar developments <u>Benchmark</u> : Retain a consultant to develop concept and site plans
	To encourage infill development, prioritize areas with existing infrastructure through development incentives.	Development Services/City Attorney	\$\$	●●●	<u>Milestone</u> : Develop a list of incentives approved by City Council, and coordinate with Public Works to identify specific areas that can readily be served by the City's infrastructure <u>Benchmark</u> : At least 50 percent of all residential building permits are within identified infill areas
	Conduct a detailed analysis to determine whether a 3-year annexation plan is necessary for the desired expansion.	Development Services	\$\$	●●	<u>Benchmark</u> : Identify the number of occupied residential parcels within the desired annexation area(s)
	Offer incentives to developers for using solar and wind energy.	Development Services	\$\$	●●	<u>Milestone</u> : Collect input from local developers regarding the most effective incentive possibilities <u>Benchmark</u> : Identify at least one incentive for each solar and wind energy in new construction
	Expand branding and placemaking efforts through a marketing/image campaign and/or the development of a tourism plan.	Chamber of Commerce	\$\$	●●	<u>Benchmark</u> : Develop the plan or campaign
	Conserve areas with extreme topography by acquiring the property or assisting property owners in coordinating with nonprofit organizations to accept the land.	Development Services	\$	●●●	<u>Benchmark</u> : Develop and distribute an information package for property owners with organizations who may be interested, tax benefits, and any offers from the City to acquire property
	Explore the possibility of allowing the landowners to keep their POA membership after donating the land.	City Manager and POAs	\$	●●	<u>Benchmark</u> : Discuss options with the POA board
	Vacate plats and roadways for undevelopable land around the airport.	Development Services	\$	●●●	<u>Milestone</u> : Develop an inventory of the targeted plats and roadways <u>Benchmark</u> : Planning & Zoning Commission and City Council approval to vacate plats and roadways each year
	To encourage future development in key greenfield areas, develop long-range infrastructure plans for identified expansion areas and use these areas for desirable development types, such as a hotel, grocery store, or sports complex.	Development Services	\$\$	●●●	<u>Benchmark</u> : Coordinate with the Planning Department to identify infill areas and include these improvements in the CIP as applicable
Allocate funding in the Capital Improvements Program for demolition and construction of new municipal facilities.	City Council	\$\$\$	●●	<u>Milestone</u> : Obtain cost estimate <u>Benchmark</u> : City Council approval to include funds within the CIP or other means	

	ACTION	TASK LEADER	COST	IMPACT	MEASURE
HOUSING AND NEIGHBORHOOD LIVABILITY	Continue to allow patio homes, townhomes, duplexes, and multifamily housing types in key areas to accommodate young professionals and the retirement community. Provide for mixed use areas that incorporate higher density housing. [on-going]	Development Services	\$	●●	<u>Benchmark:</u> Change in the variety of housing types and the demographics of residents
	Develop a watershed master plan that assesses the current drainage demands and provides strategies for stormwater management and retention.	Public Works	\$\$	●●●	<u>Milestone:</u> Consultant selection for development of a master plan <u>Benchmark:</u> Adopting stormwater management practices to prevent drainage issues
	Identify intersections in need of safety improvements and upgrade two per year. [on-going]	Public Works/Police Department	\$\$\$	●●●	<u>Milestone:</u> 1-2 intersection upgrades per year

	ACTION	TASK LEADER	COST	IMPACT	MEASURE
TRANSPORTATION	Identify partnerships and funding for a community-wide shuttle system.	Development Services	\$	●●	<u>Milestone:</u> Identifying partnerships and funding <u>Benchmark:</u> Securing partnerships and funding
	Begin long-range planning to construct a roadway extending from FM 1431 to the northeast to allow for better access into Lago Vista.	Development Services/Travis County/CAMPO/TXDOT	\$\$	●●●	<u>Milestone:</u> Selection of a consultant to begin preliminary plans and designs for roadway <u>Benchmark:</u> City Council approval to include construction funds within the CIP
	Improve roadways along lakefront near Tessera and Mahogany to ensure sufficient access to the potential hotel/civic center area.	Public Works	\$\$\$	●●●	<u>Milestone:</u> City Council approval to include funds within the CIP <u>Benchmark:</u> Updating one roadway every two years
	Add directed lighting and pedestrian enhancements at key intersections, and a signal at Lohman Ford Road and Boggy Ford Road.	Public Works	\$\$\$	●●●	<u>Milestone:</u> City Council approval to include funds within the CIP <u>Benchmark:</u> Updating 1 to 2 intersections per year

	ACTION	TASK LEADER	COST	IMPACT	MEASURE
PARKS, RECREATION, AND OPEN SPACE	Explore the feasibility of using the west Community Park as a public boat ramp location.	Development Services	\$	●●	<u>Milestone</u> : Exploring the feasibility <u>Benchmark</u> : Finding the appropriate location for a public boat ramp
	Research funding sources partnerships for the multipurpose sports facility.	Development Services	\$	●●	<u>Milestone</u> : Researching funding sources <u>Benchmark</u> : Creating a list of funding sources the City is eligible for
	Identify a potential location for a commercial marina (possibly at the proposed community park in the southwest) and pursue partnerships for development.	Development Services	\$\$\$	●●	<u>Milestone</u> : Identifying a location <u>Benchmark</u> : Establishing partnerships and developing preliminary plans
	Coordinate with the electrical utility company to explore the possibility of adding trails to existing utility easements.	Development Services/Public Works	\$	●●	<u>Milestone</u> : Establishing relationships and contacts with the electrical utility company <u>Benchmark</u> : Identifying potential useable easements for trails
	Apply for grant funding and prepare donation packages to assist the City in developing public parks.	City Manager	\$	●●	<u>Benchmark</u> : Applying for funding and preparing donation packages
	Acquire the land needed for a large, multipurpose sports complex.	City Council	\$\$\$	●●●	<u>Benchmark</u> : Acquiring portions of the land that is needed every year

	ACTION	TASK LEADER	COST	IMPACT	MEASURE
CITY FACILITIES AND SERVICES	Promote “family days” to attract families and support youth interest in golf. [on-going]	Golf Course Management	\$	●●●	<u>Milestone:</u> Planning family days at the golf course <u>Benchmark:</u> Holding the first family day at the golf course
	Consider the addition of an economic development specialist, either on City staff or as an EDC director.	City Manager	\$\$	●●●	<u>Milestone:</u> City Manager and Chamber discussing the addition of an economic development specialist <u>Benchmark:</u> City Council approval to hire or designate an economic development specialist
	Increase golf course branding and advertising.	Golf Course Management	\$\$	●●	<u>Milestone:</u> Increasing the advertising <u>Benchmark:</u> Increased number of visitors at the golf course
	Explore related activities to attract a different audience to the golf course.	Golf Course Management	\$	●●	<u>Milestone:</u> Planning a non-golf at the golf course <u>Benchmark:</u> Holding a non-golf at the golf course
	Evaluate the feasibility of establishing an economic development corporation.	City Manager	\$	●●	<u>Milestone:</u> Coordination with the Chamber of Commerce <u>Benchmark:</u> Reaching a decision
	Include full-service resort amenities, including restaurants, within the golf course services.	Golf Course Management	\$\$	●●	<u>Milestone:</u> Researching the feasibility of different amenities <u>Benchmark:</u> Opening a resort or similar amenity
	Use the golf courses for social events/activities. [on-going]	Golf Course Management	\$	●●	<u>Milestone:</u> Planning social events at the golf course <u>Benchmark:</u> Holding a social event at the golf course
	Develop a shared community calendar of local events and advertise through social media, text messaging, the newsletter, and the designated organization volunteers.	Public Information Officer	\$	●●●	<u>Milestone:</u> Develop a community calendar <u>Benchmark:</u> Utilize the calendar and try new forms of communication
	Designate a staff member to lead media efforts.	City Council	\$\$	●●●	<u>Benchmark:</u> Designation of staff member
Hire an economic development consultant to assess the feasibility of attracting such a facility within the City.	City Council	\$\$	●●●	<u>Milestone:</u> Selection of consultant <u>Benchmark:</u> Completion of feasibility study	

Policies

1. Use the Future Land Use Map to guide future zoning decisions.
2. Conduct regular review of the Comprehensive Plan through quarterly P&Z review and an annual updated by the City Council.
3. Coordinate all City operations with any applicable advisory committees.
4. Before developing new parkland, seek out partnerships with the POA to ensure that the City and POA are being fiscally responsible and not duplicating efforts.
5. Focus development around the airport on aviation and other small industrial uses.
6. Proactively seek hotel operators for a lakefront hotel resort, event center, or civic center.
7. Continue efforts to reach out to local developers and local/national retailers.
8. Focus on annexation of areas located along major roadways or the lake.
9. Prioritize the area surrounding the airport land acquisition and assembly.
10. Coordinate transportation efforts with all regional transportation agencies to ensure better regional connectivity and partnerships, and evaluate the feasibility of a bridge across the lake for better mobility and access to surrounding communities.
11. Ensure that roadways provide sufficient access and mobility for all EMS and fire services.
12. Coordinate with the Chamber of Commerce to advertise City notices in the upcoming newsletter.
13. Use recreational facility standards when developing new parkland or trails.
14. Assess park level of service annually and acquire additional parkland, as needed.

Code Updates

1. Include specific requirements for screening and buffering near industrial uses.
2. Require higher quality materials for screening and a proximity slope setback between incompatible land uses.
3. Include overlay character districts for Dawn Drive, FM 1431, and Lohman Ford Road.
4. Establish minimum lot areas, depths, and widths for each residential district and dwelling type.
5. Allow more areas for retail, commercial, and multifamily development.
6. Require all street signs be reflective to accommodate dark skies efforts.
7. Include a mixed use land use classification.
8. Rezone area surrounding the airport by extending the C-4 zoning and rezone the steep slope areas to a conservation district.
9. Require building articulation for larger structures.
10. Rezone the south side of Dawn Drive to accommodate commercial, retail, and residential development.
11. Include specific requirements for screening waste receptacles and utilities.
12. Expand the existing lighting regulations to further promote dark skies.
13. Require garage door enhancements and setbacks for front-loaded neighborhoods.
14. Develop regulations to accommodate and encourage low-impact development.
15. Require covered porches in a certain percentage of larger developments to create a more diverse look and more pedestrian-oriented environment.
16. Add more detail regarding building materials and specifying which materials are appropriate within each district.
17. Include antimonotony standards, which will help to prevent “cookie cutter” subdivisions.
18. Ensure that accessory buildings are truly secondary to the main structure.
19. Update codes to allow for golf carts to be operated on certain City roadways.
20. Require sidewalks in future developments when feasible based on topography and other site constraints.
21. Formally adopt a roadway cross-section to allow on-street bike lanes and/or off-street multipurpose trails.
22. Develop regulations for solar and wind energy to ensure quality standards for equipment and installation
23. Revise the business regulations ordinance to allow for larger multitenant freestanding signs.
24. Consider establishing overlay districts to ensure quality development along the main corridors.
25. Consolidate residential zoning districts.
26. Revise the subdivision ordinance to ensure that traffic calming techniques are permitted and encouraged.

9| Appendix

Input Summary

Comprehensive Plan Advisory Committee (CPAC)

A committee of community residents and business owners was compiled in order to assist FNI planners with the development of the Comprehensive Plan. Committee members were selected based on a variety of criteria, including the area of the community they reside in, past or current council experience, economic development knowledge and business ownership. The CPAC's role in the process was to guide the formation of the Plan document and ensure that the Plan ultimately reflected the vision desired by Lago Vista's residents.

Five meetings were conducted with the CPAC:

- Guiding Principles Meeting on September 14, 2015
- Issues and Innovation Meeting on October 6, 2015
- Comprehensive Plan Draft Review on January 26, 2016
- Initial Review and Prioritizing on March 14, 2016
- Final Review and Recommendation on March 24, 2016

Energized and productive discussions were had at CPAC meetings, representative of the diverse opinions and backgrounds present on the committee. The exchange of ideas that presented different points of view ensured that the realities of external factors affecting Lago Vista were weighted with the ultimate vision of the City.



Town Hall Meetings

Town Hall #1

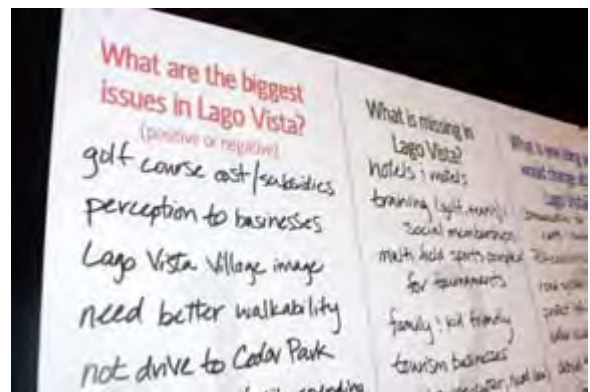
The first Town Hall meeting was conducted on Wednesday September 16, 2015. The purpose of the Town Hall meeting was to gather feedback as to what the community believes should be the vision for Lago Vista. Over 100 residents from the community attended the event that was held at Lago Vista High School.

Town Hall attendees were first given an introduction to the planning process as well as the FNI consultants. During the presentation, an overview of urban planning, comprehensive plans, past planning efforts, and existing conditions was explained. The presentation concluded with a Visual Character Survey (VCS), which is an exercise in which respondents are asked to score a series of photographs based on what they find to be visually preferable and desired for Lago Vista.

A visioning exercise was conducted with attendees in order to engage the public and gather initial feedback on Lago Vista's future. Boards were arranged so that each participant in attendance would rotate around and answer the following questions:

- Where do you live?
- What are the biggest issues in Lago Vista?
- What do you love about Lago Vista?
- What is missing in Lago Vista?
- What is one thing you would change about Lago Vista?

During the breakout session discussions about major issues, concerns or ideas were had. The information gathered was then compiled and presented to the CPAC to guide discussion on elements within the Plan.



What are the biggest issues in Lago Vista?

(positive or negative)

golf course cost/subsidies
perception to businesses
Lago Vista Village image
need better walkability
not drive to Cedar Park
consideration of city spending
on facilities & amenities
negative social media/web
involvement of Point Venture
lack of community support
to shop local
golf courses as attraction

What is missing in Lago Vista?

hotels : motels
training (golf, tennis):
social memberships
multi-field sports complex
for tournaments
family : kid friendly
tourism businesses
avoid cookie-cutter, need local
keep it local : small, no chain
street lights for safety
town square, Dawn Drive,
old town charm, shops,
restaurants

What is one thing you would change about Lago Vista?

communication for community
events : support
POA exclusivity
road system : safety
protect POAs
water access to lake
denial to join POA or use
facilities
deserted buildings
is growth desired?
high water rates
too \$ to buy out POA

What are the biggest issues in Lago Vista?

(positive or negative)

Wonderful: respectful
water consumption by golf
City: POA relationship
privacy of private POA parks
haphazard/uncoordinated plans
Spending rationale
vacant buildings
need better infrastructure?
amenities
lack of sales revenue
activities for youth
water plan

What is missing in Lago Vista?

recycling facilities in park: elsewhere
sidewalks
"Wow" factor, nothing exciting
no draw
some place to go
more than a single destination
connect points
nice hotel, restaurants
12+ rec center
YMCA kids & adults
emphasis on why we love Lago
church involvement & youth activities

What is one thing you would change about Lago Vista?

Kids walking/biking to schools
perception
use water bills to communicate
definition of tax & use for golf
golf courses losing money
better marketing of golf
golf course access
water access
awareness of GC residents & support
need more biz support
for news letter, chamber working
= gov'ts, combine

What are the biggest issues in Lago Vista?

(positive or negative)

water treatment plants
more focus on lake & related activities
local criticism of local biz
attendance at city meetings, education, be part of solution
aesthetics, beautification, clean-up
lack of local communication (and)
4th & 5th grade recreation & exercise
communication among generations

What is missing in Lago Vista?

activities for youth, maybe sports complex
sidewalks & connections
assisted living, care for older adults, senior services
jobs to keep kids here
municipal wifi, biz friendly
Italian restaurant
more restaurants (healthy)
heated pool year-round, private membership

What is one thing you would change about Lago Vista?

Lower property taxes
better communication
Public parks & fields
welcoming to outsiders/newcomers
access & voice for non-PdA, exclusion of residents
Coordination w/ Point Venture
eliminate lot the 2 gov. bodies,
Services provided by city
Widen Lohman
Light at Baggy & Lohman

What we ♥ about Lago

The people

The deer!

The Lake

Small town community

The love of all you meet, person,
place, thing (friends of all....
no question)

All our Churches!

The peace and quiet.

What we ♥ about Lago

The small cohesive community
↳ of course the beauty.

\$2 Beer

Town Hall #2

On Monday October 26, 2015, a second Town Hall meeting was conducted at K-Oaks Clubhouse. During the presentation, the input given by the community from previous meetings, the visual character survey, as well as online comments was presented to the attendees. Using the resident's concerns, FNI consultants were able to create a list of top issues that would guide the creation of the Plan. The top issues included:

1. Connectivity
2. Outdoor Activities
3. Business Attraction
4. Communication and Coordination
5. Infrastructure
6. Housing Choices
7. Aesthetics
8. Destination Community

Attendees participated in an exercise where they gave further input towards the top issues and ways in which they could be addressed by participating in a breakout session, where they rotated around boards and/or by filling out a handout that provided the same information.



Input Board Results from Town Hall #2

Connectivity

Issue	Yes	No
Sidewalks	19	7
Bike lanes	8	16
Golf carts	4	14
Bridge across lake	10	25
Road crossings	5	7
Public transportation	8	7
Trail connections	17	4
Kids' safety walking to school	20	3
Bike trails	19	7

Outdoor Activities

Issue	Yes	No
Sidewalks	19	7
Bike lanes	8	16
Golf carts	4	14
Bridge across lake	10	25
Road crossings	5	7
Public transportation	8	7
Trail connections	17	4
Kids' safety walking to school	20	3
Bike trails	19	7

Business Attraction

Issue	Yes	No
Fill vacant buildings	32	2
Support to shop local	23	0
Small, unique, boutique shops	15	6
Target/Wal-Mart	5	26
Restaurants	28	0
Lower property tax	13	6
Increase sales tax revenue	15	2
Arts community	16	4
City-wide Wi-Fi	15	13
Town Square	23	4
Activities for kids and teens	19	2
Nightlife for teens	12	9
More jobs for teens and adults	17	1
Shopping and groceries	18	1
Neighborhood services	7	5
Movie theatre	10	14
Concert venue	13	15
Bowling	10	11

Communication and Coordination

Issue	Yes	No
Relations with neighboring cities	10	6
Better communications about events	20	0
Communication methods for all generations	14	2
Voice for non-POA residents	6	8
City and POA relationship	26	2
Community support of local businesses	19	0
Water bill as a means for communication	14	2

Infrastructure

Issue	Yes	No
Strategic growth	18	0
Street lights	11	8
Road safety	13	0
Signal at Lohman and Boggy	26	3
Traffic calming	4	9
Coordinated planning	13	0
Road conditions	16	0
Access to water/sewer	10	2
Smart City spending on infrastructure	24	0
Sparse development	5	4
Environmentally sensitive planning	13	3

Housing Choices

Issue	Yes	No
Homes for young professionals	11	2
Affordable housing	10	8
More housing diversity	10	2
Aging-in-place opportunities for older adults	29	1
Apartments	14	12

Aesthetics

Issue	Yes	No
Perception	12	1
View of lake	17	1
Reduce noise/mess from visitors	14	4
Beautification	18	1
Clean-up	20	1
"Wow" factor	11	2
Preserve natural beauty	34	0

Destination Community

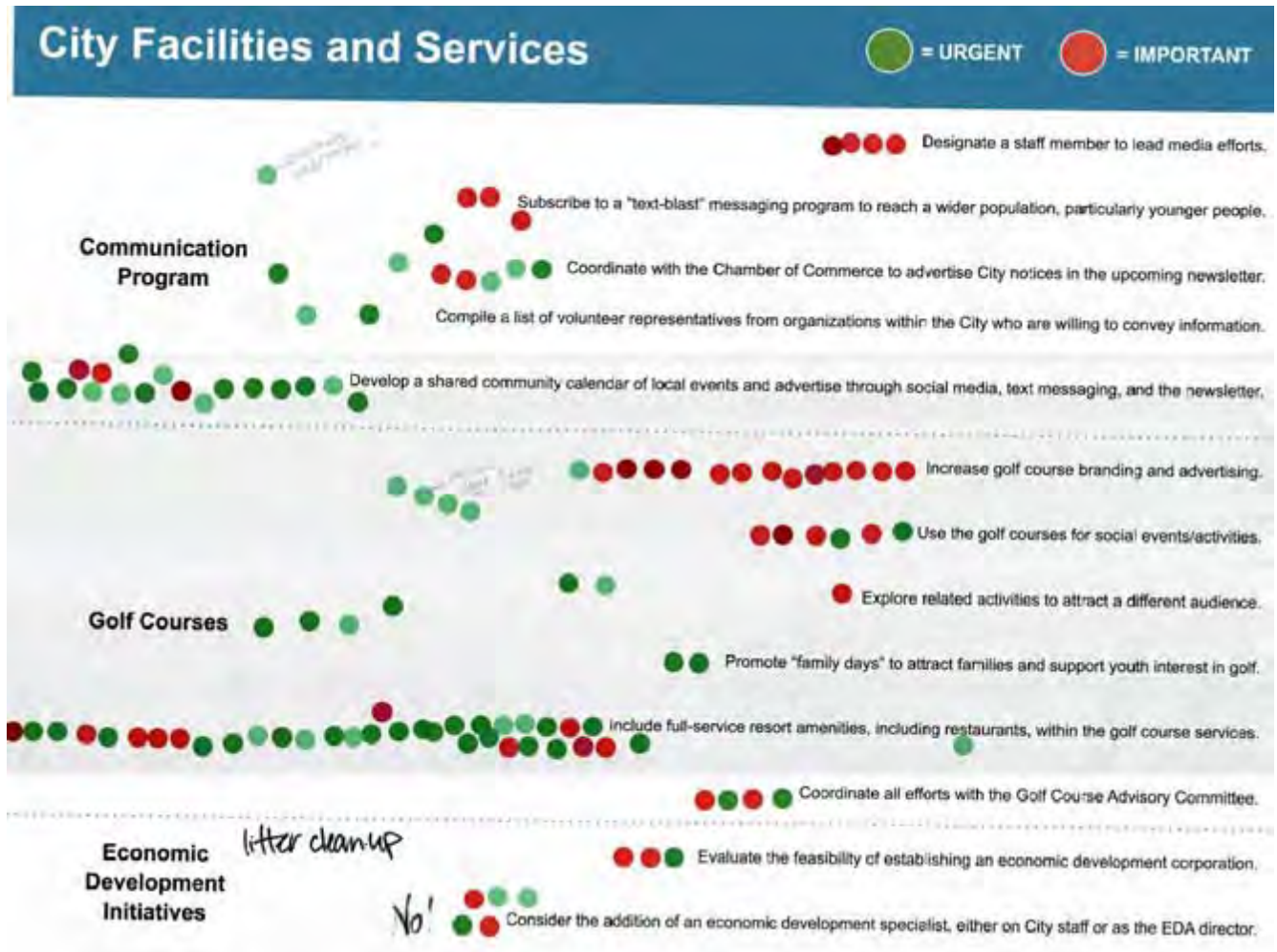
Issue	Yes	No
Better marketing	19	0
Multipurpose destination point	15	2
Nice hotel	24	0
Lake front restaurants	31	0
Boat rentals	10	5
Boat races	3	15
Build a beach	9	8
Lessons for golf or tennis	6	9
Protect POAs	11	3
POA exclusivity	8	7
Limited water access	6	5
Two governments are overlapping	7	7

Town Hall #3

At the third Town Hall meeting on Tuesday, February 23, 2016, the community was presented with a summary of the draft plan and the recommendations for each chapter. Following the presentation, the participants were asked to assist in prioritizing the Plan's recommendations. Each Plan chapter had a board in the room with each recommendation listed and every participant was given four dots for 'urgent' and four dots for 'important' to help vote on the recommendations that were of the highest priority to them. The top recommendations for the public were:

1. Golf Courses
2. Future Parks and Trails
3. Roadway Safety and Maintenance
4. Lakefront and Tourism
5. Resource Protection





Housing and Neighborhood Livability

 = URGENT

 = IMPORTANT

Develop appropriate incentives and zoning regulations for infill development.

Single-Family Neighborhood Enhancements

Require sidewalks in future developments when feasible and allocate budget and incentives for retrofitting sidewalks in target locations.

property maintenance

Consolidate residential zoning districts.

Revise the zoning ordinance to require higher quality materials for screening and a proximity slope setback between incompatible uses.

Revise the zoning ordinance to require garage door enhancements and setbacks for front-loaded neighborhoods.

Revise the zoning ordinance to that accessory buildings are truly secondary to the main structure.

Single-Family Home and Site Design Enhancements

Revise the zoning ordinance to require covered porches in a certain percentage of larger developments to create a more diverse look.

Revise the zoning ordinance to add more detail regarding building materials and specifying which materials are appropriate.

Revise the zoning ordinance to include anti-monotony standards, which will help to prevent "cookie cutter" subdivisions.

Develop a watershed master plan that assesses the current drainage demands and provides strategies for stormwater management.

Life-Cycle Housing Opportunities



Continue to allow patio homes, mixed used, and multi-family housing types in key areas to accommodate all stages of life.

Revise the zoning ordinance to establish minimum lot areas, depths, and widths for each residential district and dwelling type.


Land Use (2/2)

 = URGENT  = IMPORTANT

Conservation and Growth Areas

  Conserve areas with extreme topography by acquiring the property or assisting owners in donating the land.

Prioritize infill areas by infrastructure planning and development incentives.


 Develop long-range infrastructure plans for identified expansion areas and desirable development types.

Future Expansion Areas

Conduct a detailed analysis to determine whether a 3-year annexation plan is necessary for the desired expansion


Focus on annexation of areas located along major roadways or the lake.





 Identify the area surrounding the airport as a priority area for land acquisition and assembly.

Rusty Allen Airport Area

Rezone area surrounding the airport by extending the C-4 zoning and rezone the steep slope areas to a conservation district.

  Vacate plats and roadways for undevelopable land.

  Coordinate with the actions from TxDOT Airport Action Plan.

Municipal Complex Redevelopment

Develop a concept plan followed by a more detailed site plan for the area.


Continue efforts to reach out to local developers and local/national retailers.

Rezone all sides of Dawn Drive to accommodate commercial and retail development.


Apply for and receive the designation of a "Scenic City".



Allocate funding in the Capital Improvements Program for demolition and construction of new municipal facilities.

Parks, Recreation, and Open Space



 = URGENT


























 = IMPORTANT


 Assess park level of service annually and acquire additional parkland, as needed.

  Begin acquisition of future park land and trail easements.

















Future Parks and Trails

  Seek out partnerships with the LVPOA to ensure that the City and LVPOA are being fiscally-responsible and not duplicating efforts.






















                         Coordination with the electrical utility company to explore the possibility of adding trails to existing utility easements.

 Use recreational facility standards when developing new parkland or trails.

Doa Park

                Apply for grant funding to assist the City in developing public parks.



Multi-Purpose Sports Complex

                     Conduct a feasibility study for a multi-purpose sports complex to identify the highest demand sports for Lago Vista.






















Beins back Rec Site
                     Acquire the land needed for a large, multi-purpose sports complex.


























 Research funding sources partnerships for the multi-purpose sports facility.

Public Access

  Establish a LVPOA staff coordination provision to establish park and recreation agreements with the City.

Community Access

                     Create a parks and recreation board that is made up of members representing the City members representing the LVPOA.

                         Establish an agreement with LVPOA to allow all Lago Vista citizens to access LVPOA parkland (at all times or special days).

Transportation

● = URGENT

● = IMPORTANT

Future Transportation Network

- Coordinate transportation efforts with all regional transportation agencies and evaluate the feasibility of a bridge across the lake.
- Begin long-range planning to construct a roadway extending from FM 1431 to the northeast to allow for better access into Lago Vista.
- Improve roadways along lakefront near Tessera and Mahogany to ensure sufficient access to the potential hotel/civic center area.

Roadway Safety and Maintenance

- Identify intersections in need of safety improvements and upgrade two per year.
- Revise the subdivision ordinance to ensure that traffic calming techniques are permitted and encouraged.
- Develop a list/map of specific roads to be vacated and converted into trails, to target efforts toward the more traveled roadways.
- Add directed lighting and pedestrian enhancements at key intersections, and a signal at Lohman Ford Road and Boggy Ford Road.

Alternative Transportation

- Update codes to allow for golf carts to be operated on certain City roadways.
- Identify partnerships and funding for a community-wide shuttle system.
- Require sidewalks in future developments and allocate budget and incentives for retrofitting. Develop a detailed sidewalk plan.
- Develop a roadway cross-section to allow on-street bike lanes and/or off-street multi-purpose trails.

Lago Vista High School Session

On the same day as the first Town Hall meeting, Wednesday September 16, 2015, a session pertaining to the Plan was conducted with students at Lago Vista High School. The students were presented with an overview of planning and the comprehensive plan. They also participated in a Visual Character Survey (VCS) to provide input as to what the younger population of Lago Vista envisions its community to look like.

There was a break out session in which students were given the opportunity to discuss the major issues, concerns, and ideas about Lago Vista. Along with the Town Hall input, this information was compiled and presented to the CPAC to help guide the creation of the Plan.



Input Board Results from LVHS Session

What are the biggest issues in Lago Vista?	What is missing in Lago Vista?	What is one thing you would change about Lago Vista?
(positive or negative)		
<p>Youth Obesity Growing Drugs use lack of Jobs lack of food opp. lack</p>	<p>sidewalks/bike lanes jobs road crossings food culture sports store retail shops grocery (HEB) REL Centers (YMCA) Park uses (sand) movie theatre C&A concert places Apt. Friendly community Youth/Young adults★</p>	<p>more youth Lohman → 2 lanes arts Lohman/Boggy stoplight Comm. support Bridge across lake★ Comm. events Public Transport</p>

What are the biggest issues in Lago Vista?

(positive or negative)

- few job opp.
- * sparsely developed
- vacant buildings
- More environ. sensitive growth
- high property tax

What is missing in Lago Vista?

trails and larger parks
restuar. + retail
Side walks
street lights
affordable housing
rec center!
farmers market

What is one thing you would change about Lago Vista?

Bridge between Lakeway + Venture
light on Lohman + Booggy
Less poverty
paved roads + sidewalks
make the speed on National Rd. higher
Swim team/soccer

What are the biggest issues in Lago Vista?

(positive or negative)

- Bad roads (potholes/small roads)
- FOOD
- Sidewalks
- Streetlights
- Need Bikerails
- Lake restaurants
- Vista Village
- Park Maintenance
- KLVB works
- Deer

1

What is missing in Lago Vista?*

- Entertainment (movies, bowling...)
- Target/Wal-Mart
- Recreation Center
- Pool/Waterpark
- Hotel
- Boatraces?
- Boat rentals
- skatepark
- Putt Putt
- LaserTag
- Venues for concerts + events
- Jungle Gyms
- Hunting Grounds

2

What is one thing you would change about Lago Vista?

- Speed Limits (higher)
- Better relations w/ other cities
- Being a vacation community
- Man-made beach on lake

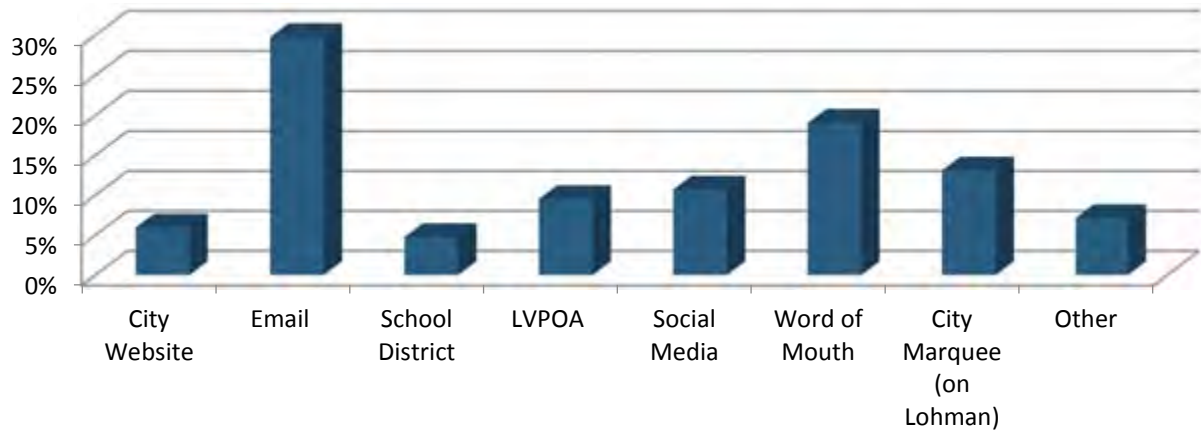
3

Surveys and Comments

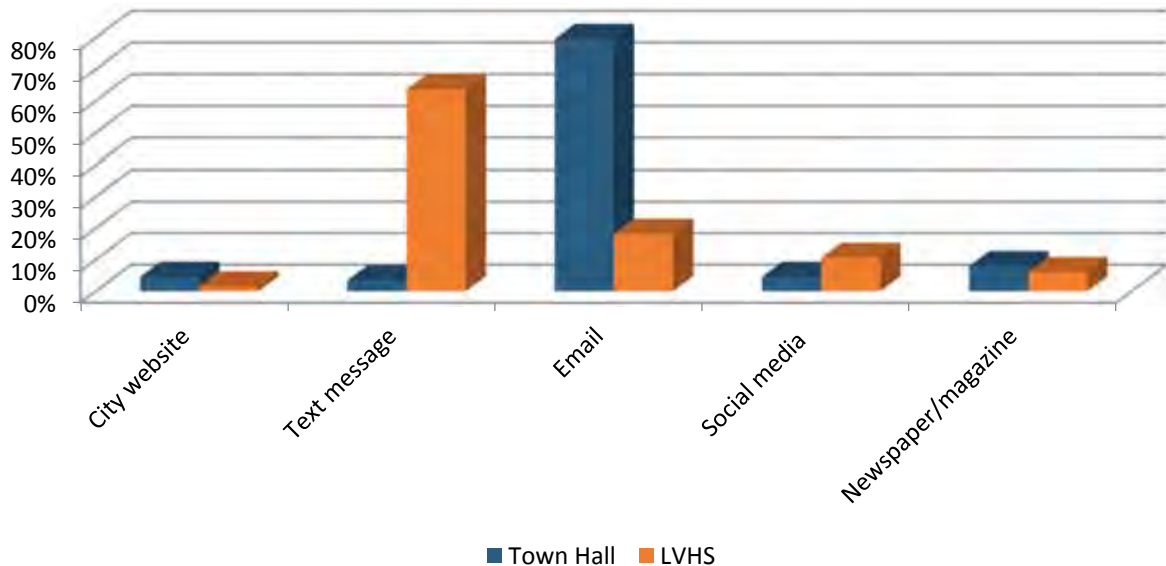
Visual Character Survey

A Visual Character Survey (VCS), which is an exercise in which respondents are asked to score a series of photographs based on what they find to be visually preferable and desired for Lago Vista, was conducted at the first Town Hall meeting and at the LVHS session on September 16, 2015. In total, 168 meeting attendees participated in the survey (96 at Town Hall #1 and 72 at the LVHS session).

Q1 | How did you hear about this meeting?

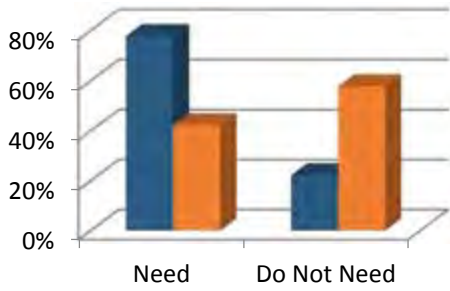


Q2 | What is your preferred method of communication?

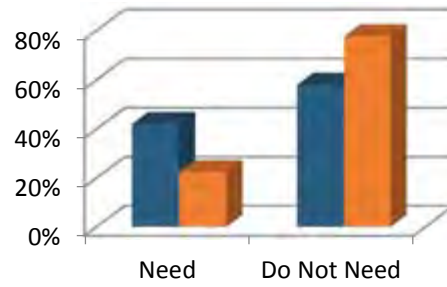


Do we need...?

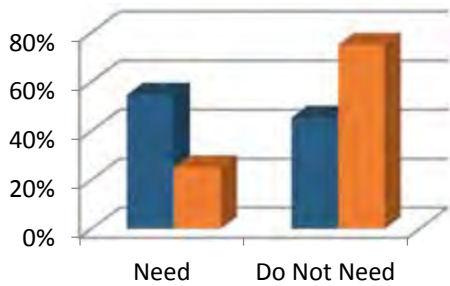
Q3 | Single-family homes?



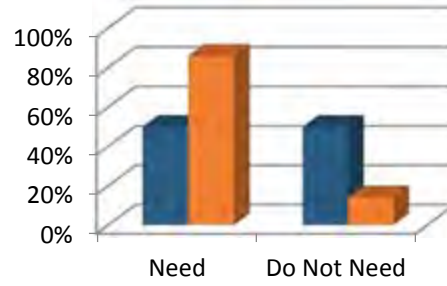
Q7 | Duplexes?



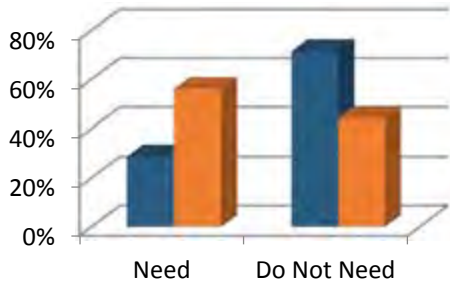
Q4 | Vacation homes/rentals?



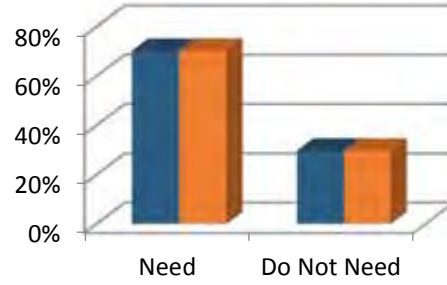
Q8 | Mixed use?



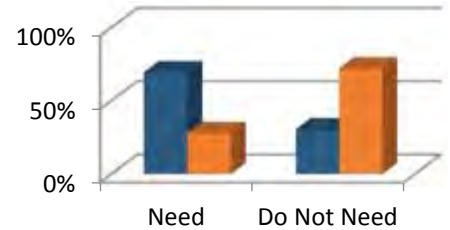
Q5 | Traditional apartments?



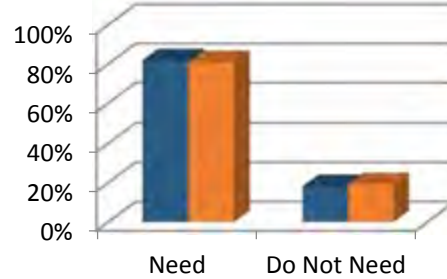
Q9 | To renovate older buildings?



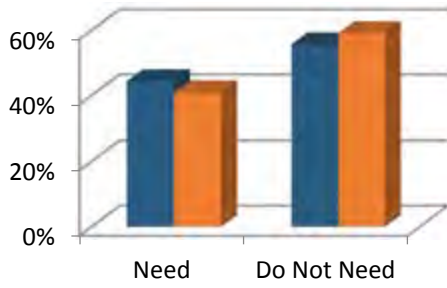
Q6 | Townhomes?



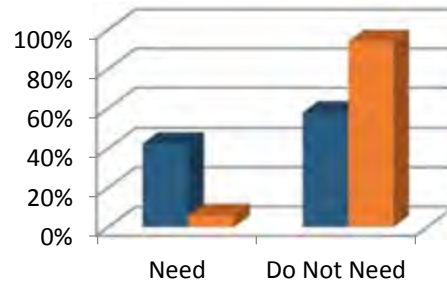
Q10 | Neighborhood services?



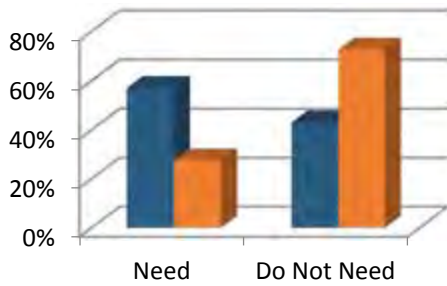
Q11 | Office/business park?



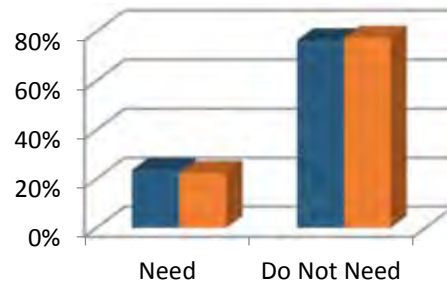
Q15 | Industrial?



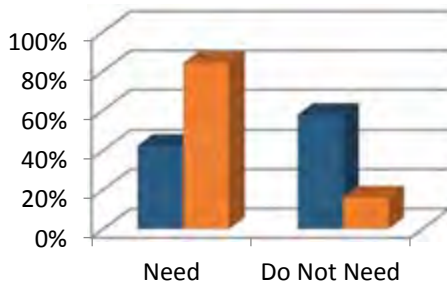
Q12 | Office buildings?



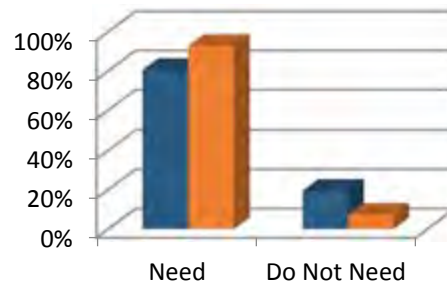
Q16 | Golf courses?



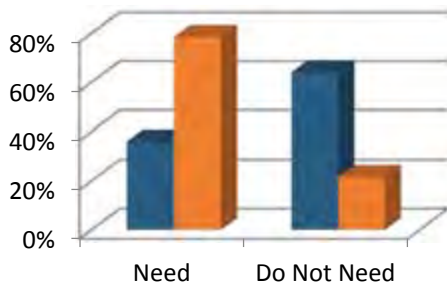
Q13 | Big box retailers?



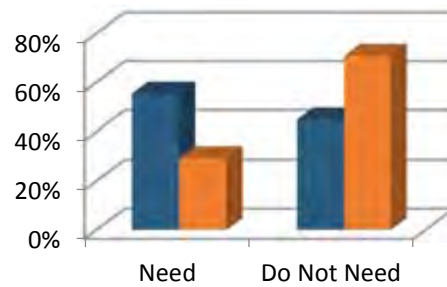
Q17 | Recreation centers?



Q14 | Retail strip?

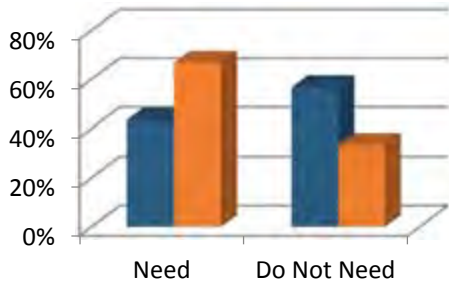


Q18 | Skate park?

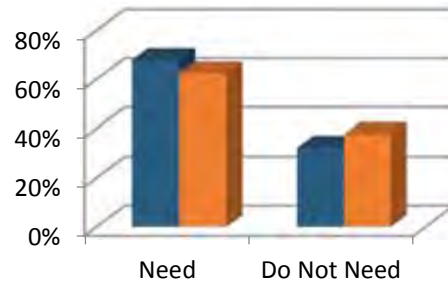


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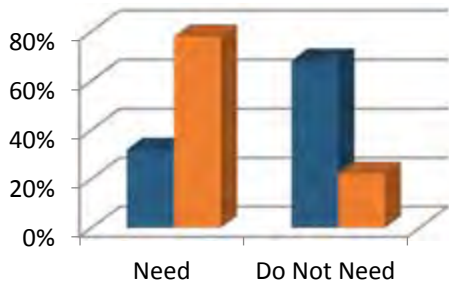
Q19 | Swimming pool?



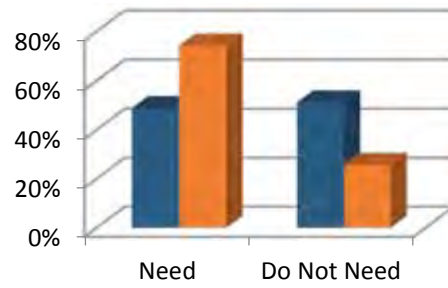
Q23 | Playgrounds?



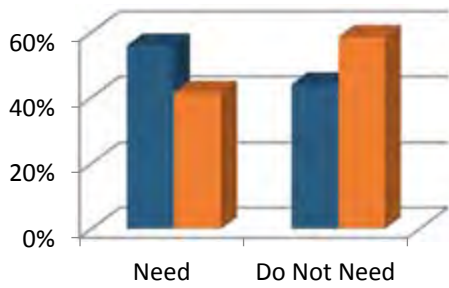
Q20 | Splash park?



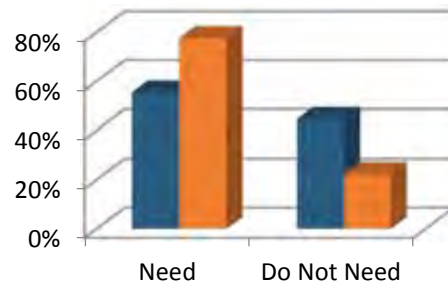
Q24 | Bike lanes?



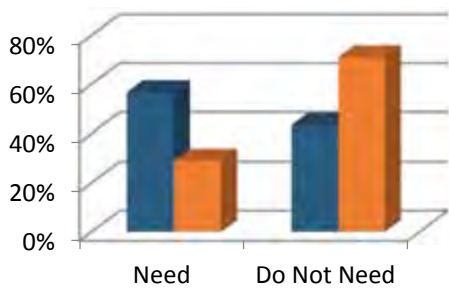
Q21 | Soccer fields?



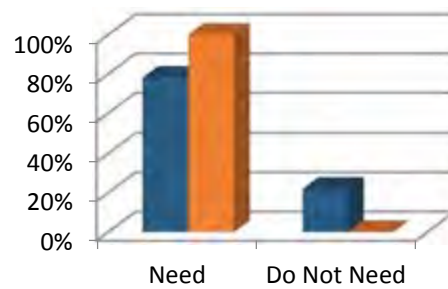
Q25 | Trees and open space?



Q22 | Baseball/softball complex?

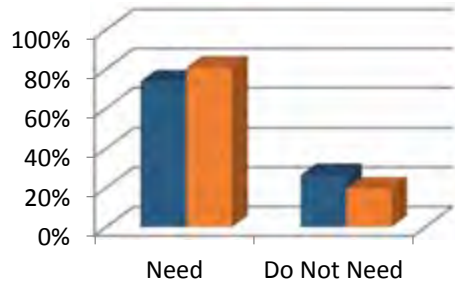


Q26 | Greenbelt trails?

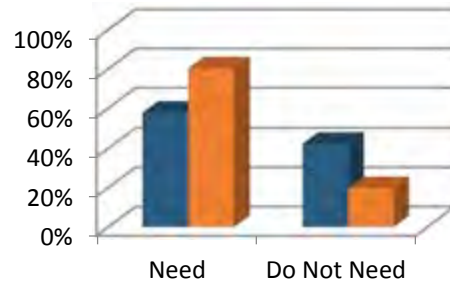


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Q27 | Street trails?



Q28 | Running trails?

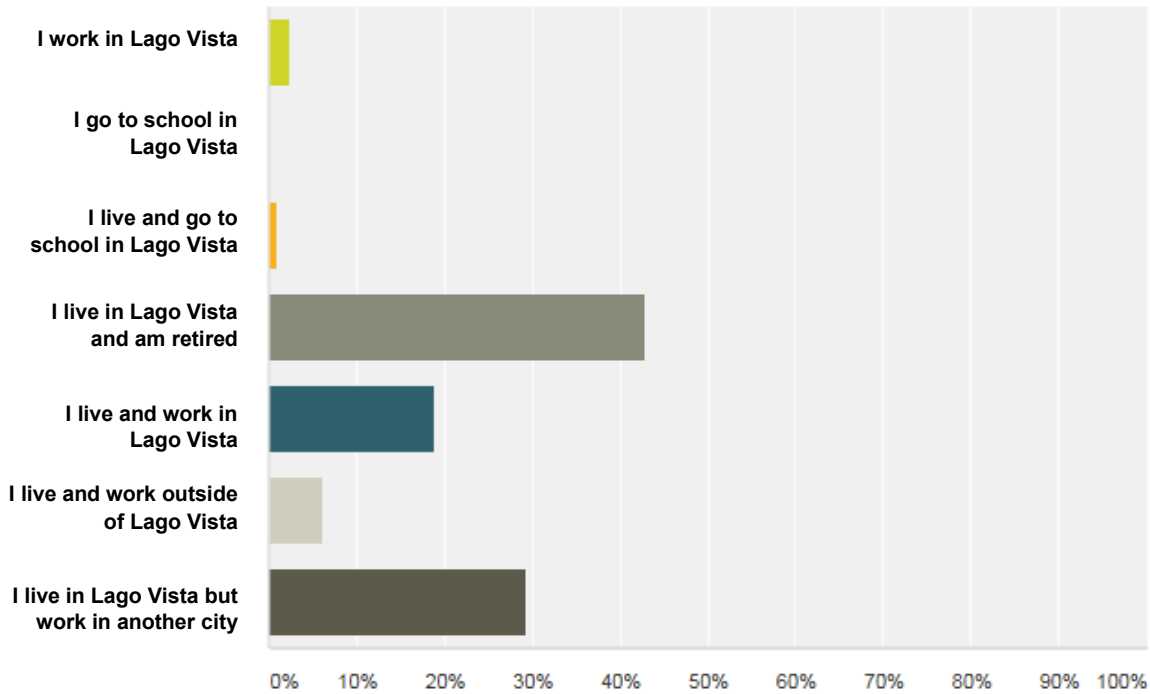


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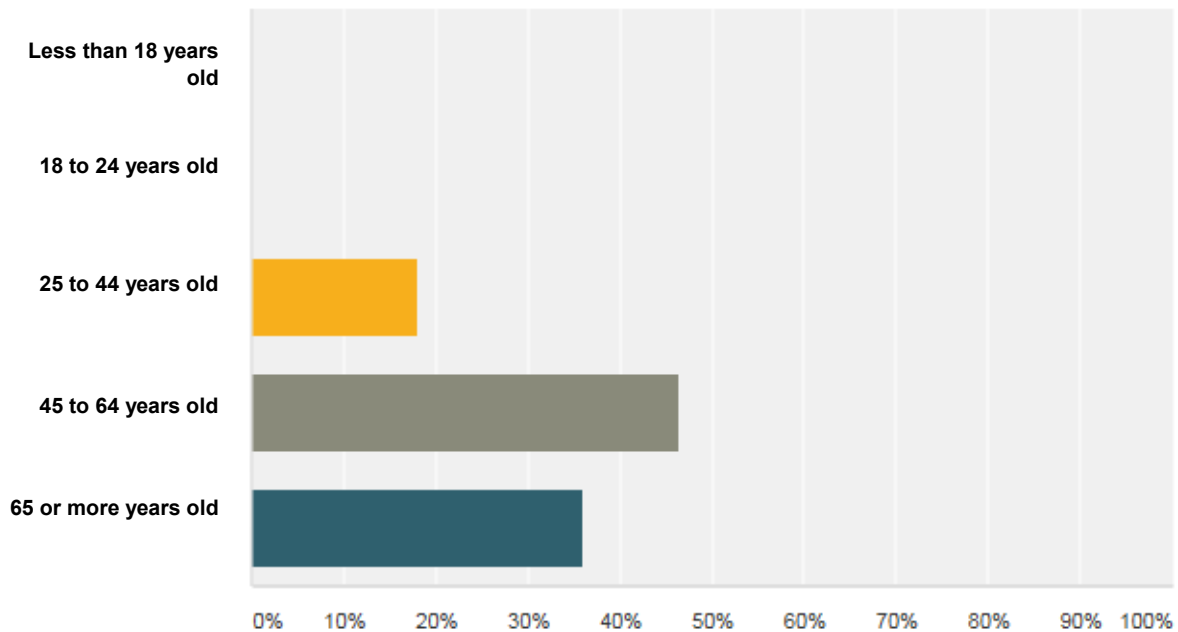
Survey #1 | November 2015

Survey #1 was conducted online and contained 15 questions that generally focused on land use, recreation, and overall appearance of Lago Vista. 135 people participated in the survey.

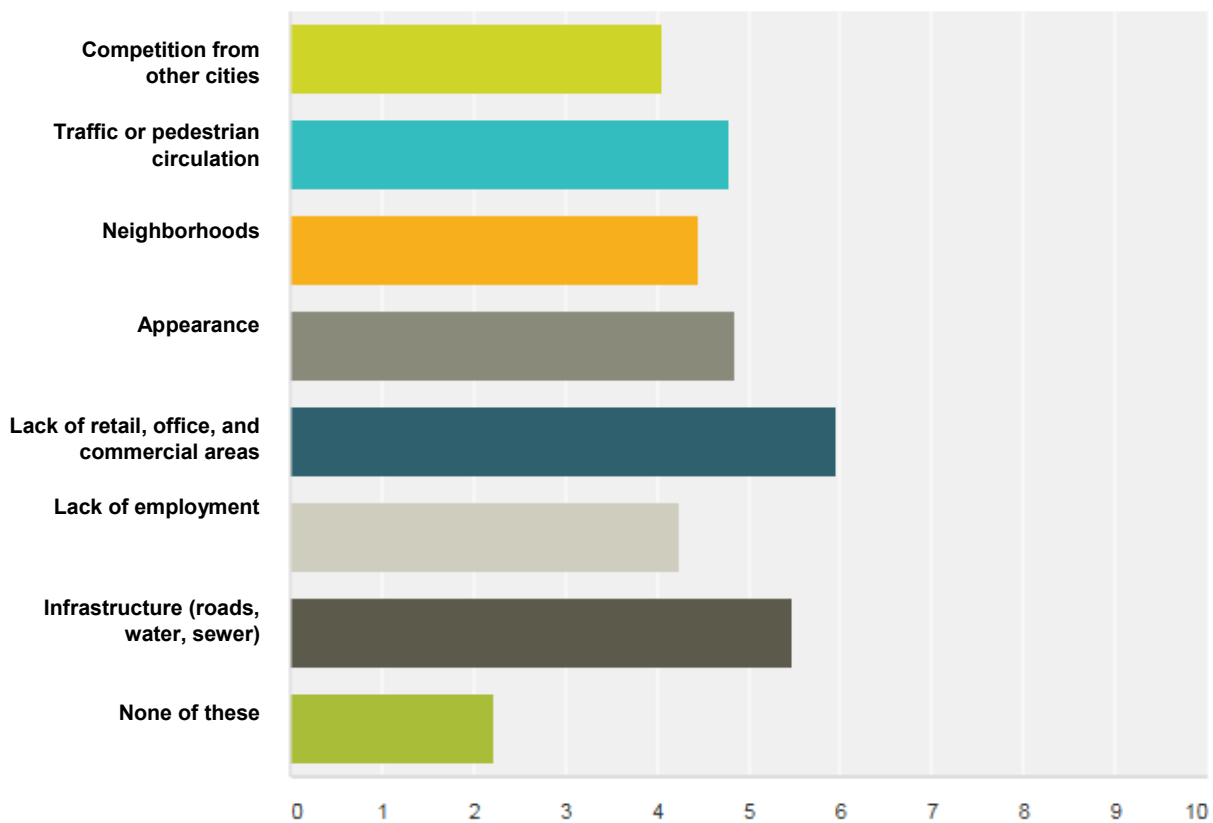
Q1 | What best describes you?



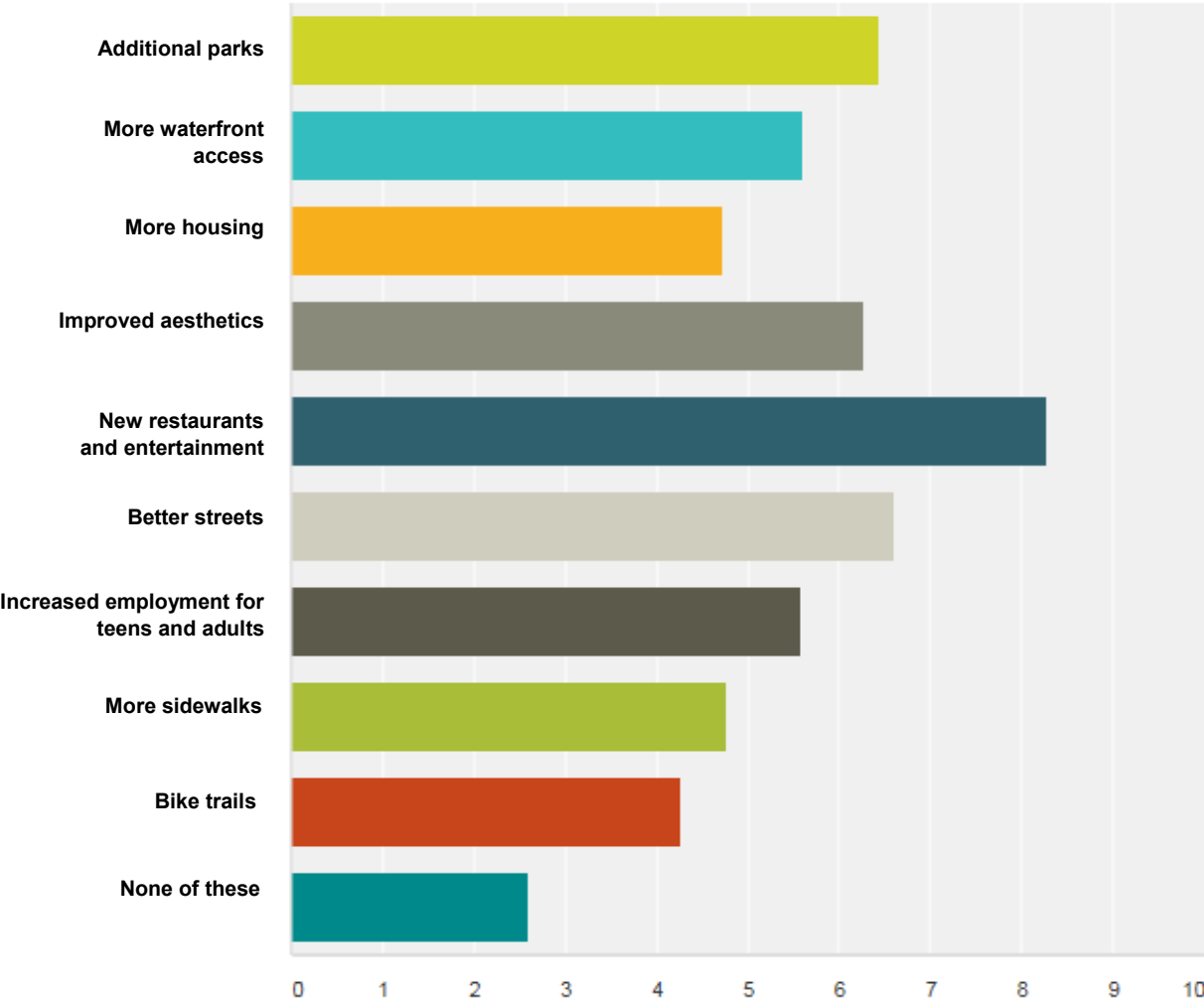
Q2 | What is your age group?



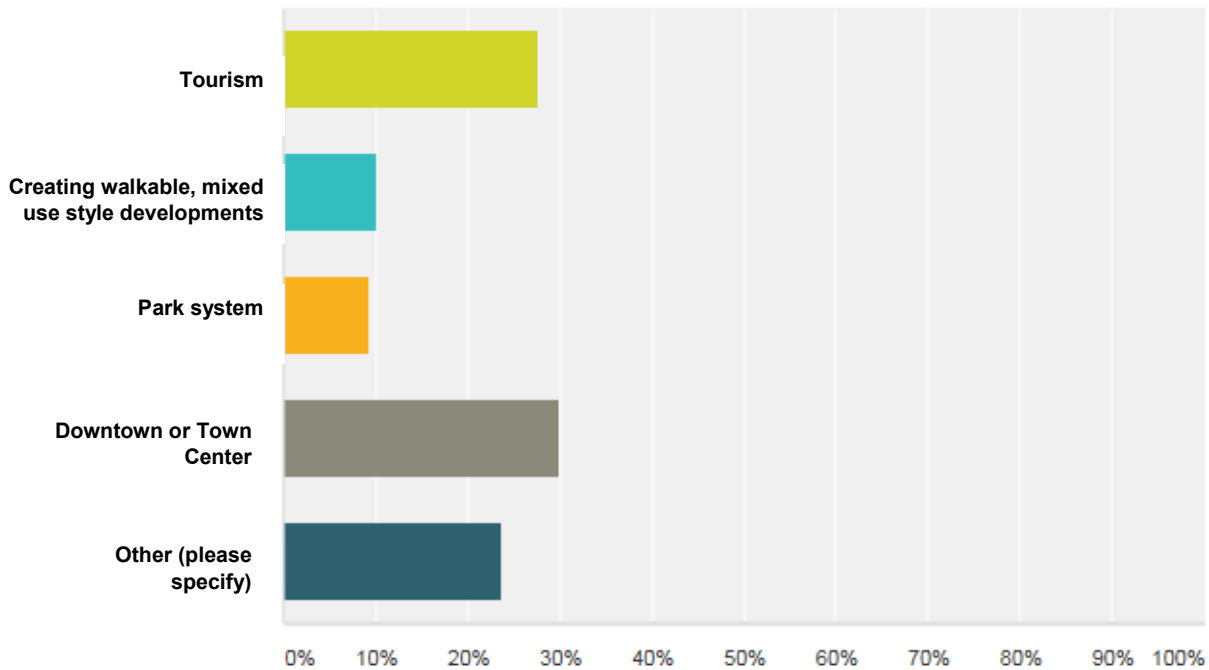
Q3| What is the single greatest issue facing Lago Vista today? (rank)



Q4| What is your top desire for Lago Vista?



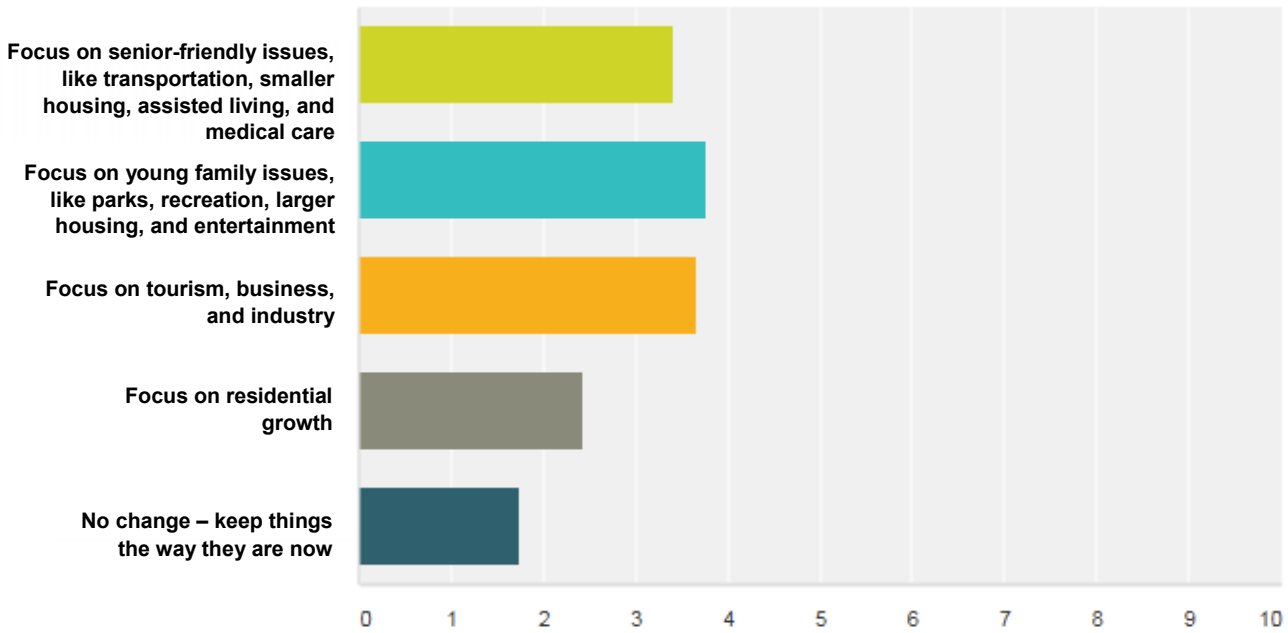
Q5 | What would you consider to be Lago Vista's greatest opportunity?



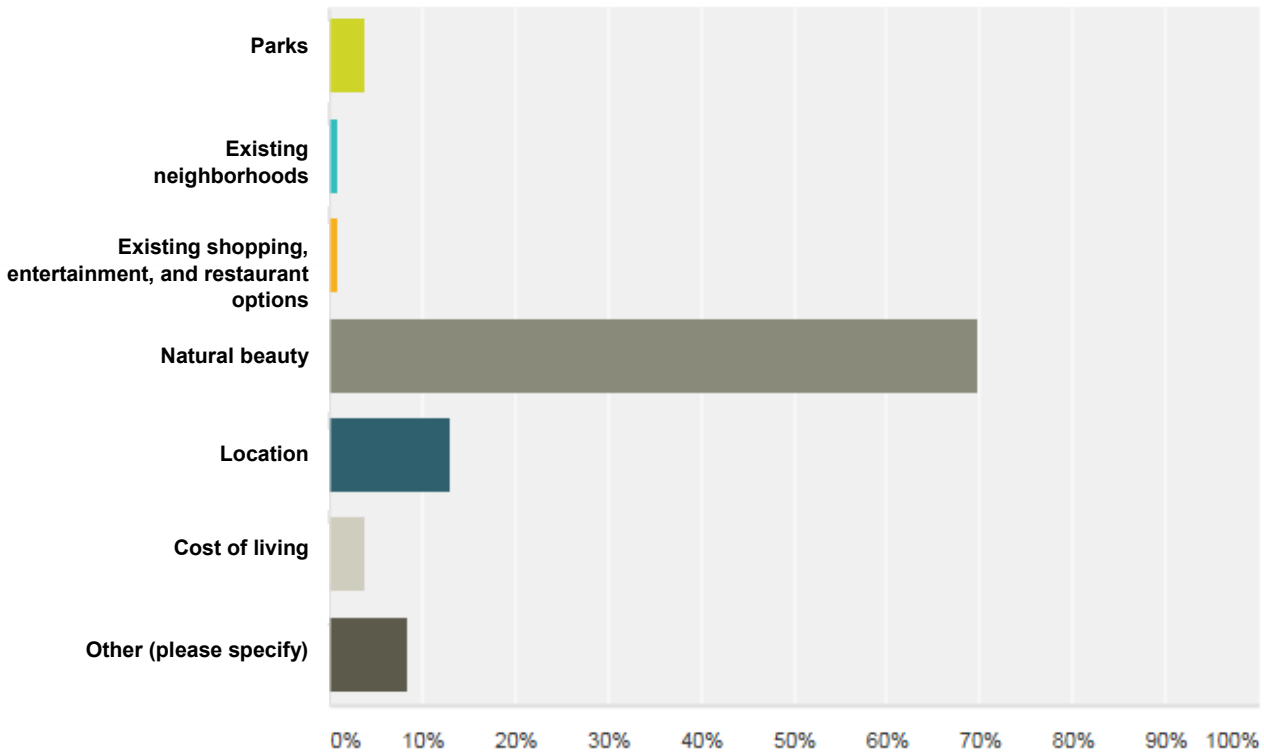
Write-in Answers:

- Settled in Lago Vista for beauty and quiet, leave it alone the way it is
- Leave it like it is
- expanded sewer and water so I can sell my house lot
- Improved infrastructure and lot consolidation
- get updated with technology
- keeping Lago Vista nature friendly and not growing it into a big city.
- Great city other than some of the regulations or whatever the issue that caused the Alex Bistro and Tori's Rest. shutdown. Also there was recently approved replat of lots near the park on Continental that I feel is a bad idea to develop on those lots because of increased flood plain risk
- Maintaining livable scale.
- more spots for eating
- Municipal broadband: High-speed fiber to every house and office would immediately move LV into the 21st century, increasing employment, entrepreneurialism, attractiveness as a place to live, and education.
- Development of a Senior Center to serve the needs of those seniors who are not as affluent or independent as what seems to be the majority of the senior populace.
- Maintain the small town, country feel
- Quiet, relaxed, safe family environment
- get the vacant shopping center occupied
- Develop existing commercial real estate
- using the lake to attract more business and income for the city.
- lack of all of above - i.e. small, quiet community
- Hotel and visitor as well as resident amenities like restaurants.
- lifestyle
- Golf Courses
- no re zoning
- retail stores and restaurants
- I like the idea of mixed-use developments but not where they're segregated from Lago or make people who don't live in that section of Lago feel unwelcome. Really, more/better retail and restaurants and entertainment is what I want
- more restaurants bars movie theatre bowling entertainment in general
- acquiring lakefront property
- Golfing opportunities
- Restaurant and business friendly government
- None of the options on any of these questions is relevant for Lago Vista. Hope they are paying you much.
- opportunity for growth
- Leverage POA to create an exclusive living environment
- It's a peaceful place to live and bring up children

Q6 | In what direction do you think Lago Vista should move in the future? (rank)



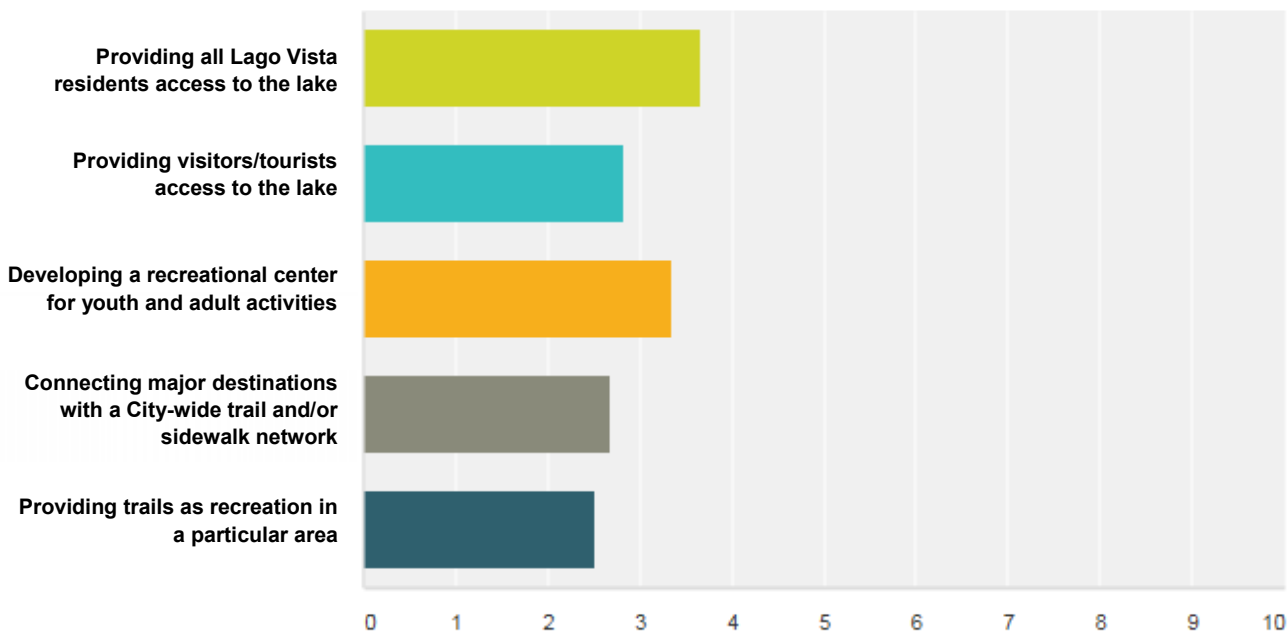
Q7 | What would you consider to be Lago Vista's greatest asset?



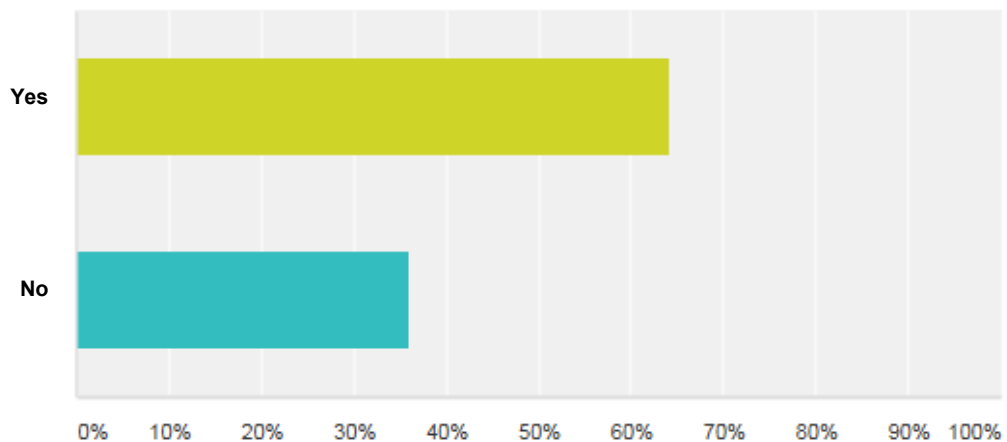
Write-in Answers:

- Golf Courses
- Its hard-working and reasonable people
- Two golf courses
- having 2 golf courses
- Golf Courses
- no crime
- Lago Vista is a wonderful place to live. Please don't encourage more growth. Enough growth will happen because of Austin's growth.
- Natural beauty which would cease to be here if there was a fire. It is at risk.
- opportunity for growth
- POA creates a req requirement to own to be able to use assets
- School size

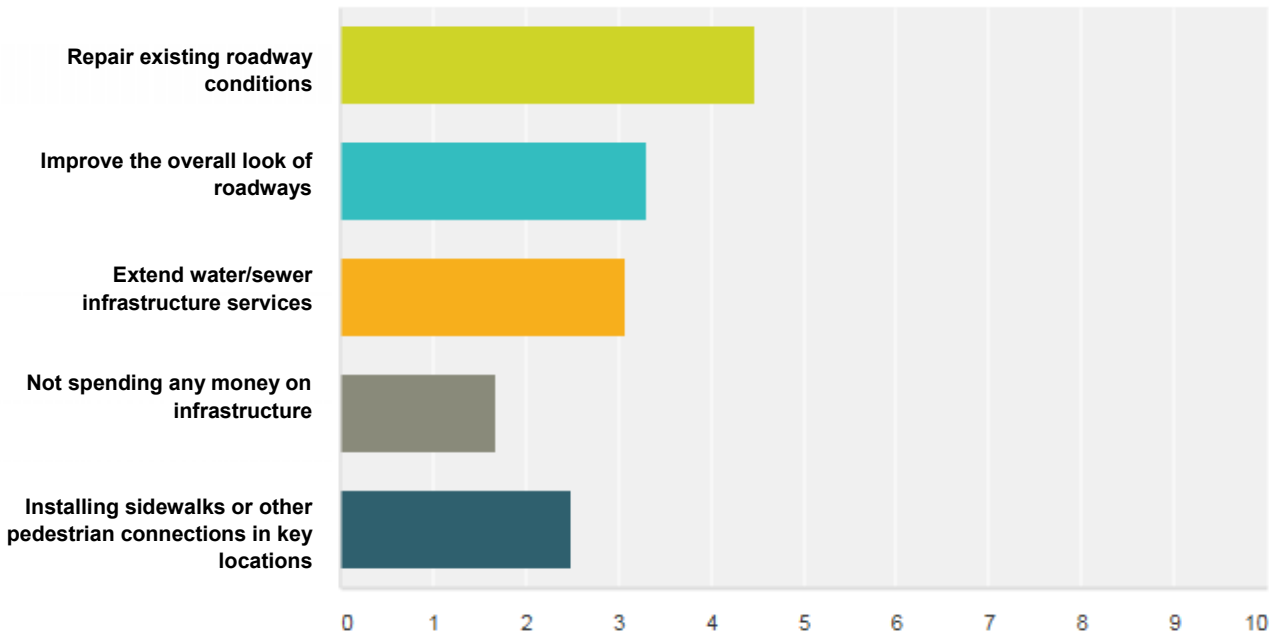
Q8 | Recreation – Rank by most important (1) to least important (5)



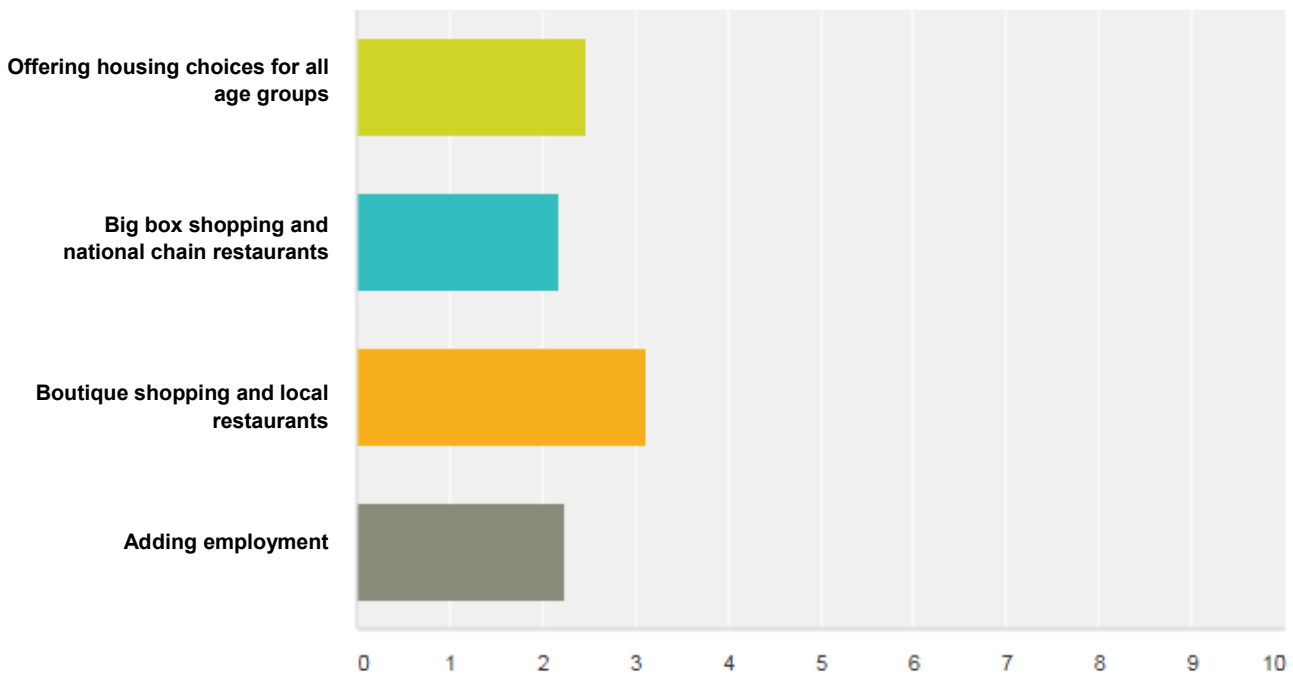
Q9 | Recreation – Would you support public investment for the City to acquire new recreational areas (passive or active)?



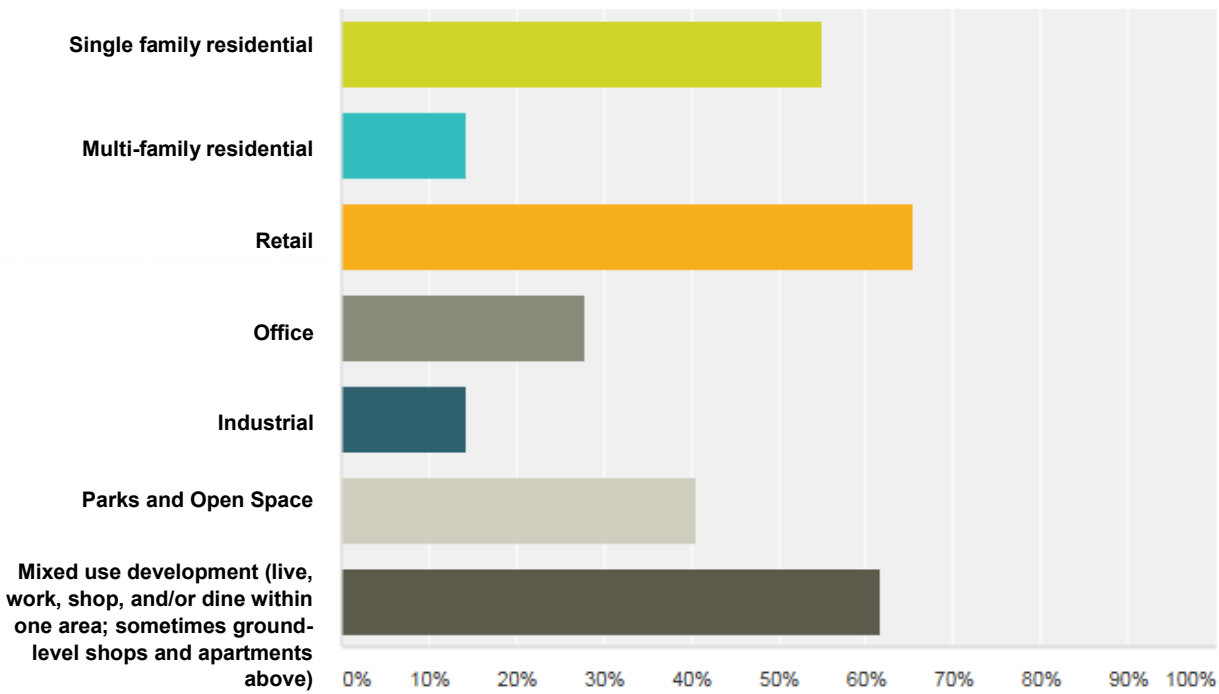
Q10 | Infrastructure Investment – Rank by most important (1) to least important (5)



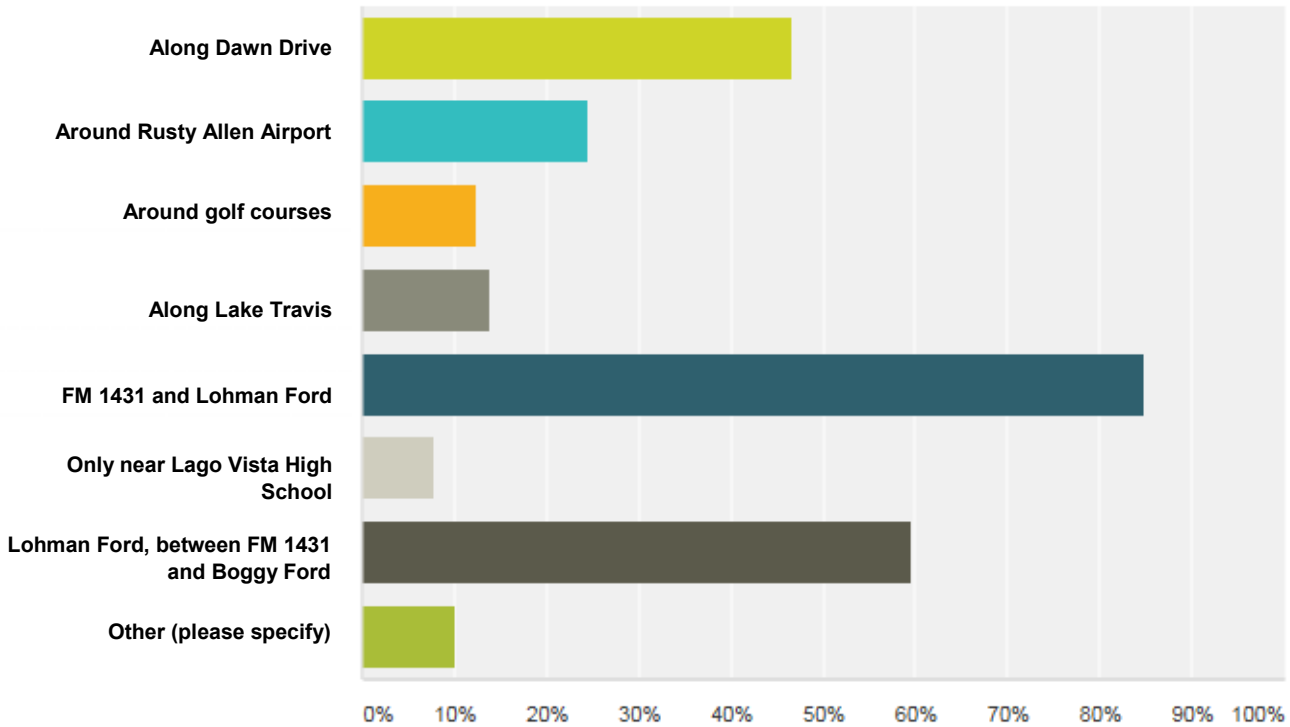
Q11 | Land Use – Rank by most important (1) to least important (4)



Q12 | Land Use – What type of land use development or redevelopment would you like to see encouraged in the future? (all that apply)



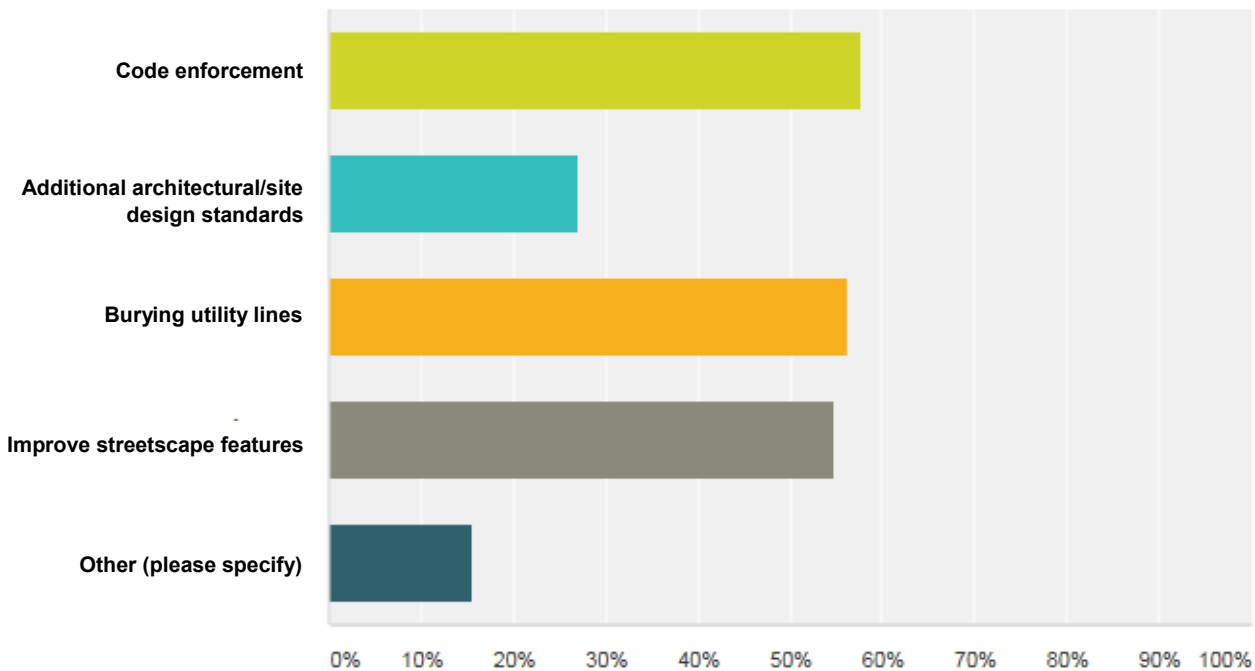
Q13 | Land Use – Where should commercial land uses be located? (all that apply)



Write-in Answers:

- I do not believe any commercial land uses are needed, I want to keep Lago Vista the way it is. If I wanted to live in a big city then I would have moved to one. I chose Lago Vista for it's natural beauty and therefore nothing commercial is needed.
- Commercial failing, do not need more commercial
- Relatively flat areas without a "view".
- convenience stores & eateries in the subdivisions near their entrances
- What about that shopping center on 1431 & Bar K?
- In the existing Mall Space
- 1431 only
- Bronco Lane
- Possibly where the Inn used to be at the end of American Drive. I live in that area and get a bit tired of having to drive everywhere for anything, especially a Post Office drop box.
- utilize build no kne uses by lost office...promote dawn drive...no more buildings or housing we here they develope the hill country...need to protect wild lifee hills
- Destination Way
- Actively encourage and not delay the largely vacant retail center at 1431 and Lohman to become occupied
- This is what zoning is for. These are insulting questions

Q14 | Appearance – How should Lago Vista improve its appearance? (all that apply)



Write-in Answers:

- ribbon curbs
- put in more street lights
- The communnity seems to be growing at a nice pace. Only issue I have really seen was whatever caused the closing of the grill by Highland Lakes golf course.
- Keep as much of the wild hill country appearance as possible
- Enforce the laws that you have and clean up the "ghetto"; just drive around and look at some of the disgusting properties in Lago. A total disgrace!!
- Get rid of deer population ordinance for not feeding deer
- I like it already.
- curbs and sidewalks
- drainage system,curbs along Boggy Ford--it's a muddy mess!
- bigger,or brighter signing for destinations

- Code enforcement is good, but not at crazy levels, keep it reasonable.
- Not sure
- quittearing down trees...add wild life sanctuary
- Keep ature trees when building
- Curbs, sidewalks, much better street surfaces
- Provide a place for (Lago residence) discarding/recycling items that are not disposable by regular weekly garbage, example large tree trunks, tires, paint.
- Don't construct buildings thst will be unoccupied.
- Replace streets! Add curbs and sidewalks. Add street lamps.
- Lighting that is Dark Sky Friendly
- Curbing for roads

Q15 | Lastly, are there any other comment, suggestions, or ideas you would like to share?

1. Keep Lago Vista the way it is or you risk having another big city and the beauty will be gone forever and you will never get it back. People will leave and it will all go to rubish.
2. I own a house lot that I can't sell because there are no water, sewer or electric services to it. Extend these services!
3. Lago Vista has a large number of retirees already living here and chances are high with more baby boomers retiring that more could settle here too. To build an assisted living facility with activity center for seniors, possibly with access to one of our parks would be advisable.
4. Rankings on this page don't work
5. Remove LVPOA from exclusive jurisdiction of resources that can be better handled by the City.
6. Dawn Drive area - municipal town center and office/boutique shops.
7. continue to enforce deed restrictions to get rid of junk on peoples property. Put trash cans out of site other than on trash day. do recycling weekly and not bi-weekly.
8. Give us a Dog Park. So we can take our dogs and meet our neighbors.
9. I love living here but I notice it is noisier with things like rap music to add to the sound of traffic from the highway. I guess that can't be helped. The existing rules of code enforcement need to be followed by the office. One should not have to turn in the land lot owners or their neighbors. Can't they drive around from time to time in the field to see the violations? There are a lot of loose dogs and I notice a lot of pit bull dogs. I wouldn't feel safe if one got out and we walk a lot. The city should vote not to have them like Florida has done. On our street alone four people own pit bulls and they are homeowners. All in all it is still better than living in Austin or Cedar Park. There is less crime here but we always lock our doors just in case. I do love the wildlife. Thanks for putting out the survey.
10. Traffic safety issues were not addressed: foliage growth that blocks traffic signs and line of sight around curves into key intersections (e.g., Boggy Ford curving into National); anti-skid grooving at key intersections (e.g., Boggy Ford onto Lohmann) to assist acceleration without wheel spin; more and better street lighting on key arteries, especially at intersections; larger more legible street signs
11. I would be concerned about area near Cody Park on Continental West of Cody Avenue on the South side of Continental Drive. The land is very low below road and below flood level. To develop or build on the lots will disturb the natural ground and trees in the area
12. My wife & I moved here 3 years ago because we liked the location, the natural beauty, access to Lake Travis, and small scale. We like it now and hope it doesn't change too much. That said, I wouldn't mind seeing more city recreation facilities. I love the swimming pool, which is far superior to the POA pool.
13. none
14. Municipal broadband is the single most important infrastructure improvement LV needs to make. This would not only benefit every single Lago Vistan but allow development of data farms, excellent businesses to bring to LV, paying taxes and paying high wages - among innumerable other uses. LV has the chance to leap into the future by offering municipal highspeed broadband. Imagine paying CoLV for your 'Net access instead of Time Warner or AT&T. We need to grab this opportunity with both hands NOW.
15. Have a plan to get citizens to support changes to be made. Without citizen support no plan will succeed
16. High on the list of needs is the development of Senior housing and Senior support/community center to support current and future seniors who have little or limited income (at or below \$40,000 yearly gross income). These improvements could be financed through federal subsidy/grants.
17. Lago is a serene country life style. Too much development will ruin it
18. Let Lago grow ,, you can NOT stop it, but you CAN manage it. Look at the ills of other communities similar to us, and "LEARN" from their pain and mistakes. Quit running out every business that tries to set up shop here. Let Lago become the beautiful and vibrant lake community it can be ... restaurants, shopping, parks, etc. As mentioned above, start cleaning out some of the lake rats and enforce the deed restrictions or city codes that you have now. Start encouraging new higher-end retail / restaurant growth ,, we don't need any more Maria's or Deli-Works.
19. Wish there were rules saying not to feed deer. They are road hazard, health hazard, personal safety hazard, our pets walk in their feces and subject humans to lymes disease.
20. there were no questions that included the marinas and fishing well. These areas can be made more attractive.
21. The middle school and elementary schools need major funding. The fact that pretty soon the 4th and already the 5th grade will be located at the middle school is ridiculous. The elementary school is too small and old and the best way

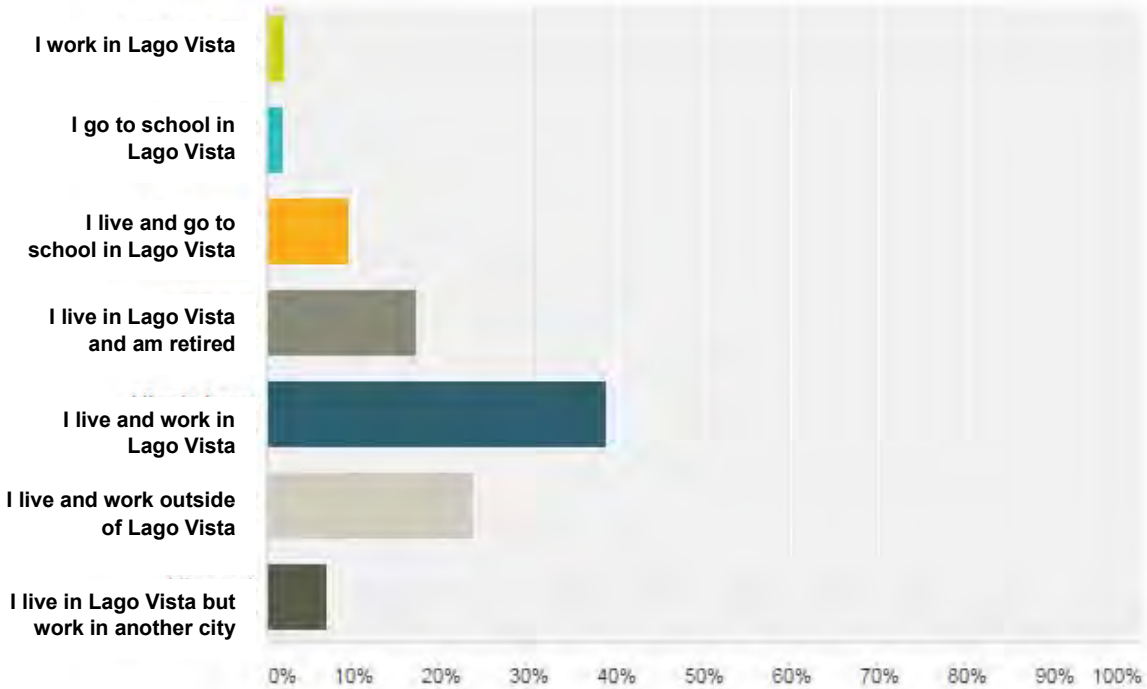
- to bring in families is to improve the schools for our children! The middle school has sinks in classrooms that do not work, the elementary schools playground is very old and needs to be fixed or updated and growth needs to be brought to the school so that we don't have to transfer so many students over to the middle school.
22. refurbish/renovate or remove old crumbling buildings around town, and instead of building new buildings, use the ones that already exist! If there are reasons that they can't be used (the shopping mall on 1431 across from the jr. high) then FIX the problem!!!
 23. city take over all parks and no longer have the POA
 24. The lack of sidewalks should be addressed, it isn't safe to walk or bike in Lago Vista. There aren't even good shoulders on most of the roads. A rec center, for all ages, including outdoor sport facilities would be used and bring the community together. Really there is a lot of potential here, but feel like the current leadership isn't capable or willing to do what it should be to make this the gem of the north shore. Disappointed in the lack of change here in the past 8 years I have lived in Lago. Really the only highlight is the high school.
 25. We need fine arts projects thru out the community.
 26. It would be nice to have a place for company to stay and a place for them to go out to eat without driving in to Cedar Park.
 27. Make an effort to consolidate all the small businesses/shops that are all over LV. Also remove the huge billboards that are an eyesore to the city. Encourage a respectable low-medium level restaurant chain to open a franchise here -- i.e IHop, Applebees etc
 28. GET SOME STORES IN THE EMPTY MALL ON 1431, WE HAVE LIVED HERE 9 YEARS AND WE'RE STILL WAITING!!!
 29. LOVE LIVING HERE
 30. Lago has two major assets: golf courses and water. We should be developing both as a destination amenity.
 31. the elementary school and middle school need attention. My sons science class has no water to the sinks. People will not move here if the schools are old and outdated. My son in elementary was sent home during all the rain because water was getting in the building. All we hear about is the golf course and not a word about the schools. That is why we need more young adults moving to town. Golf courses are not important but our kids school and education is. Lago faces the same problem as Georgetown with all of the senior citizens calling all the shots. Georgetown struggles to get anything to do with schools passed too because most the voters do not go to the schools nor do they have kids nor grandkids that do either. Fix the schools and the people will come.
 32. No bridge Don't ruin lago
 33. intrusive power lines and lack of curbs, drainage, sidewalks devalue our values--It's time to grow up. Love our city.
 34. What is the problem with the beautiful retail shopping center? WHY CAN'T WE USE IT??
 35. Lago Vista is a beautiful area. But there are some very unattractive and dated structures along with streets that are in dire need of repair that detract from the beauty of the area. Additionally, it is such a shame that it seems to be so difficult for new businesses to be successful. These things should be addressed.
 36. send us the survey, when finished
 37. Addition/improvement of street lights
 38. I would like to see our city create a way to travel throughout the town without using cars. Bike trails oversized sidewalks not only encourage a healthy lifestyle, but also improves the aesthetics dramatically
 39. Keep things relatively the same with minimal growth (or SLOW growth). If people want all the big box stuff and bells and whistles, they should move to Cedar Park or Leander. LV was meant to be a retirement community. Let's keep it LOW-key!
 40. Add wild life sanctuaries in many location to preserve wild life and protect our beautiful hill country. Some of these could also be used as parks. Tired of the hills being tore up for new housing and development. Need to protect the views and the animal life.
 41. In all these surveys I get the impression that these are "rote" questions, not tailored for Lago Vista which I would expect for the amount of money we are paying Buxton.
 42. Above all, make improvements that are safe and secure.
 43. This survey was difficult to answer because we NEVER wanted to live in a town like Cedar Park or Leander. We moved here to GET AWAY from all the things that you are asking about. Why must we get uglier and busier like everything else in Central Texas? PLEASE keep LV peaceful and beautiful before it is COMPLETELY DESTROYED! At the very least hide ugly buildings and signs like areas of Westlake.
 44. Please no more manufacturing companies in Lago Vista. Look to software companies instead. If a company does want to set up shop here, they have to include in their contract that Lago Vista residents have first priority in hiring selection. Live here, Work here motto will cut down on traffic congestion (i.e. people who live outside of Lago Vista will not have to commute in; folks residing here do not have to go through the torture of traffic congestion.)
 45. This area is such a beautiful part of the Texas hill country. I would hate to see more developments like Travis and Tesser come into this area and ruin the hills like they have. If there is anything to discourage that growth I am all for it. Thanks
 46. It seems positive that this survey is actually being conducted. Will be interesting to see what happens next--if anything.

47. Recently played Delaware Springs Golf course and saw a few deer. Why doesn't LV do something about the deer over-population>
48. We badly need more restaurants!!!!
49. Do not turn Lago into a city like Cedar park! Focus on recreation other than GOLF! Make a place for youth to be able to go and have fun- Skate bicycle park? Make biking hiking trails.
50. Attract software companies that do not add to polluted air and water. No more manufacturing/industrial companies such as Adonamine. Think Westlake.. Westlake was able to preserve the greenbelt, yet have businesses/offices within the landscape.
51. This survey is inappropriate ... as if forces false assumptions by not permitting selections of importance to be marked as "totally not important" . This gives a false impression.
52. The current city administration appears more interested in preserving their golf club memberships rather than encourage (and not put roadblocks in place to discourage) additional retail and restaurants to come into the city. Metro Capital service needs to be expanded - not be done away with as the City Manager seeks. Development is reliant upon a viable public transportation system.
53. I know the growth is coming due to all the new housing, but it would be more favorable IMO to keep the small quaint town feel while promoting good restaurants, not chains, and more small businesses, and entertainment. I feel our taxes are wasted on the select group of golfers subsidizing them for an activity that not even the majority of the community utilize. Why support an expensive money loss that benefits a few, when so much more could be done to benefit us all?
54. Code enforcement is a huge issue, local shopping and places for young people. A much larger POA or city pool with extended hours for working people. Not everyone is retired here and it seems the city and its staff forget that point.
55. Less Home Rentals. People with 12 month leases seem to think they have the right to dictate our city's 15 year plan. If they want a say in things let them invest in this city as well. Lighting without Light Pollution. A dark sky ordinance would cost nothing, yet would keep our night sky beautiful. If our courses are costing so much, it makes me think that they are mis-managed. I think we could do better.
56. Sports complex would be great! Even offering companies tax breaks for manufacturing and not just service jobs like retail and restaurants
57. Who is going to pay for sidewalks and buried utility lines? Do you know how big a boondoggle sidewalks would be? Big box stores have ZERO interest in Lago. We don't need giant mixed use developments. Have the consultants actually been to and seen Lago? All the charts and graphs in the world are going to help you if they don't contain relevant information. Please don't make a bunch of changes that won't help and will only cost the taxpayers money. This survey is laughable.
58. Please examine city ordinances in the area of fencing and home improvement. Example: Iron Fencing on road ways.
59. LV is in a unique position to leverage the POA to create an exclusive environment to could promote high end development and reduce growth issues faced by traditional cities. Be more like Village of the Hill or Sun City and less like Cedar Park.
60. More affordable retirement style homes like "The Hollows" for seniors. Partnership with The Hines Corp. which will be the largest single developer to manage the golf courses.
61. Glad to have the opportunity to give input .
62. Speed bumps on high travel streets.
63. None
64. Make the golf courses pay for themselves or get ride of one.
65. Please PLEASE do CODE ENFORCEMENT!!!! I am sick to death of my well manicured home being surrounded by people with yards full of trashed cars, JUNK, TRASH and WEEDS

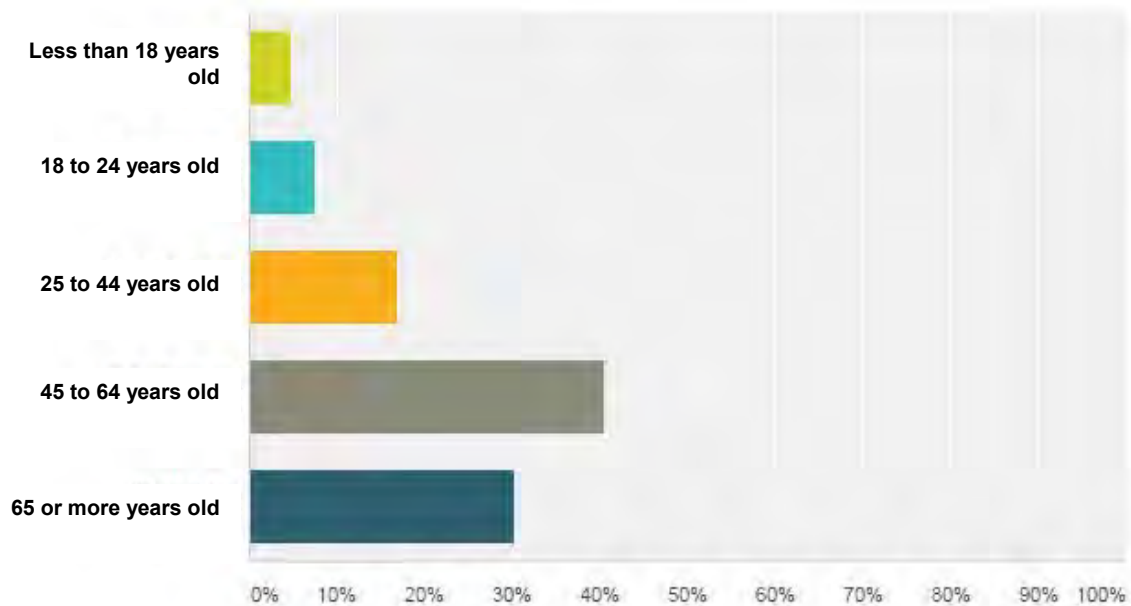
Survey #2 | December 2015

Survey #2 was conducted online and contained 17 questions that generally focused on City/POA coordination, corridor enhancements, communications, and public facilities. 478 people participated in the survey.

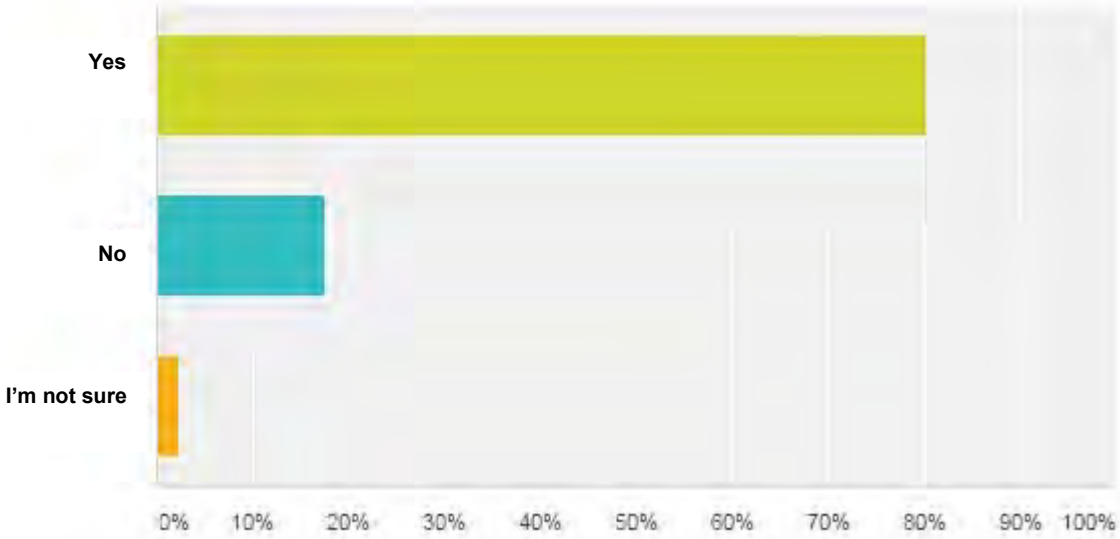
Q1 | What best describes you?



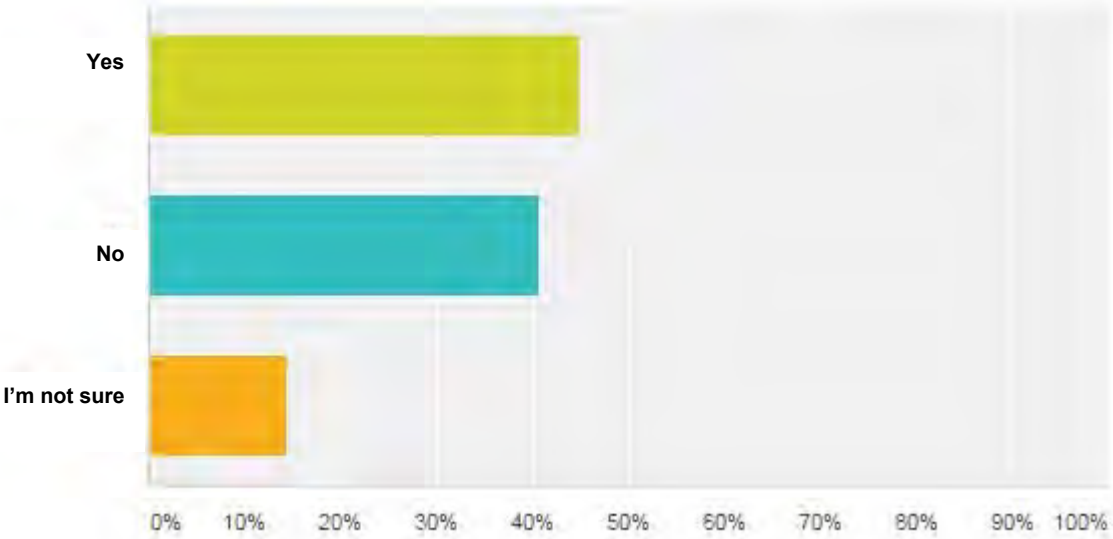
Q2 | What is your age group?



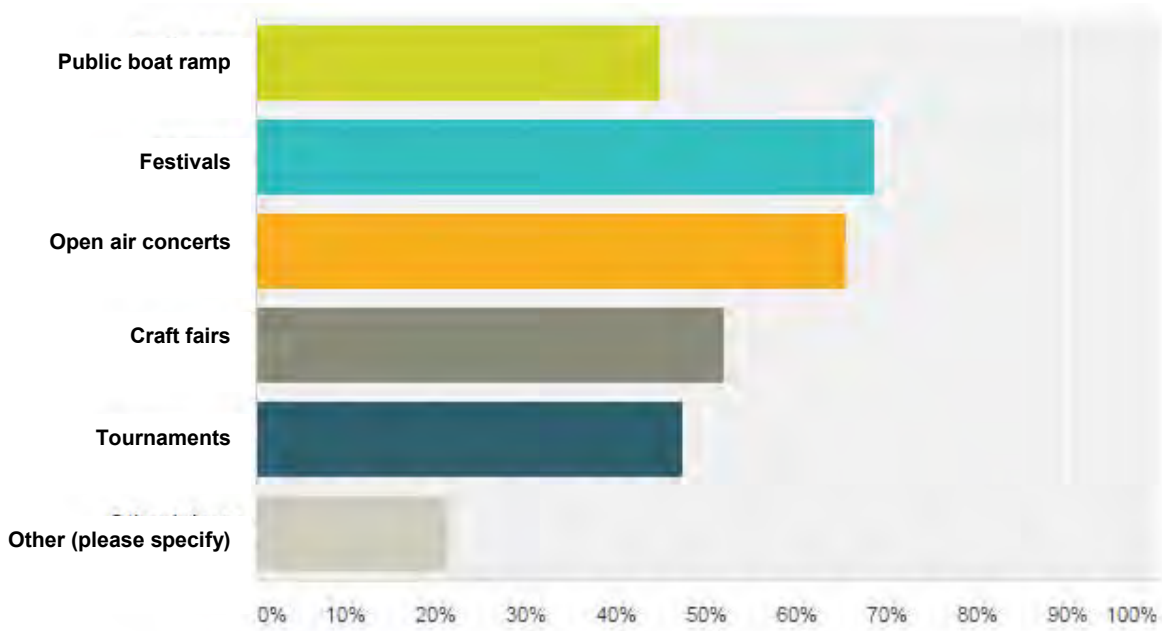
Q3 | Are you a member of the Lago Vista Property Owners Association (LVPOA)?



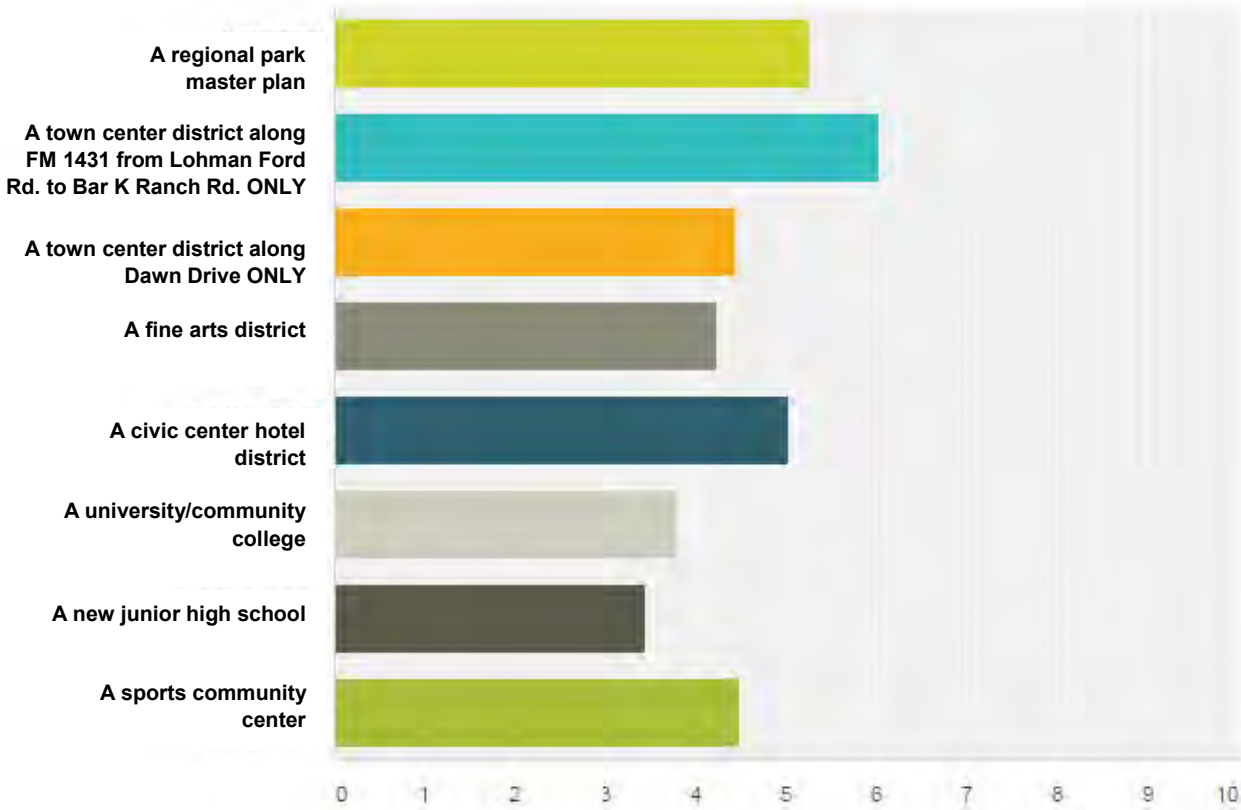
Q4 | Do you think both the City and the Lago Vista Property Owners Association (LVPOA) should develop a program to allow Lago Vista residents who are not LVPOA members the use of the LVPOA parks and amenities?



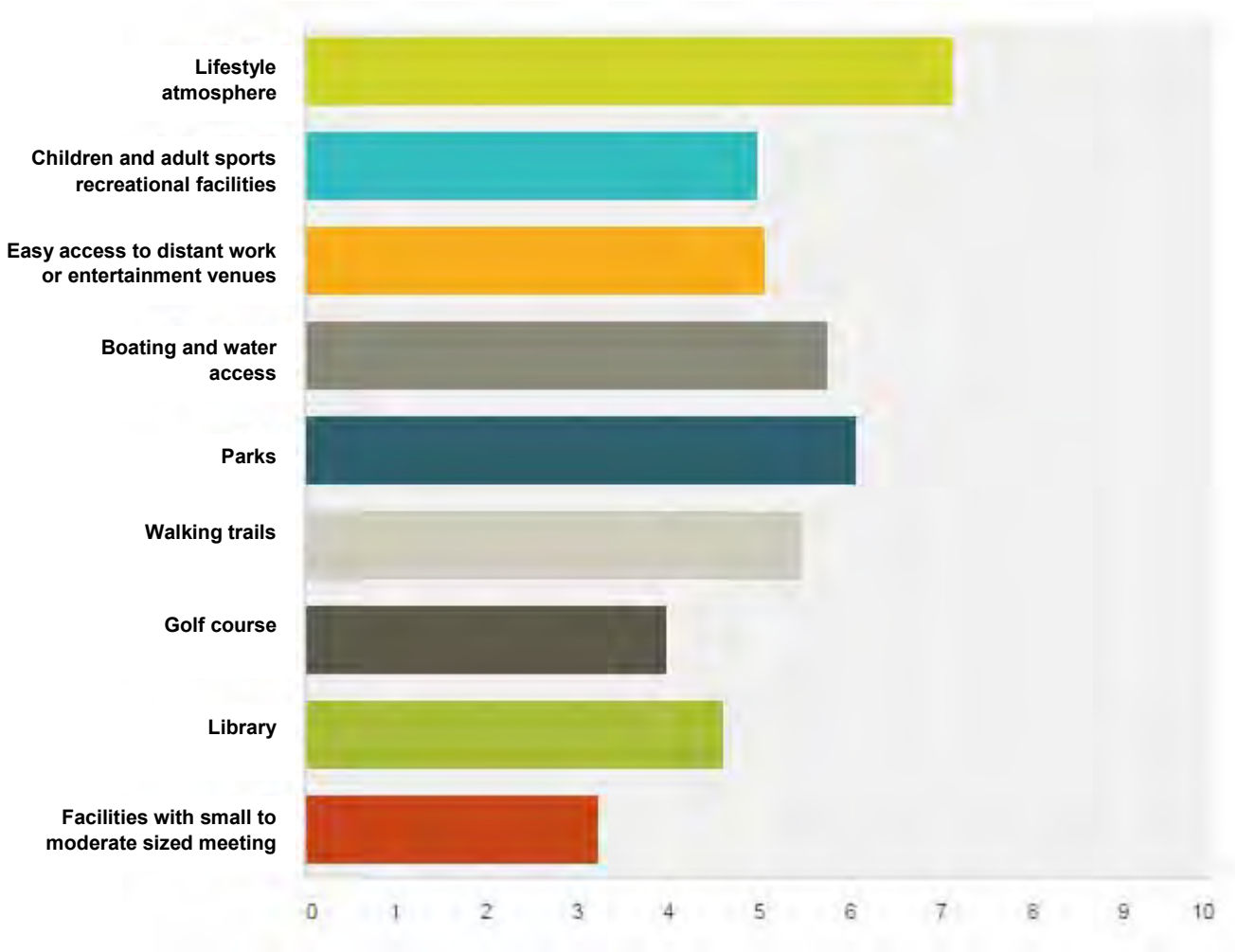
Q5 | Which of the following would you support as new amenities to draw more visitors to the Lake? (Check all that apply)



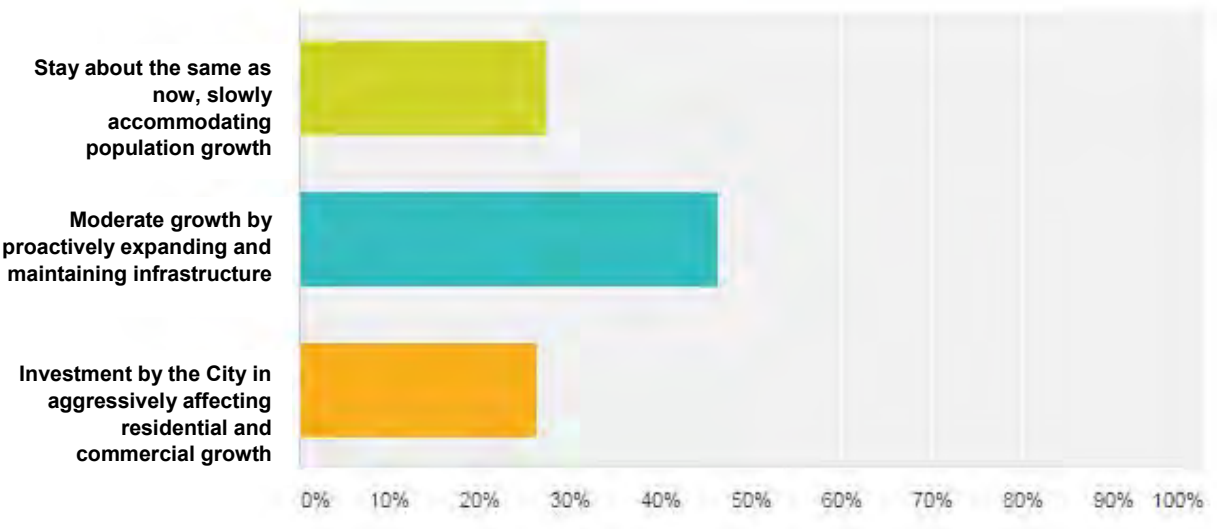
Q6 | Which items the City should focus on to attract investment and increase usage of vacant commercial and residential development? (Please rank from 1 Most Important to 8 Least Important)



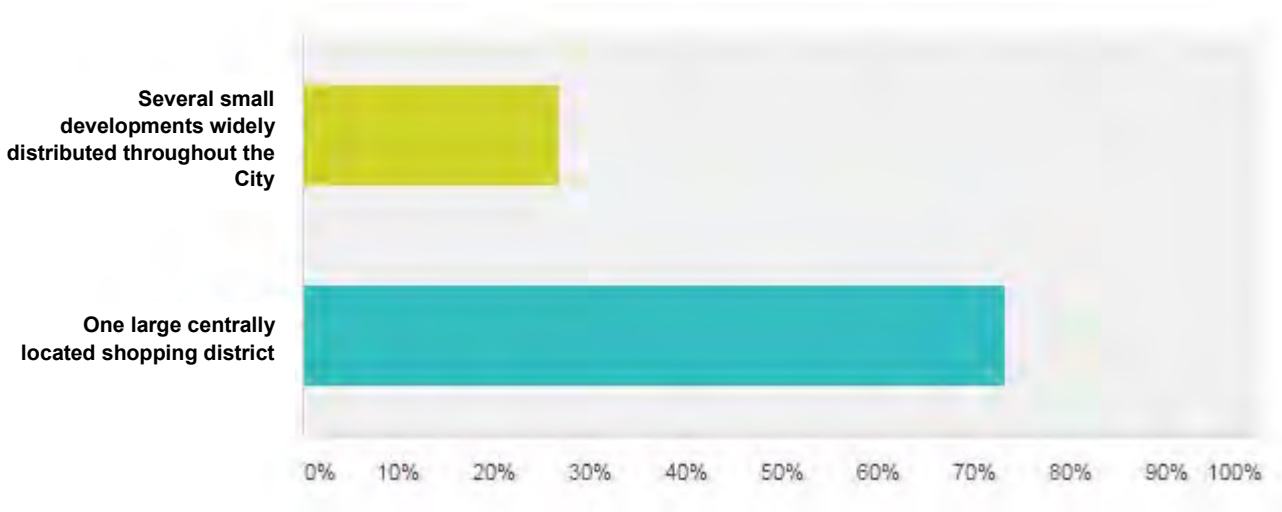
Q7 | Which of the following resources are most important and available to you? (Please rank from 1 Most Important to 9 Least Important)



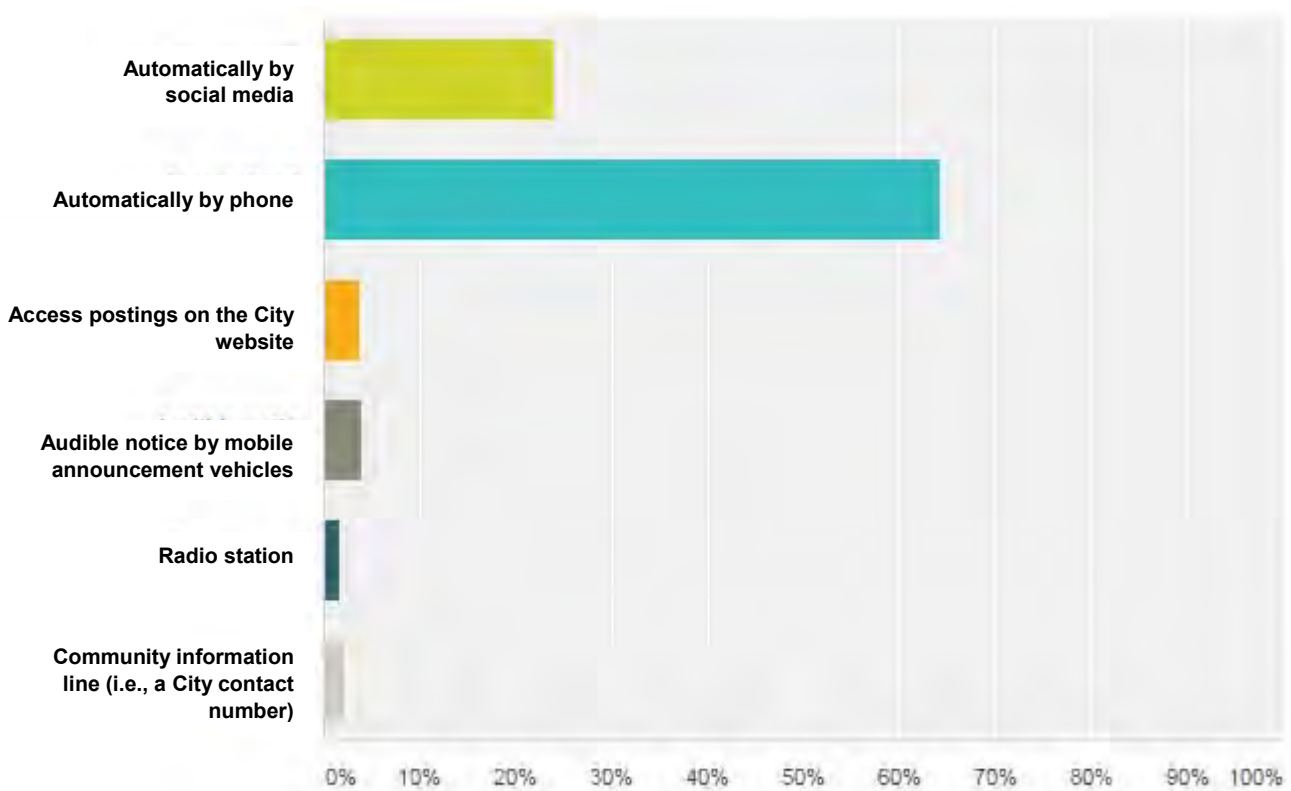
Q8 | Over time, change is inevitable; which of the following scenarios for changes in the City would you prefer?



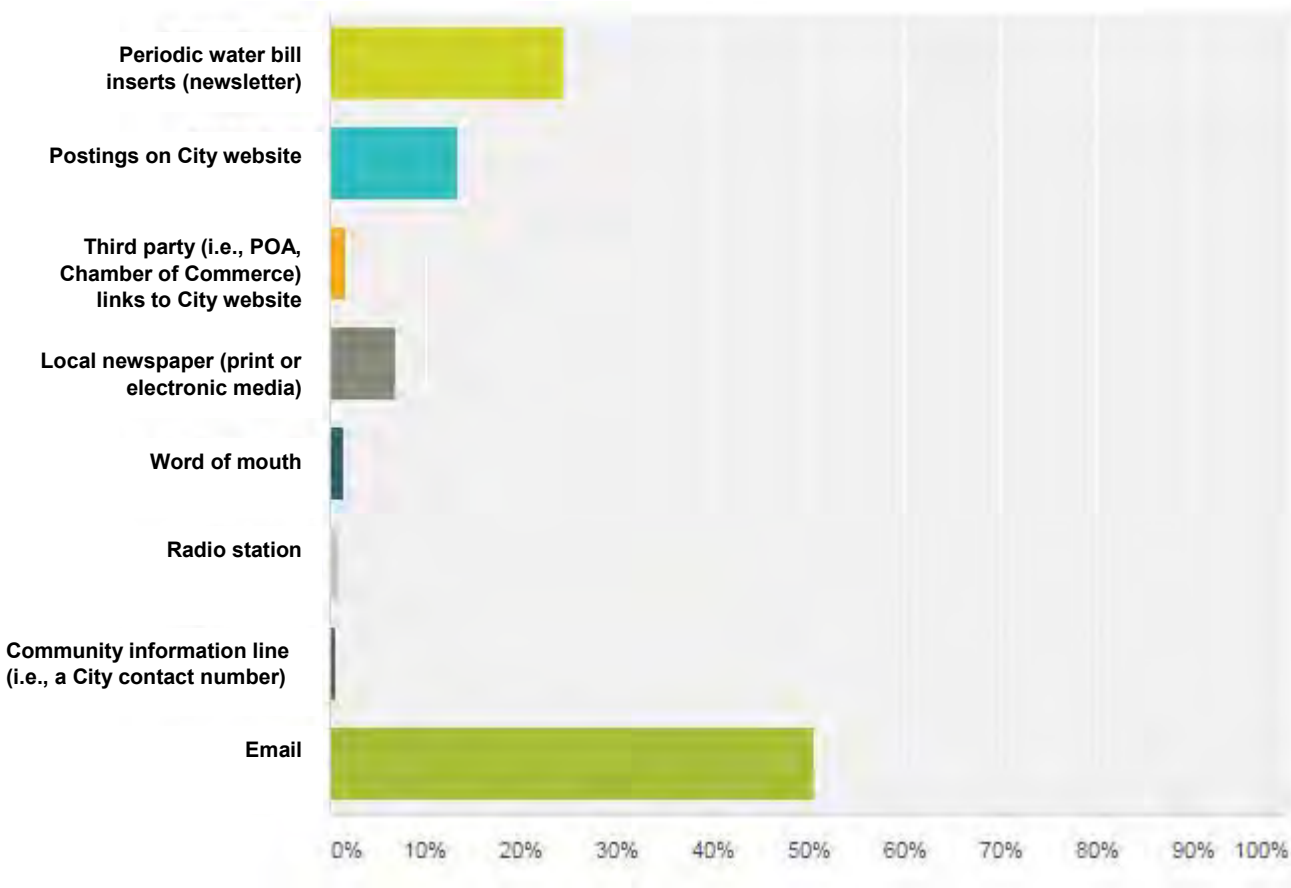
Q9 | In the future, which of these commercial development patterns would you prefer?



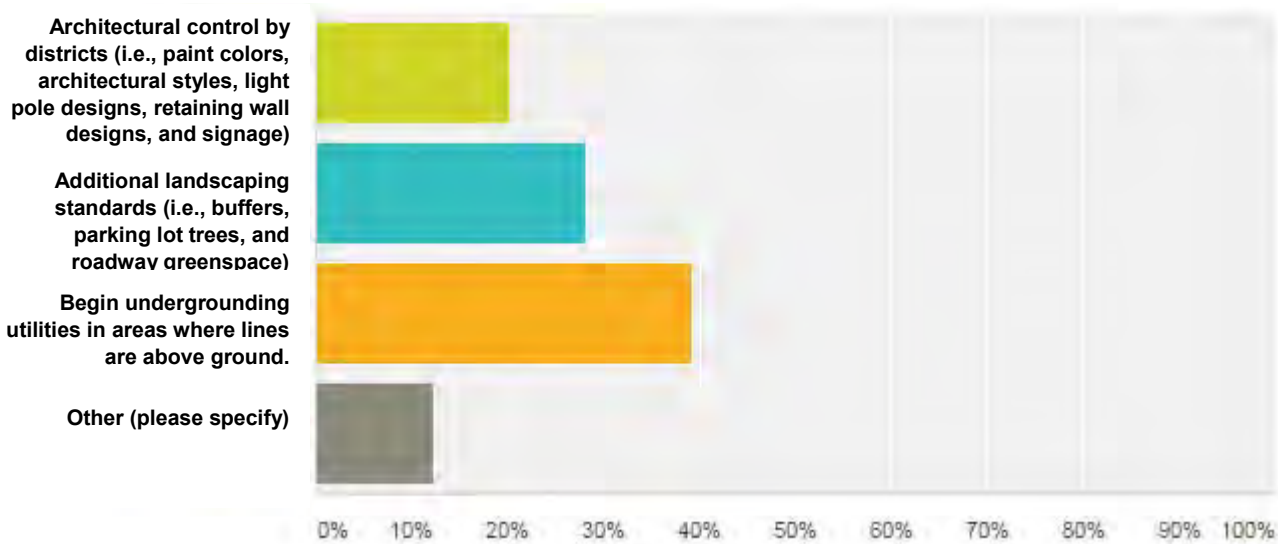
Q10 | How do you prefer to receive emergency communication?



Q11 | How do you prefer to receive notices about current or proposed City operations such as land use decisions (i.e., rezonings, variances, platting) and general interest meetings?



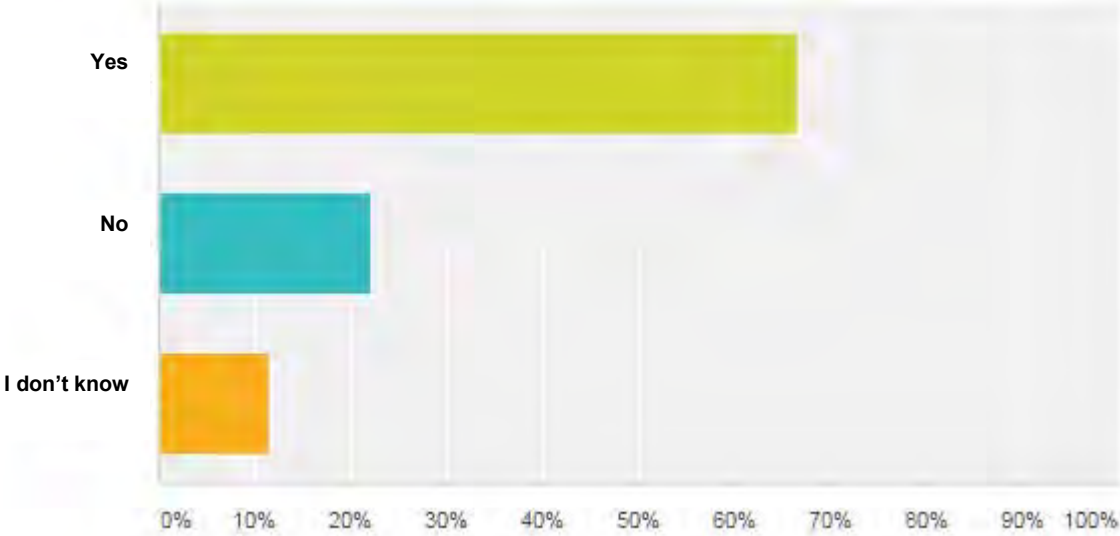
Q12 | Should the City foster an environment where aesthetics can better be addressed?



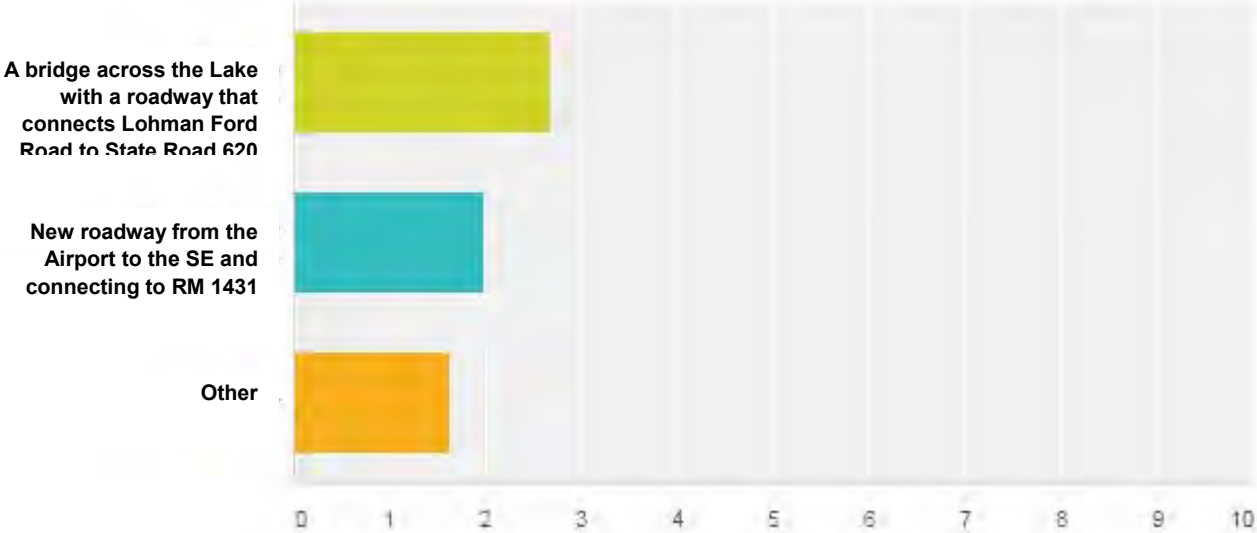
Write-in Answers:

- None, no cookie cutter. Stop the "control/regulation".
- Fix old roads and expand water and power lines
- Fix old roads and expand water and power lines
- no new growth. No new buildings or shopping. Just the way it is and now new communities built.
- Let people decide what to do with THEIR property! They paid for it, why should the city government have a say in it?
- Honesty, integrity and consistency should be the city's first goal.
- All of the above
- Paving, remove or reduce overgrowth
- No more multi family housing!
- Bike lanes
- Not allow complete destruction of land for new builds
- Improve the roads in currently populous areas. If this proves to be difficult to fund at this stage, then improve landscaping
- None of the above
- Water and sewer
- Quit allowing people to cut down 100 percent of trees on property, only Lago allows this!
- all the above
- architectural control AND landscaping standards are necessary
- Commercial architectural and landscape controls such as lakeway
- not sure about this one
- need to think about this one more
- cars parked in the yard
- Yes to all.
- Enhance and beautify area entering our town - get rid of unsightly buildings, etc.
- Sidewalks
- Reasonable zoning restrictions should suffice (commercial, residential, etc.).
- road repair, sidewalks, drainage, green spaces
- no comment
- Remove double decker sign upon entering Lagos.
- Better aesthetics in all neighborhoods (cars, boats, etc out of sight), trash cans not visible, yards/fences in good repair, better taste in signage, better welcome sign corner 1431 and Lohmans, landscaping to hide mobile homes lack of foundations, do something with the "shopping center" that never was.
- Good places to eat should be promoted and built.
- road maintenance
- Regulate signs better and garbage cans kept outside
- Underground utilities & enforcing rules on non compliant homes/businesses
- Street repairs
- Low to the ground advertising signs
- All of above
- No billboards
- Undergrounding utilities AND more street lights
- Maintain roads and mow along them
- too many rules are irritating
- PLEASE renovate the elementary school. It is not a good plan and they could use a playscape.
- please don't add a bunch of nit picky rules! I came to LV to escape the nazi HOA's of Austin.
- City does not need to spend money until it gets out of debt.
- Curbs and sidewalks
- You should live and let live
- Additional landscaping standards with emphasis on maintaining the integrity of what makes the hill country the hill country
- Lago vista is stuck in the 1940's. Let's go!
- don't over develop, don't destroy the natural beauty, peace and night skies. Lago should never become just another over developed city. It should remain the beautiful community that people who live here enjoy - because it IS why we live here now. if people want a big city, they should move TO a big city.
- Underground utilities is a high standard, but I'd first begin cleaning up residential areas: lawns and home maintenance
- Join Dark Sky International
- Take a look at Vail, Colorado! No need for huge CVS signs, etc. Architectural control on a natural environment! More green commercial and residential requirements!
- Filling empty buildings and maintaining them
- Underground utilities would be nice, but I don't think there should be much architectural control. One of the things that is wonderful about LV is that there is such a wide array of building styles. NO COOKIE CUTTER HOUSES! If you want those, go to Cedar Park or Leander!
- Fight developer blight, do NOT let Lago become Travisso.
- Upgrading or renovating the parks

Q13 | Do you believe there should be new road connections to like the City for purposes of growth and potential evacuation routes?



Q14 | If you answered yes to question #13, where should these new road connections be located? (Please rank from best location to least favorable location)



Q15 | How often do you visit the library? What services do you use or what services would you like to see?

- never
- None
- About six times a month. The services now offered are fine.
- Child programs
- Never
- Never
- never
- I don't visit the library, I would like to see a taxi service that can survive
- No often I don't believe that libraries play as much a part I cultural development as in the past, the web and inter library loans etx has replaced the need for a large brick and mortar library
- I don't but my mom does get Google fiber
- I don't but my mom does get Google fiber
- Never
- Never
- Never.
- Never
- Never
- Never
- Never
- Never
- I visit the parks very often
- I visit the parks very often
- Hardly ever
- Haven't yet. I live in Austin but also own property in Lago.
- 1 time a week. More media services. Classes.
- Seldom
- Not often
- never
- WEEKLY
- Libraries are obsolete now with high speed internet being available everywhere
- Never
- Not very often. I'd like to be able to visit it more often, making a library more accessible to those in the Point Venture area.
- I rarely use the library
- Movies books are outdated in today's time
- Movies books are outdated in today's time
- almost never
- I don't go to the library.
- Never
- No often
- 0 times
- Never
- Twice
- Never
- I have never visited the library. I use the internet for almost all my reading/research requirements.
- Once monthly; larger reading and research selection
- 4/month. I use computers, printers, movie rental, and books.
- Rarely
- Once, maybe hold some classes
- I haven't yet (moved here last August), but plan on attending the Mommy and Me program with storytime to follow.
- Occasionally Perfect for our community at this time.
- 1-2 x's a month. Mostly computer & copy machine
- I do not visit the library as I work in Austin.
- rarely
- Often. Books n dvd's. Would like to see adult classes.
- Every 2-3 weeks during the summer. We check out books or attend children's events
- twice a month.
- never
- I have not been since moving here in May of 2015.
- 0
- I don't visit.
- Never
- Weekly and they are doing a great service for community. Increase funding
- We do not go very often but would like to start going more. Maybe more reading time and children's activities
- 1-2 times per week. Primarily for computer usage and some times for classes available
- Never
- Very infrequently.
- Visit 1+ a week; Needs more programs; i.e. Tutoring, etc...
- Monthly, it's great!
- 1 per wk
- Very often. Use books, audio books, meeting room
- Never
- Never
- Weekly
- 1 time a week.
- Occasionally
- I don't but my family does regularly
- Never
- once a week
- On occasion. It is important for our children, youth and especially seniors.
- Once a week.
- Often. Use online ebooks and regular books. Would like to see increased offerings of online books and expanded purchase of regular books.
- Not very often.
- Never
- Larger selection of books
- never
- Not too often, I've used the computer and printer.
- Kids do 15 times per year but the library is catered towards the elderly population
- seldom
- Not often
- Not often
- Never
- None
- Didn't know we had one
- 0
- I tend to visit public libraries once or twice a

- year. Maybe a book club could bring in more traffic?
- I never go to the library. We are in the internet age, and we can find much more information online than in any library. Including books.
- none
- Once or twice a month. I Use the computers, copy machine, printer.
- Rarely
- Almost weekly. Books and meeting room.
- 0
- I've visited maybe twice. The selection is very small.
- Granddaughters like to go there.
- Not very often, but maybe to replace the library there could be a Barnes & Noble type environment with a coffee shop inside.
- 1 once a month for copies and internet
- Not as often as I should, it is too small.
- Never
- I've only been once.
- I use the library about once a month for printing documents and checking out books.
- I don't really visit the library ever. I'd like to see a bigger library with more access to meetings and more computers.
- Not often.
- I don't go
- Often
- Not always, I like movies
- I never visit the library because it seems very crowded and I would like a library like the one at the new middle school.
- Not at all
- I would like to see more diverse options on all aspects.
- 1/yearly I free work out facility
- I don't use the library much, but I would like to see more food places and shopping centers.
- I really go to the library.
- I don't visit the library that often anymore.
- I visit the library many times throughout the week for help with schools. They could use more educational books and money for computers.
- Once every other month to use book and printing papers.
- Once a week.
- Never
- Family uses at least 3 times per month. Check out books and use computers. It's a valuable resource to this community, especially to our high schoolers who no longer have a physical library.
- Weekly
- Lots of shops. Attractive for tourists to come and enjoy themselves
- None
- Only once a year.
- Not very often
- Visit every 3 to 4 months but use their ebook internet service
- I don't but I still think it's a great asset to the city.
- Once per week on average. I would love to see my children's programming, specifically to homeschool and after school activities for elementary age kids. The summer program is great but could be expanded to offer more things year round. Look at what Cedar Park Library offers.
- Rarely
- I never have visited the library :(
- Weekly. More selection and paid staff.
- Occasionally. Keep up the good work.
- Frequently Check out books Use meeting room
- 1/month. I would like more comfortable seating areas.
- never
- Only have been the library once in the 10 years out here for a Chamber of Commerce Meeting.
- Every few months More
- at least every 2 weeks
- Monthly
- Once per week. Material checkout
- Not often
- Weekly. Book check out; use of meeting room
- Not often
- Never but I am glad the kids have it available for their use
- n/a
- Not library but adjacent meeting room monthly
- 0
- 1 time per week
- never
- Not often
- none, I don't live there
- Once every week, use book checkouts - TexShare and Central Texas Library online
- Never. Libraries are outdated.
- N/a
- rarely
- I have never been there
- 1 or 2 times a month
- Never
- NA
- never
- 0
- Never I use the internet
- monthly
- Seldom
- not yet
- Fairly often, we strongly support the library
- about once a month borrowing books Jan is terrific and very helpful.
- 2 a month
- Library is fine.
- never
- Never
- weekly
- computer facilities
- for back up 1. if printer broke or look up info 2. if Computer stopped etc....
- Very little
- rarely.
- Use it six times a year. Check out audio books

- our help someone on the computer.
- Every week. Audio books. More new audio books.
- Never
- Occasionally. Suggest teen time in conjunction with the high school. Display trophies, uniforms, etc. Have a citywide effort to create a museum such as items that Rusty Allen had at the airport. Also, cover areas such as publishing, writing, learning about value of 1st editions, in order to encourage thinking beyond the electronic age.
- never
- I'd like to be able to have children's activities and community meetings there.

- Not very often
- Seldom
- None
- Children programs/services
- Seldom
- Once a month.
- Maybe a couple times a year for my kids to come and hear book readings or activities for the kids
- Several times a month. Books, especially best sellers. Occasionally, audio books.
- 1/month get info material or have copies made
- Not often, but I support it via donations, etc. Very important for the younger crowd and also around tax time.
- Rarely
- Not utilized
- Never have

- Seldom
- not that often.
- 0
- I visit the library about once every 2 months. Although I have my own laptop, when my computer was on the blink, it was great to be able to use the laptops at the library. Even though I don't access the library much, I feel it is important for a community to have a good library available to people of all ages.
- Once a week. I volunteer there. We need more space.
- 2 or 3 times a month.
- Never
- once

Q16 | Please describe how you envision Dawn Drive in the future, with emphasis on infrastructure, business attraction, and aesthetics?

- not sure
- Landscaping
- Already a mixed use area, school, residential, police department and business.
- I think the growth for business attractions should be closer to 1431
- you know, i see dawn drive being exactly what it is now, but with more stuff.
- leave it the same
- Dawn drive does not enter into my Lago vision at all,
- more buildings in the lots next to the ata get Google fiber
- more buildings in the lots next to the ata get Google fiber
- with more stores
- No new growth. Never. Keep it small town or it will loose it's appeal.
- Shopping district, fine arts and media amphitheater.

- Same
- Not sure
- Business attraction.
- I hope to see many business
- I would prefer businesses be on 1431
- Some quaint, cute and artsy type boutiques, stores, restaurants with the bulk of commercial stuff at 1431 and Lohmans
- I envision modern structures single level with affordable spaces for shops and small business that have a mix of local and chain stores and resturants. Park and walk style with a large gathering area for music and events.
- Shops/ food
- Like a Fredrick burg shopping area
- Prefer some restaurants, shops.

- larger library--Civic center with a kitchen for meals for senior citizens
- It would be nice if it looked like a small boardwalk town, with restaurant, shopping, salon, small businesses.
- Have higher speeds after the elementary school.
- Very shiny
- The city needs to stop being so picky and running business off so dawn drive Isn't going to go anywhere anytime soon.
- The city needs to stop being so picky and running business off so dawn drive Isn't going to go anywhere anytime soon.
- noise
- I don't care for how dawn drive feels bottlenecked and try not to drive down dawn unless I absolutely

- have to. To the point of going through residential areas and side streets to bypass it.
- I don't care for how dawn drive feels bottlenecked and try not to drive down dawn unless I absolutely have to. To the point of going through residential areas and side streets to bypass it.
 - A small local shopping area for local shops
 - I don't
 - Same as it is
 - I don't really see Dawn Drive as the attraction factor for Lago Vista. I believe if we develop the 1431 area by the middle school, we'd draw more visitors.
 - Local arts, crafts and farmers markets. Hand crafted jewelers, local salons and spas and small bistros and fine dining restaurants. A common open air lounge and meeting square. Play area for children. Easy access with plentiful parking and all within easy exploring and walking distance. Eccentric small town feel similar to Wimberely and marble falls.
 - As long as you respect nature, I don't really care.
 - I don't want Dawn drive to become crowded..Leave it alone.Do it more down on 1431
 - I wouldn't mind an art walk shopping area like in Marble Falls.
 - Until Lago Vista cleans up its reputation, investment on Dawn Dr. won't draw significant business. Sounds like another bad investment.
 - Maybe a small hotel but keep it the rest residential.
 - Prettier
 - More business store fronts lines with consistent landscape (more uniform looking).
 - restaurants, shopping centers, relocate the elementary school
 - I wouldn't change it at all.
 - N/a
 - Not a reasonable location a city hub
 - I would like dawn to be mainly city buildings. Most commercial on 1431
 - Definitely need to improve aesthetics.
 - City hall
 - Needs better development, would be a good place to continue community service type of offices
 - More landscaping, eliminate strip mall feel, more small shops
 - Would like to see small shops and eating places. Move the Farmer's Market there. Make more aesthetically pleasing.
 - An "old town" feel with eateries, wine bar, boutiques, coffee stop,
 - City govt area. Love the Christmas lights.
 - more shopping and dining options like they have in most hill country towns.
 - Dawn Drive should be built up with more businesses.
 - Keep the commercial locations on the south side of the road. Not proper to violate the (long time homeowners) residential space
 - More shops
 - More landscaping on side by police station and wherever possible thriving business district, low signage, quality storefronts and parking
 - The city infrastructure should be relocated to the empty shopping center across from the junior high. If the city is not willing to do that, a fine arts facility should be incorporated into the empty shopping center. It was a moonscape for way too long and now it sits empty. That is a terrible waste the city has allowed to happen.
 - Not important to me. Seems out of the mainstream of LV life.
 - Small business
 - Build a small town center with board walks.
 - More small business
 - I would like to see a small shopping center and more residential
 - Old town look and feel able to walk to shops like Granbury's square
 - More retail, boutique, small town shopping like Fredericksburg, Blanco main street areas
 - city event center
 - the mix of residential and business seems strange. The road is too narrow and location would get congested
 - I like the small town look of it, but there are some old buildings that could look better and I'd like that to be the art district if there was one..
 - More landscape
 - It is fine the way it is. With the elementary school on Dawn, I don't think it wise to increase traffic.
 - Business District
 - More landscaping. Inside the buildings: better lighting, warmer, more welcoming design details, less exposed work areas for employees. Some sort of fun public gathering place that can be used for outdoor concerts, community cookouts, community education (meet the neighborhood law enforcement, etc). A nice playscape area for kids, picnic tables, some basic games such as a giant chess set, or washer pitching.
 - I hardly ever drive on Dawn drive. May be once per year. I Can not comment on it. I would like to keep Lago a quiet

serene community town, we do not need to be like Cedar park. With such growth comes congestion and crime. In which case I would have to move to an other small community town just like Lago vista is now.

- none
- Restaurants, fitness center, More landscaping at the round about. Add more large boulders and greenery as landscaping. Add sidewalks to make all of Dawn drive to have sidewalks starting at the Overlook condos.
- Sidewalks and landscaping and continuity of buildings and parking lots.
- In addition to the municipal complex, the remainder can become small boutiques and restaurants for residences to stroll through and congregate.
- Art district, restaurants, hotels
- I don't think of Dawn Drive as a main thorough fare.
- A restaurant would be nice.
- There will be a lot of businesses crowded
- Maybe a strip center or flea market.
- Stores and turning into the Main Street
- I'm not sure where Dawn Drive is.
- I love envision dawn drive as wider and with more businesses along the sides of it.
- I'm not sure.
- ldk
- It should be much prettier considering it's where a school is, city hall and the police station.
- I see a huge hotel being built
- I don't see anything wrong with it now.
- To grow

- Keep dawn drive the same. Rename old Lago vista dr.
- I would like to have a town spcenter or recreational centers for community events.
- I envision Dawn Drive with more houses to live in for new families and new roads on the side of it.
- I envision Dawn Drive in the future looking a lot like cedar park or lake line.
- More businesses.
- Not much different than it is now, except maybe clean up and beautification
- Growth of additional businesses with reasonable requirements from city council for aesthetics.
- With small shops and businesses with a look that fits with the community and landscape.
- Homes
- Similar to small Texas town squares - business district, shopping, restaurants.
- Main Street with storefronts by the sidewalk. Inside and outside eating places.
- I hardly go to that part of town. So not sure what I envision.
- I'm not sure why Dawn Drive is being viewed as a business area. There are lots of residences and the elementary school so increased traffic through here isn't desirable to me. How about making better use of the vacant shopping center and renovating other eyesore strip malls along Lohman? Development would be better served near Lohman/1431.
- A large town center. Look at what they are doing in lakeway...something similar. Something that will attract local business

and push entrepreneurship. Restaurants, bars, theater, retail shops, etc.

- I would love to see Dawn Drive turn into a downtown district with shops, art, and restaurants!!!!
- That horrible building at dawn and lohman's spruced up. Quaint, small businesses. (Not chain stores!)
- More Trees. Quit allowing home owners to Napalm their empty lots which makes the entire area look bad.
- Small offices & homes.
- shopping and amenities
- more of a quaint city feel, street lights, signs, think downtown Wimberley, Gruene
- Too remote to have line of site
- In my opinion Dawn Dr. is a great place to have schools more centrally located to each other and off the main thoroughfare. The Elementary needs a face some work and the Middle School could be moved in the vicinity or closer to the high school to get off of 1431. I do not see Dawn Dr. and a main business district as I have heard proposed so many years. I feel it is better purposed for future civic centers, Art district, Secondary Schools, Schools, ect.
- Improved frontal building appearance character/charm on older strip (i.e. a Victorian theme)
- Community non commercial activities -- community center, youth center, YMCA, etc.
- Don't feel the businesses should be located here.
- Veteran's park with water feature; better parking lots; community sports/gym/fitness center;

- some services for residents (yoga, salons, medical, etc.)
- I don't envision it
 - A "Fredericksburg" type main street feel would be great.
 - Combined retail and multifamily, arts district, fine dining
 - No real vision
 - I don't think that Dawn should be a focus of attention. It is ideal as a small local business complex area and possibly multi-family housing.
 - local banks, walgreens, strip malls, post office, restaurants, - starbucks, chipolte, jack in the box
 - I would like to see cafe's small retail shops
 - Keep it mainly a governmental district.
 - Dawn Dr. would be a 'town center' with more commercial on FM 1431. Aesthetically it needs to be updated but should reflect a small town feeling.
 - Clean it up, retaining walls, plantin gas, etc
 - Aesthetics and business
 - I would like to see more restaurants.
 - stores and restaurants and an entertainment center
 - small business environment, defined town center with greenspace
 - Live outside the city limits of Lago Vista in Waterford so some issues are not a concern for our subdivision.
 - No opinion
 - I like it the way it is now.
 - A resort atmosphere. Like Breckenridge Co.
 - no change
 - Quaint "small town looking" rows and squares of shops and fountains.
 - more restaurants , but with historical (Victorian) style architecture.
- Maintain early American aesthetics.
- not even close to envision this maybe 10 years down the road
 - Business center and shopping center
 - City & POA services buildings.
 - Boutiques and Spas with local business such as Anna's tailor shop and Lourdes' salon. Nothing big to disrupt the tranquility. It is still so nice to see deer going back and forth down Dawn Drive without getting needlessly harmed by vehicles.
 - Victorian style street lights, landscaping, hanging plants, meandering sidewalks with benches and a town square as well as quaint businesses. Maybe a stream running through (recirculated water).
 - I just don't know that much about Dawn Drive, to tell you the truth.
 - I do not think it should be a big huge shopping district unless you are prepared to handle the traffic. Some beautiful flowers and trees, would be nice.
 - You can sell the Community from the main highway instead of a central district located off the main highway.
 - Just like it is
 - less importance on Dawn Dr...see below.
 - One style of architecture that follows the entire district
 - We need a town square. It doesn't seem to fit to me.
 - A nice visitors and home town people like to shop and visit, lots of neat shops, outside venue to sit and eat and enjoy music. Example is a beautiful square like Georgetown.
 - No opinion
- Not much change
 - Park like atmosphere with small businesses, green space, walkable.
 - A central shopping area with grocery store and a possible department store
 - Develop as a commercial store / restaurant area structured around a walking zone
 - Small attractive shopping strips where the rent is not through the roof. Rent for businesses in this town are out of sight. Maybe with a cafeteria. Older people enjoy that kind of dining.
 - Since Dawn Dr is one of our main streets, it would be good to develop a plan that would improve the looks and perhaps attract some small businesses. I would discourage large businesses since there are people with homes on this street.
 - Small shops, art and boutiques, coffee shops, quaint
 - An attractive modern city center with professional landscaping. The parking lot upgraded.
 - Slow Growing
 - Better landscaping, more retail businesses more restaurants
 - The civic area on Dawn Drive is developing nicely.
 - Connecting city hall, library and police station an excellent start...better landscaping would be nice.
 - Better landscaping buffer to homes. Old construction could be upgraded. More parking in Town Center area. Businesses could have signs perpendicular to street to be easier seen (no neon - lit with spots instead). Quaintness is a plus (see Georgetown).
 - shopping, places to eat forsure

- Dawn Drive should remain a mostly residential area. All the business is going to be on FM 1431 for several decades.
- Slow expansion, we don't need any more strip malls, especially not there.
- As an architecturally unified city government center, with business and local events.
- Commercial enterprises on Dawn Drive should be moved to a business district off of 1431.
- emphasis away from Dawn Drive toward a city center on 1431. Create a swimming pool that services adults only. Enough emphasis on golf!
- Small businesses with a lot of concern for aesthetics
- Landscaping, general store, restaurant
- Need circle on Lohman and Dawn. Roundabout. More restaurants options.
- A cohesive plan with attractive facades that follow a similar design. A mix of shops, restaurants, and city buildings along with other businesses.
- Would love to have the entrance landscaping redone . Also would like to have some nice shops and restrauants there.
- Maybe a restaurant or 2 and little shops that would encourage Austinites to come shop.
- Antique stores, small businesses
- stores restaurants
- develop retail on 1431 and keep city offices on dawn. add business locations on dawn (non-retail)
- No vision
- business attractions....
- I would not particularly like more businesses in that area, but rather along 1431.
- Maintain small town atmosphere
- MORE activity- businesses, etc. to bring people there.
- about the same as it is now
- I'd love to see small homes/buildings for businesses similar to Wimberly.
- Make it service area: police, library & fire, etc.
- Improved infrastructure, and more businesses to patronize. We need another store like HEB, laundromat, community center like Cedar Park has.
- Expand the library and city hall to meet in the middle of the empty lot
- Parkway type of design with arts types of retail, sidewalk with landscaping, water feature.
- Retail with adjoining family dwellings.
- aesthetics would be a great improvement.
- Maybe a few boutique shops sprinkled down the lane.
- more of a town center with retail and restaurants
- More businesses
- The physically isolated walkway, alongside the street café, and restaurants, would be nice!
- I would like Dawn to house small professional and retail buildings having codified architectural, landscape and lighting standards.
- Boutique style shops- appealing to both residents and tourists.
- Town Center/City Center. Lots of earlier plans. Business with typical downtown parking. Add aesthetic/character district standards.
- Of secondary importance. Main emphasis should be on 1431 between Lohman and Bar-K Road.
- To become the City Center with commercial development.
- Needs road improvement (parking ease, width). Should focus as small shops and restaurant gathering place activities, not large stores, which do better on 1431 & Lohmann.
- I envision Dawn Drive to include smaller, local businesses that won't generate a significant increase in traffic.
- Same as now
- I like having Dawn Drive as our civic center. More trees would be nice there.
- Given that the 1431 corridor can't yet attract business, Dawn Drive development should be on hold until 1431 gets active
- A quiet street.
- Town Center
- small retail or exercise classes. Too much traffic by the school wud not be good.
- More businesses will help but the ranch area on the other side of Dawn Drive could you roads instead of rocks and gravel.
- Business area
- same
- Not sure what you can do with this region but somewhere in the City would love a dog park with access to water.....
- Population, at this time, does not support more businesses
- I think another fire department and the rest stay the same.
- More professional type offices and stores
- as is
- The city needs to give great concern to FIRST serving Lago Vista residents over attracting outside influences - maintaining the lifestyle and ambiance of the area, which is why many have chosen to live in Lago

Vista. Utilities in all areas of Lago Vista should be underground. Considering all the vegetation, trees and such, this makes for a much safer community in considering fires. It also makes for a more reliable utility service.

- The drive should have a built out civic center plus other commercial space but not necessarily stores More office type development and perhaps a sit down classy eatery or two. The city needs to attract a couple of apartments buildings like Leander Station and also a Full service Nursing Car facility and Dawn Drive would be a great place for this.
- Dawn Drive can stay the way it is. Prefer not to have a lot of businesses or new city buildings etc. Lago Vista is a small, sleepy, town where people move to get away from the hustle and bustle of the big city. We want to keep it that way. Growth will come on it's own without encouragement. There is a strip center in town that's empty. How can we push for more empty buildings?
- I would like to see it as a town center with store restaurants and entertainment . A place to be a destination. Maybe a brewery or winery
- It would be nice for Dawn Drive to be an artist's enclave OR the location for all city services/offices.
- This could be developed into a mini town center. It is just not easily accessible with the elementary school being there.
- Build up as a small shop and tourist attraction area
- Minimal changes focus on city center near 1431
- vacant buildings either razed or used

- There should be a comprehensive plan that describes the type of businesses & building we want and the building standards we desire that they be built to . Also need to plan for a landscaping plan that can tie everything together
- Dawn is OK. 1431 and Lohman Ford should grow in order to give passers by a reason to stop. Dawn is out of sight out of mind, except to locals.
- Having businesses located on Dawn Drive is just confusing. I prefer to see the street as residential and maybe including park space. To make it easier for residents and visitors, it would be better for businesses to be centrally located and 1431 already has a head start in that process.
- Boy Scout/girl scout building or a youth center allowing for club meetings
- Shopping, retail restaurants somewhere please
- Keep it simple. Don't need traffic concerns. We don't need a huge commercial development. If an over developed community is what potential new comers want, they can move to a severs nearby communities that are over-developed now.
- Downtown restaurant and small shops district, something like Wimberley.
- Becoming less important to the town
- A couple few new businesses
- Not sure
- Think Wimberley meets Greune
- sray asis
- not sure at this time. I have not spent a lot of time in Lago Vista, so I can not comment.
- Boutiques and spas.
- Quaint- Main Street feel. Well-taken care of boutiques, a bookstore, coffee shop and small restaurants.
- Buildings that aren't 40+ years old (or look 40+ years old), actual open businesses, things of that sort
- see it developed as an arts/crafts district
- Marble Falls has created a nice "downtown" area with shops and restaurants within walking distance of each other. Wimberley would be another city to emulate as well.
- Skate park
- Sidewalks extended restaurants and shops
- Boutiques and small spa businesses like it has now. Maintain tranquility of Dawn Dr.
- Like the town center in the woodlands
- I think there needs to be more parking for elementary school and better road passage to prevent traffic. I believe there should be a park or playscape as many of my friends have children in this area. And the Overlooks need a new look updated and be more appealing
- declining
- The business and retail center of town
- The Advent Building could be a source for services as the area past the circle is developed for tourism...great view from that area.
- Dawn Drive is perfect the way it is with boutiques.
- Dawn Drive missed its day! This road has no visibility and will never grow! Growth is on FM 1431.
- Cute, boutiques, Fredericksburg feel
- Business, restaurant, old world city hall

- Same, just prettier with some landscaping.
- Probably nothing
- Not empty. Updated school and municipal buildings.
- Old downtown. Historic. Small coffee shops, boutiques..etc. browsing strip
- Old town atmosphere with boutiques and breweries and wine bars and restaurants
- A disaster
- get help with designing a quaint downtown hub area like Wimberley
- Small shops, community facilities
- More of a resort atmosphere with some nice landscaping
- More shopping and landscape
- City services, Office complex. landscaping, park. I don't feel you want to attract more traffic to school zones and residential areas
- Community center with several shops.
- Safety for the kids in the elementary school, walking to and from on sidewalks and cycling in bike lanes, is most important.
- Make it prettier. :) update the business buildings. - give them a facelift at least.
- same

- Businesses! Restaurants! Entertainment!
- clean it up, it looks trashy.
- Shopping district
- Small shops and businesses
- shops, restaurants
- Downtown area and town center with shopping and restaurants.
- I only visit down to go to the library
- Update current city buildings and move toward a classic Texas town architectural vision. Architecture during the birth of our city was at some of the worst in history, pick a style or timeframe with TX architecture in mind and work towards vision with the city planners and include input and support from local commercial developers.
- Definitely keep some trees.
- It's hard to envision many changes for business development, considering there is an elementary school and some private residences on the street.
- If planning to add business attractions the roads have to be more accommodating. We need sidewalks before adding more businesses. Roads are highly trafficked.
- It would be great if people actually wanted to be on Dawn. I know that some

of those buildings owned by certain families in Lago Vista are stumping growth with absurd rent. It cripples our growth, and if we don't get it under control the town will rapidly grow into an unzoned mix of residential and commercial which I think we can agree that no one wants. I would like to see it like main st in Fredricksburg or the square in Georgetown, with plenty of local shops that attract tourism in an economically stimulating fashion.

- Due to the location of the school I do not support business growth on Dawn Drive. I think it should be the heart of our city government services.
- More local owned shops, art district and MURALS on buildings would make our town even more special!
- Updating the small commercial buildings and standardizing signage. Most people driving by probably don't even know what's there.
- Have a centralized theme with Government, Pavillion for concerts/gatherings, park/trails and small business.
- no comment
- Small offices and professional bldgs.

Q17 | Please describe how you envision the intersection of FM 1431 and Lohman Ford in the future, with emphasis on infrastructure, business attraction, and aesthetics?

- I just want a bridge or ferry for an alternative route out of town. Feels like I'm stuck because it takes too long to get anywhere.
- Traffic safety, landscaping Signage controls
- About like 1431 and Bar-K NE corner.
- I think this is a great hub for the growth of the city, especially since the roadways could edit expand if needed for the growth
- Way more businesses on the side of the road. A wataburger and a decent restaurant to eat dinner at.
- Way more businesses on the side of the road. A wataburger and a decent restaurant to eat dinner at.
- really crowded if we don't make more lanes
- Need more businesses that attract tourist and people driving thru
- get rid of the big box structures
- Intersection should be used for regional business development, I think the true hart of the community should be built around the lake
- Whataburger, Taco Bell, or chic fil a and some other buildings get Google fiber
- more buildings and places to eat
- Lago Vista should not grow. People there that have been there for years like it small town. I for one among others are trying to leave for smaller towns because it is growing too much. We live here and have stayed because we hate the city, traffic, and growth. There are too many people moving here and especially those who aren't texan that can't seem to keep it texan and keep the countryside the countryside. Too many city people are moving in and trying to make it the city. If you want the city then stay in the city!!!! Don't come ruin our country oasis. More people means more rules and ruining good education that lago already has. I've seen such a downturn in every aspect of the town in the last 2 years. We do not want growth. You are pushing the people who made Lago what it is out and it will never be good again until it stops growing and they stop building these idiotic cookie cutter homes and subdivision. Makes me sick. Every time i drive home it breaks my hear to not see country hills anymore but to see the new neighborhoods. It's revolting and disgusting. Stop ruining Texas!!!!!! I have a old poster that says it's more than a lake it's a lifestyle...well that is no longer true. It's sad and I no longer want to be here even through i have been here my whole life. I thought i would never leave....but its becoming too big and unbearable. Oh and good luck with that bridge idea because it will never happen. Lakeway will never allow it because they see Lago as the Ghetto and it will ruin their side and value. People have tried years and years ago. It will never happen. And I can't even imagine the boat accidents and environmental crap that would happen. Hahahaha. The best thing to happen to Lago is to stop advertising it and the economy to bomb again so people stop moving. What a waste of a beautiful small town. All of old lago feels this way. There are more democrats moving in and they are the ones ruining it....figures. They ruin everything. More rules and regulation.
- Larger shopping district, hotel, bigger intersection
- Same
- Easier to get to
- Very busy and lots of traffic.
- Not sure.
- Fill the empty strip mall and continue to make improvements! Stop letting Lago shut out commercial interests
- Keep all chain restaurants , hotels, stores on the main traffic area and away from our residential city area. No Wal-Mart, Target. We are only 11 miles from Big Box stores and I dont want this area to lose it's charm and what I love about Lago.
- Grocery/ entertainment/ shopping
- Clean business Comercial area similar to Lakeway
- same
- encourage new business in deserted mall
- We need to attract mainstream businesses to get the tax revenue. Fast food and chains should stay on the highway, not on Dawn Drive
- Better access routes
- Lots of stuff
- It will continue to grow I just want it to be safe so there's no accidents
- It's fine just how it is
- goodly
- Use the big lot around CVS and ACE. And the one beside the vet.
- Large stores (H.E.B., Walmart, etc.) and other out of town businesses

- Lots of stuff.
- Same as it is
- There are several businesses (Maria's, Lago Vista Boat) that need updating and renovating. The 1431 Shopping Center needs tenants and to attract more businesses to Lago Vista. If we want Lago Vista to 'grow up' then the business community needs to grow up and bring in some more restaurant and entertainment venues -- like a bowling alley, a youth sports center, an entertainment venue like Main Event... the intersection of 1431 and Lohman Ford needs to be 'straightened out' too -- the left hand turn off of 1431 onto Lohman Ford is almost a U turn -- well, at least 3/4 turn...
- Bike shops, sports shops, smoothie bars, kayaking rentals and trails. Healthy foods grocer. Similar to Austin trails and outdoor living lifestyle.
- Small HEB Restaurants
- Keep vehicle traffic moving. Keep it clean & simple. Natural is always the preference.
- This is where the growth should be.
- Roads should become at least 3-laned, but mostly 4-laned. If you get stuck going behind an elderly person going 25 mph, it can start your day off in a bad way.
- The vacant shopping center tells it all. That is the future of infrastructure, business attraction, and aesthetics. It seems clear, not much to envision.
- I would just like to the the shopping center filled... Let's start with that!
- I think this area would attract more visitors that may be in route between Marble Falls and Leander/Cedar Park. Shopping, restaurants.
- More trees
- motel, restaurant, more of a hub for tourists
- Make the Mexican restaurant/convenient store more aesthetically pleasing.
- N/a
- Most all new and existing business should be in this area making it the new city hub
- It should be nice. Get rid of boat shops and storage sheds. All down 1431 should be nice commercial buildings in the future. You could slow the speed limit down to 35 and people can drive right through all our commercial building.
- Revamping 1431 and Lohman Ford is not a priority. We need to recruit businesses to occupy the moonscape and other unoccupied commercial properties first. Then we can improve things that are already working.
- No preference
- Anything to make it less dumpy! That nice building at bark and 1431 is vacant and and depressing! The restaurants out here are terrible! Low income housing is the last thing Lago needs.
- Lower signs, get rid of crisscrossing utility lines over intersection
- Shopping district. Restaurants etc.
- It's fine the way it is.
- We have to bring businesses to Lago. We have a beautiful shopping facility that can provide jobs and economic growth to the community that is just wasting away.
- Continue to grow more businesses. Somehow we need to have businesses utilize the Lago Vista Center. It's a beautiful building complex but it's a shame that there aren't any businesses moving in.
- There is still plenty of room between the Hollows and the Jr High to add commercial/business entities. An incentive to locate there might help thriving businesses
- It is what it is...unless the city forces existing businesses on all sides to adhere to a new landscape and signage format.
- Would love to see the empty mall become live.
- Hotel,Restrants,Boat sales
- Not sure how to answer this question. The corner is already built out.
- More open business and aesthetics control
- I would like to see the empty commercial spaces filled with business
- Please fill the shopping center or remove it
- Open and easy with the basic stores as it now as this is the main thoroughfare in and out of town to allow for the traffic increase and still have a good flow of traffic at this intersection.
- same
- More the main area for businesses. Work on getting the vacant building filled at 1431 and bar k. Assist and attract business.
- I'd like more shopping and restaurants. I wouldn't mind having a couple of better restaurants to visit. It's a very sad situation, our restaurants available to us. We'd be willing to spend \$\$ on good food and good drinks that are local to us.
- Landscape
- More available and a variety of business would be good.
- Aestically, eliminate the trashy billboards and fence off the rundown

- storage units. Create a more inviting doorway to our city.
- A mix of unique, compelling businesses, shops, cafes, bars, as well as utilitarian businesses (dry cleaning, shoe repair, jewelry repair). Monthly events (think First Thursday in Austin's SOCO district). Nearby hotel. A very walkable district that is interesting enough to become a destination where people will come, have fun, and spend money.
 - Install a right turning lane from Lohmans ford, being able to merge onto 1431 north by having a right side merging lane on 1431 about 25-50 yards long. Everything else looks good.
 - More landscaping using boulders and shrubs.
 - Nice restaurants and shopping.
 - Should continue to be the "entrance" to Lago Vista and have an attractive monument structure.
 - Art district, restaurants, hotels
 - It needs to be completely redone. When you sit at that light and look around it is not inviting. Tacky strip center on one side, unattractive boat dealership on other side, empty shopping center ahead.
 - There will be a lot more businesses bigger and better
 - Strip center or flea market.
 - Very busy and hectic
 - I believe we should have more signs and a better clean up, so people think they are passing through an actual town.
 - More businesses, better looking with more modern colors and more modern places to bring the kids and hang out at.
 - I think it will be a lot more advanced.
 - Idk
 - More business, street lights and more traffic.
 - I can see a movie theater being built and it would be pretty big That would be a business attraction.
 - More lanes.
 - The busiest intersection in Lago vista
 - Mall type things
 - More gas stations or shopping centers.
 - I envision it with more business areas and shopping areas to go to instead of going all the way to Cedar Park.
 - I envision it to have many restaurants and businesses on the road.
 - More gas stations and restaurants.
 - More of a central connection for Lago Vista.
 - More restaurants, bars and an HEB
 - Similar to Lowes / CVS developments or Highland Lakes RE.
 - With new businesses that are hidden with landscape.
 - Use the shopping center that is already there
 - Fill up empty building, then discuss with city on future before building another mistake.
 - I honestly think it is fine just like it is at this time. Feb. 2016
 - Focus on finding and attracting new business to fill the vacant properties.
 - I like what has taken place but I believe some of the business need a face lift. The boat shop and the building Oskis is in needs paint and a better look. That is the first thing people see as they come to Lago.
 - Get some good tenants in the vacant shopping center. More entertainment options and family friendly restaurants
 - would be great, but there doesn't seem much sense in adding commercial space when a huge space sits there empty.
 - It is the first thing you see when you get to Lago vista. That intersection need to entice people to take a drive down Lohman to get to the town center at dawn drive
 - I would like to continue to have it set up the way it is and have a separate "artsy" district
 - A simple, sit down restaurant where visitors (and people passing through) will recognize it as a place to eat. A small get-what-you-need store that is better than Dollar General and less expensive than CVS.
 - Bigger, Lago better start lobbying TXDOT now to widen and divide 1431 or in 10 years we are Lakeway or 4 Points where it takes forever to get to Cedar Park and deaths are common due to head on collisions.
 - Easy and understandable access to restaurants and hotel
 - More landscape at existing buildings.
 - shopping and amenities
 - more of a quaint city feel, street lights, signs, think downtown Wimberley, Gruene
 - 1431 being he main road through Lago Vista I believe should be the main focus of the city. I envision it being the focus of the business district with more businesses to service the population. Some examples of what I envision would be city's like, Marble Falls, Lakeway, Hutto. We have a unique opportunity to learn from these cities and create out own unique attractions that will attract growth.

- Remove billboards! Update Oski's/Maria's strip.
- Commercial and retail center of LV. Low profile signage as in Southern California with ample landscaping and trees.
- Would like to see stores and restaurants. Would like the BBQ, Chicken and coffee shops away from the gas stations and with better indoor seating. Would like a coffee/bakery shop with actual inside seating.
- As this is where the traffic flows it should be the location for the bulk of the businesses.
- Retail center of town set up to have places to purchase things and eat in restaurants for residents and to attract visitors with shopping and restaurants
- Hotels restaurants and shops
- No changes needed at that intersection but it would be nice if something could be done with the empty shopping center at 1431 and Bar K road
- Main big box type stores with fast food, etc
- Better shopping
- Need an HEB and similar retailers. There is no competition for products and services in LV
- Go up the street look at the giant shopping mall; that is what we need to look at extending towards the intersection area so that business growth can extend back to it in order to eliminate the wasted space. Build in context to what is already there and there will be fluidity in the architectural appeal. We need better signage too. People don't know where things are. I am reminded of Winterpark and Fraser Colorado; as you enter the towns there eye catching signs that lead you to where the points of interest are. A visitor center would be nice to have, easily identifiable, and at 1431. We travel to a lot of small towns and we look for a few things as we enter. where to eat, what to do, and where to stay. None of this is clear when you enter into Lago. Certainly not as a neat or special place to come.
- I wish it could look better, since it is the entrance to our city.
- add walgreens, banks, heb, restaurants- starbucks, chipolte, chick fil a, dollar tree, half price books, furniture store, big lots, office supply store, whole foods, trader joes, out door mall like hill country galleria.
- national restaurant chains, more fast food shops, something more for teenagers, maybe pool hall or bowling.
- Actively recruit new tenant for the now (and for several years) nearly vacant complex between Lohman and K Oaks. Active cooperation by the city with new businesses. Grow the city.
- If there is one thing that the city can do to improve, it's to clean up that intersection! It leaves a poor impression. Also, ensure that the commercial developments in that area reflect the quaint small town that LV is. The massive stucco, two story, non-leased development just doesn't 'fit' with the city image. It's no wonder it's been vacant. And please move giant parking lots to the BACK of these developments!
- Bye bye gas stations, Maria's, etc. our Main Street needs beauty, walk ability and quaint upscale dining!
- Business and aesthetics
- Not much different, just more businesses.
- update
- repave the road at the intersection-it is very rough
- Need larger grocery store and entertainment/ eating establishments
- same as above
- more restaurants, reasonable rent, more diversified business
- All of the above.
- big box stores, restaurants
- More shopping, well planned. Get the old fogies off the City Council and let's grow some shopping.
- Entry to Lago Vista, roadway to the lake. A terrific spot for a good restaurant, maybe more than one. A area where you can have an artist colony to make LV a destination spot
- more greenery
- Not sure
- More shops
- Move the center of city and shopping to 1431
- Location of Central Business District
- Same as above
- Big name Grocery Store , (not Wall Mart ! !), Home Depot etc.
- not even close to envision this maybe 10 years down the road
- More welcoming entrance to Lago Vista.
- Definitely need motel to accommodate out of town guests. Need master plan for aesthetically pleasing town center.
- HEB, Local cafes and homegrown restaurants such as Mozarts. Kerbey Lane, Chuys, Whole Foods. Bowling Alley. We have bed and breakfast's local business in town already that can serve as a hotel. But if we need more accommodations, a

nice Courtyard Marriott with a pool with be nice. Nothing cheap like a Motel 8. If everyone can just envision a place where tourists will want to come to Lago Vista, just like people like to go to Fredericksburg for its German cultural heritage that is reflected on its Main Drag.

- Get rid of the bad looking storage area and businesses, change configuration of road with easier access to new businesses. Beautify with landscaping and a small park with flowers, etc. Use a theme in the buildings that would match the new theme on Dawn Drive. Emphasize our schools and Children First.
- It would be nice if this were a place folks could visit to transact business, as it seems to be a fairly central location.
- The large sign bill boards you allow are horrible. Take down the ugly huge double bill board, it is really bad. When you drive into Lago Vista you cannot even see the beauty of the distant scenery and beauty of Lago Vista for the huge ugly double sign bill board. I will not use those businesses because of the huge ugly sign they are on. Who ever allowed that was very stupid, it takes away from the beauty of Lago Vista.
- You can sell the Community from the main highway instead of a central district located off the main highway.
- Same
- Should be the focal point/"center" of town as this is prime location to showcase what Lago Vista has to offer--seize this opportunity! Make a grand & welcoming entrance with

landscaping. Hold businesses along FM1431/Lohman's ford accountable to improve aesthetics of their business & landscaping. Light post banners should be displayed throughout the year to promote community events or even just the chamber of commerce. sell yourself!

- It's hard to regulate now, since there hasn't been any in the past!
- This area needs to be developed further.
- More attractive businesses, maybe a hotel, shopping center, something besides just convenience stores. Beautiful landscaping.
- No opinion
- No room for change
- Main business area. Large businesses with a common signage code and architectural theme.
- Principal area for commerce, especially putting the vacant shopping center into use with possible expansion to invite more business
- Commercial shopping on access roads
- With little land to develop other than cutting hills down I'm not sure what could go there. Maybe it would be a good idea to try to work with the owners of the beautiful EMPTY shopping center to try to get something in there, i.e. shops and maybe a restaurant.
- It would be nice to have a plan to improve the aesthetics in order to attract some more businesses. We need to fix whatever is discouraging businesses from leasing the shopping center. It is awful to just see it sit vacant.
- Work on getting businesses into the empty strip on the hill by Bar K.

- Please install a stop light. Decent landscaping. If there will be a commercial center don't make it look cheap not strip mall effect.
- More Potholes and longer Red Lights
- Hotel is badly needed. again more restaurants and better landscaping.
- I would like to see some landscaping done along Lohman Ford in front of th vacant lots.
- Not sure
- Quality restaurants - good food at reasonable prices. A bigger grocery store with more choices and reasonable prices. Right now, that area (behind CVS) is somewhat hard to navigate, despite the few nondescript stores remaining. Better rates for their ads to get out the word on their services. People from here drive into Austin to buy high dollar purchases from The Domain, Westlake, etc....why not begin by utilizing what we have, like the previously mentioned shopping center that looks unused? Provide quality shops & restaurants with reasonably priced services, and the word will spread. Good luck!
- Think it has about all you could put there, don't you??? no more space available.
- Neither the City of LV and especially not the POA want to attract business. In fact, they try very hard to discourage it. So no other questions are relevant. Lago Vista is a town for old people who want to play golf. Nothing else.
- Two left turn lanes where applicable. Accommodate traffic.
- Also an architecturally and code enforced area for commercial and business development as it is a

natural junction for these activities. Business development should be encouraged to stretch from the FM 1431 and Lohman Ford intersection, along Lohman Ford, to the Dawn Drive complex. All other frontal areas should be greenbelts and natural areas otherwise there would be ugly sprawl and scattered strip malls, some fine, some run down.

- Improve the aesthetics...not look like a truck stop/industrial area
- This is a poorly done survey. Question 7 is like picking your favorite child. Question 6 is impossible. The questions were written to get the answers you wanted.
- Remove advertising billboards coming into LV. Buy out the boat dealer on the corner and close the rundown storage building on 1431. Please attract a nationally-known restaurant -- I Hop, Applebees etc. Do something to attract businesses to the vacant business/shopping center on 1431.
- As a hub for larger businesses, but the aesthetics need to be approved.
- Businesses on Right side only
- Aesthetics-the old boat storage place and some other places don't look inviting
- Get the vacant shopping center on 1431 filled and get other businesses to come in--some chain restaurants and shops.
- Redo landscaping!
- I think something major needs to anchor that corner. Maybe HEB plus a movie complex plus retail shops along w restaurants and service companies(dry cleaning, bank,). All of the things there now

are nice, but there is not enough.

- HEB!!
- stores and restaurants
- promote development of new business. more office buildings with rental space, motel, replace old businesses like boat sales and storage buildings
- 12/18/2015 3:59 PM
- A nice Holiday Inn or Hyatt with great view of the lake behind those ugly Storage Buildings, or in place of preferably.
- Need Business Attractions. Lots of nice places to eat.....nice parks.....
- I would like to see businesses congregate here with a common architectural style and paint colors.
- Green space with xeriscape landscaping. Better designed parking, access and street lights
- other road options from 1431 to Lohman (before the intersection both ways)
- local business, better use made of existing facilities, and addition of new free standing buildings to give it a village like atmosphere
- New construction - scrap old, dated run down structures. Don't drive off those who invest in upscale restaurants in the area. WE MISS THE STEAKHOUSE.
- I don't want to see everything in just that one place because there really isn't enough room to grow well. It's a little late for aesthetics when you already have a hodge podge of buildings and styles. You can develop a design for future growth, though.
- Need to use it as city center. Add shopping district down 1431 to

incorporate vacant mall. Add video game area, etc. & other activities for kids.

- Improvement on aesthetics, improvement on infrastructure, more businesses, more retail like HEB, Laundromat, hotels like Holiday Inn Express, restaurants Salt Grass, entertainment center like cinema. Bowling alley, miniature golf, walking trails, day use picnic areas, NOT SIX FLAGS OR WATER WORLD RECREATION PLACES!!!
- I like it just the way it is.
- All frontage with business or multi-family development. Complimentary styles, colors, landscape to reflect Hill Country.
- Upscale restaurants with way-finding signage to shopping, schools and city facilities.
- More shopping and hotels.
- Shops, restaurants increased all along 1431 and Lohman Ford.
- A motel
- As a modern, stylish complex, possible to include a movie theater, and restaurant (not fast food one!)
- I would like this business district to house larger businesses, but with similar design standards as Dawn Dr. We can set standards before there is more development and minimize buildings being "grandfathered" and exempt from design, signage, lighting, and landscape standards. Minimize business entrances from 1431 by requiring buildings on north side to use Bronco for parking entrance.
- Attract business/motel. Need 1431 and Lohman corridor plans.

- Fix the holes and wavy pavement as you turn right off Lohman to 1431! Terrible on car suspension system. Would like to see demolition of Deedee's, Lago Marine, and overhaul of Oski's strip. Aesthetics are terrible and that's what everyone sees whether they continue on 1431 or turn onto or off of Lohman. Get rid of the awful tin storage units next to Lago Marine.
- Before we get any new types of properties let's get the which have sat idle for years, occupied and operational. The "Moonscape" at the Post Office is a good example. There have been far too many "business failures" in years gone past, we need to learn from these mistakes.
- Dangerous intersection at present.
- I envision 1431 & Lohman to include the bigger, mass appeal businesses that generate more traffic. This would include larger retail pads and high traffic businesses.
- It would be nice to have 1-2 more chain places, such as a KFC / Long John's like Marble Falls.
- This should be our business center, and I'd like to see more businesses there. We need restaurants, especially fast food. We should allow the new strip mall to be utilized. After all, its there. Let's allow businesses to occupy it so it's useful to our community.
- This should be the main focus - bringing traffic into the Dawn Drive area is ill advised
- Restaurants, major grocery chain, whole foods, more local cafes.
- Additional food venues and shopping
- Very business focused.
- hotel or make the empty building on Bronco a rental with efficiency apts. Need short term lodging. Nothing too expensive.
- I would say clean up the signage and fill the empty commercial buildings.
- star bus
- Getting the unused shopping center leased and working!!
- OK as it is now...Maybe way in the future more commercial
- No change.
- More small stores, certainly no big box, including a HEB store bigger than Lowes. Remove the traffic light pole in front of the sign on the stone wall by CVS
- as is
- The city needs to give great concern to FIRST serving Lago Vista residents over attracting outside influences - maintaining the lifestyle and ambiance of the area, which is why many have chosen to live in Lago Vista. Utilities in all areas of Lago Vista should be underground. Considering all the vegetation, trees and such, this makes for a much safer community in considering fires. It also makes for a more reliable utility service.
- There is really nothing wrong with this intersection other than the few open spaces could be used by additional stores or banks [next to CVS]. If the city wants to get the folks on the corner where Dee Dees is, then they should have them move down 1431 at the city's expense but the city should have an in place plan for that space, not another moonscape.
- FM 1431 & Lohman Ford are just as we envisioned since we have been coming here since the 1970's. We don't want a big box store, or a big grocery store. It saddens us that there will be a manufacturer coming to town. The more people, businesses and festivals, the more CRIME will come to the area. So, NO, I do not want to see any changes. It has changed since the 70's just fine without promoting it. Everyone, including the Mayor & City Council and Police Officers and residents were attracted to Lago Vista just as it is. They didn't come here to be at a store in 3 minutes, or to see open air concerts.
- n/a
- Perhaps not totally pertinent, but it seems that HUGE facility on Bark and FM 1431 should be developed into something. It's been there for so long and makes us a joke for surrounding areas.
- I think that more business should be put into this area to make it a town center - partly on 1431 & partly on Lohman Ford.
- landscape better, fix up strip center where Marias is located, good restaurants, need more retail
- Enhance area as a gateway to Lago Vista & Lake Travis
- Move parts of the civic center near 1431, Perhaps the unoccupied shopping center. Relocate some of the business on 1431 to better attract business (self storage & boat repair)
- don't know how it could be improved without closing unsightly storage buildings access to existing buildings could be improved though
- Something that is aesthetically pleasing that provides a Wow factor for

everyone coming to Lago. Need proper zoning to insure complimentary building requirements and no billboards.

- 1431 and Lohman Ford should grow in order to give passers by a reason to stop.
- I think that the intersection is fine. It's an intersection. Why spend a lot of money making it prettier or fancier. Spend that same money on vacant space to create parks, hiking trails, affordable housing for renters, sidewalks, businesses that show promise of survival in the area.
- Same as now
- Need to make more attractive, retail, restaurants
- Keep it simple - there is already a huge "shopping" area that stands empty.
- Bigger stores and restaurants.
- to be coming central city
- A few new businesses
- Need for more restaurants
- HEB
- Get some pride and style in the city...not hey welcome to our storage facilities and gas stations!!!! For crying out loud!
- shopping area
- can not comment at this time. upon moving in april of 2016, i will participate in these surveys and attend the monthly meetings. Thank you, Marian Barile
- Restaurants, HEB, Whole Foods, NO Industrial companies that would contribute to the pollution of Hill Country natural beauty.
- This area is more of the central shopping big box stores: Target, HEB, Academy...
- Not sure, just needs improvement

- Nicer buildings there to make coming into Lago look less trashy
- like it the way it is
- The intersection would have to be reconstructed for better access and to be easier to drive. I could see it being located further East and having a connecting road built to join Lohman further South. Has anyone from the City contacted TXDOT about budgeting for improvement of 1431 within the next 5 years?
- Better street lights
- It was ruined long ago. Can't imagine what could be done now.
- HEB, Restaurants, Interest shops (dive shop/dive school),)(kayak rentals), etc.
- Large grocery store and good restaurants
- Better traffic flow this is a dangerous intersection
- Similar to now with more retail
- Do not have an opinion
- Restaurants, an HEB, a Whole Foods. Software companies (think Cap Hwy 360 south of 2222). Westlake has maintained its aesthetic green belt, but managed to incorporate businesses and retail stores plus restaurants.
- This area is where growth should take place. It is most suitable for hotels, restaurants, etc., and if the city established a relationship with LCRA and Arkasas Bend Park, visitors and traffic is all in its proper and most suitable area! Not stealing POA parks from its very citizens who dues have maintain them all these years to keep them PRIVATE! You guys love LV! Why? The biggest reason: it's parks are private which allows a

pristine and peaceful environment!

- Its run down, ugly and uninviting right now
- old world style
- A few more "needed" businesses (not too many, maybe 5-6). Some landscaping to make it look nicer. That's all.
- Hopefully a few more businesses.
- Near the new HEB and restaurants.
- Major shopping centers offices restaurants hotels
- Landscaping, billboards, prominent lighting, showcases the beauty of the primary area here, more grocery stores,...etc
- First off, the most important thing to us isn't listed here - BIKE LANES. most cities are creating trails and lanes for bikers. It is important for so many reasons that it's a surprise not to see mention here. So....for business attraction we have to have people to support said business. It seems that venues for socializing (noted above) brings the people. Then businesses would have patrons, clients; etc. aesthetics - lots and lots of fast growing trees. It's hot here and we are more inclined to go places that feel pleasant. Trees work.
- with current City rules not much will change
- sorry, that one is beyond my imagination, GET PROFESSIONAL help it is currently extremely ugly
- I would love more restaurants
- More chain restaurants, HEB, WalMart, Home Depot or Lowes
- I feel this is the heart of Lago and needs to be our flagship entrance welcoming people.
- I would like to see some business in that shopping

- center before it rots. No excuse for that!
- More tourist attractions, better establishments to eat!!
- Retail Shopping, Restaurants, motel, Boat retailer, etc. Something to draw those passing on 1431 & tourists. It's a lake community & you can't even buy a bathing suit, Boat supplies, Lake toys, etc. (except at Dollar Store).
- Restaurants and shops.
- There's no other place to mention this so I'll put it here: CoLV needs to invest in municipal broadband or fiber, to every house and office. This will encourage home-based businesses and all varieties of entrepreneurship, and will encourage the kids who move away after HS graduation to stay and build Lago. We do NOT need a Walmart or other big box stores. We do need a quality grocery store like a Central Market; although the Super S/Lowe's has been a good friend to the community, the Super S target demographic is poor and rural, and that's not us. Superfast and robust 'Net access is the single most important investment the city can make in our future; it will improve quality of life, invite and sustain both business and homeowners, and unify the community.
- More businesses, not a vacant (sad) shopping center. Again, give the business building a facelift. It's kind of a mess when you enter Lago.

- same
- Businesses! Restaurants! Entertainment!
- HEB, cheaper gas since we are 10 miles from 20 cent cheaper gas, movies, restaurants. We have the lake and access that brings folks out to Lago Vista on the weekends to enjoy it but are lacking in things that make the visitors spend money while enjoying our town.
- ?
- Medium to large commercial development with big emphasis on aesthetics and lighting control (dark city). PLEASE USE FACEBOOK LAGO VISTA NEWS (#1 SOURCE OF INFORMATION IN LAGO VISTA) TO SHARE SURVEYS OR UPDATES.
- more businesses
- Town entrance with signage and commercial.
- Update the storage corner, and maintain/update the remaining area to promote shopping/entertainment/public gathering opportunities.
- Definitely keep some trees.
- Again, hard to envision much change. All 4 corners are occupied. Move a little further down 1431 and fill up the Town Center. Add a restaurant or two, maybe a wine tasting room or brew pub, local artists shop. Possibly a stand alone golf cart business. Home decor - lake style.
- Roads need improvement. Turn lanes etc.
- I would like to see it become the commercial

- hub of Lago. Maybe an HEB? Some new fast food? A Walmart? Lower gas prices that don't force us all into Cedar Park. It would be great if the community would grow just a little, and prevent us all from having to leave Lago at the first sign of needing anything.
- I think we could definitely use more businesses, restaurants, art galleries, maybe a small movie theatre and other things that would attract small high-tech type firms and other small to medium size employers.
- NO BIG BOX STORES! Focus on landscaping, signage and small town appeal. We all moved to the country for a reason, lets not turn our town into McLeander.
- This is where the main commercial district should be, especially since it would also attract people traveling through Lago Vista on their way to another place, in addition to the residents who could frequent those businesses. Think of how Fredericksburg has a vibrant commerce while still retaining the charm of the small town. That's a good model to consider.
- Updated landscape from the city and businesses to give a fresh look as people come to the intersection.
- no comment
- OSKIS GONE AND EXPANSION TO SHOPPING CENTER AT BRONCO.

Online Comments

The following are comments submitted through the project website: clients.freese.com/lagovista

- Municipal broadband fiber! Let's invest the bonds to bring fiber to every office and residence, and thus automatically make Lago vastly more business-friendly. Why pay Time Warner when we could pay the CoLV for fast Internet? Look how it's benefited Baton Rouge LA and many many other cities.
- Many citizens speak about making the "government" of Lago Vista BUSINESS FRIENDLY. However, we cannot have the city we want if the citizens themselves do not create a supportive city for businesses that do open here. Our history of having small businesses go bankrupt has got to be changed -- and it will not change without a concerted effort on the part of the planners of Lago Vista. We need a movement to ask folks to spend "just \$25 more a month" at Lago businesses. That may do much more than anything else to build up the town we want.
- Survey rankings did not let us say which ideas should be dropped altogether -- so I just did not give them a ranking. Dawn Drive: For fitness center/sports, salons/medical, Veterans Park w/water feature Lohman@1431: Retail for us and tourists (shops & restaurants)
- Would love to see more essential retail (i.e. better grocery store, food places, etc). Get rid of the out of town realtors who feel they need to put up a million signs and then leave town. Watch the building around the lake - nothing high to block the view. No ugly apartments or trailer parks. Side walks were applicable for walking and child safety. Be harder on the noise pollution for drop in renters. They come for the holiday weekend, make a lot of noise and mess and leave. Make that somehow hard for them. Fix some of the washed out back roads.
- We should have an incentive plan to encourage residents to construct an enclosure for garbage bins and recycle bins. The enclosures could be constructed of either stone or fence materials and completely conceal the bins.
- Public. Open. Space. Including the lake. Including the "second shoreline" of the high mesa viewpoint area up on Bar-K airport hill. Specifically, preserve the area behind Oski's and it's trail system, as well as the bowl behind Bar-K airport, especially the frog pond. No city \$\$\$ for organizations that promote development. Preserve and protect, not exploit and destroy.
- If Lago Vista can come up with a town theme that can attract tourists. For instance, Fredericksburg is known for its German flair, Gruene, TX has a Historic District and attracts tourists, Marble Falls has its boat races, San Antonio has its River Walk, Austin has its Music venues, etc. What will put Lago Vista on the map so to speak. We can strive to have the best 2 Golf Courses to attract world class golfers (lots of revenue just by word of mouth from these guys and gals). We have been blessed by not one but TWO golf courses. Maybe we can focus on nurturing this asset instead of looking at it like it is a burden.



- Although this likely won't be well received, I would ensure that Hines Corp. is involved in these discussions. They have a vested interest to ensure growth in the area. Additionally, they have capital. What they've accomplished in other growth/residential projects has been admirable and the reason we ultimately decided to build in the area.
- Don't allow landowners to remove all trees from their property. I see land being cleared with no future development even planned. If these land speculators keep coming in and cutting down all the trees Lago will not look near as nice as it currently does. The vacant lot next to 4701 Navajo Cove is a perfect example.
- We need to improve transportation by adding an alternative route into/out of Lago Vista, preferably a bridge that connects to 620. This would address life/safety issues, as well as improve commerce in our area.
- Just finished the survey & noticed that none of the questions addressed accessibility & connection to other towns/cities, specifically & most importantly, Lago Vista *NEEDS* a bridge across Lake Travis connecting somewhere onto RR620 (like starting from somewhere off Lohman's Ford across to somewhere near Mansfield Dam, for instance). The original Lago Vista Future Development Plan (or whatever it was officially titled) from over 10yrs. ago made prominent mention of plans to construct a bridge across the Lake but it has yet to happen. The bridge could be tolled & if done right, with separate bike lanes & on a lower deck or a protected lane (or whatever) so as to make it multipurpose (vehicles & bicycles/pedestrians). This would be the single most important thing that Lago Vista needs, as it would attract more businesses (solving the problem of lack of businesses here in Lago, thereby decreasing the tax burden on residents), would attract more residents (solving the problem of all the unsold lots & homes that have sat vacant for years), lessen residents' commutes, & increase property values, as well as a host of other positives.
- After completing the survey, wish to comment particularity on the questions regarding outdoor recreation offerings. See that a skate park, a biking trail & hiking & jogging trail were all asked about, but nowhere was it asked about a disc golf course. Now yes, Lago currently has a 9-hole disc golf course at Arrowhead Park, but that course is only for LVPOA members & is only 9 holes, geared toward beginners. What's being requested is a publicly accessible (maybe in Arkansas Bend Park or wherever) that is accessible to the public & is 18 quality holes with alternate tees so that beginners & advanced players can enjoy it. With the building of the major new Trivisso & Tessera subdivisions, these will only bring more families with children (&/or even their fathers) that enjoy the sport. And with Lago Vista offering so much beautiful natural landscape, seems only right to take advantage of it. Moreover, right now, the closest 18 hole disc golf course is in Leander at Benbrooks Ranch Park, an ~30min. drive (or longer, depending on precise location) from Lago on FM 1431 & then Nameless Rd.
- Embrace the uniqueness of our small town by coming up with unique ideas. Take our transportation for instance. Suggest a tram/cart system that would drive through the neighborhoods for those who wish a local trip to the shopping center, or to be dropped off at the bus stop. We have enough retirees in this town to be drivers of the trams. Lago Vista can think of ways to utilize our assets (the golf courses and a bunch of retirees).

Comment Cards

The following are responses from comment cards collected at Town Hall #3 on Tuesday, February 23, 2016:

- Partnership with LCRA for non-property owners access to park is a responsible action not taking POA parks
- Install underground power lines
- Underground utilities to replace poles
- Love that you want input. This is not the most user-friendly format. Crowded, can't see and timely. All of this could have been put on paper and each of us could have submitted our answers.
- Reexamine dog ordinance – animal cruelty – no dogs on chains

2030

COMPREHENSIVE PLAN [CONCLUSION]



How does Lago Vista 2030 address our needs and input?



We need a more effective method of communication.

- Team with the Chamber to include City information in newsletter
- Use email mailing lists
- Designate volunteers from organizations to help spread word
- Use a "text blast" SMS service
- Develop a community event calendar



We need a civic center to host events.

- Pursue hotel operators to develop a civic center/hotel along lakefront



We need more options for shopping, dining, entertainment, and employment.

- Land use designations city-wide for retail, office, and commercial
- New mixed use zoning district recommended
- FM 1431 proposed as shopping and entertainment district
- Work with local developers and private capital partners to promote economic development
- Consider a staff position for an economic development specialist



4

We have many small lots that can't be developed or served by infrastructure.

- City to purchase and consolidate developable lots
- Adopt infrastructure extension policy for key areas based on topography and access
- Encourage people to develop where infrastructure is in place

5

Our roadway safety needs improved.

- Recommend intersection upgrades each year
- More reflective signage
- Vacate unused roads to focus effort and budget on key roads
- Striped and separated bike lanes and sidewalks

6

We need better park and lake access for our citizens.

- City to purchase lakefront lots
- 3 proposed lakefront City parks
- Work toward an agreement with POAs for access options

7

We need more housing diversity for seniors and young professionals.

- More areas designated for townhomes, patio homes, duplexes, and apartments
- Housing options in mixed use activity centers

8

We need sports and recreation facilities.

- Recommend multipurpose sports complex
- Recommend public parks and trails

9

The golf courses are not profitable.

- Suggestions for golf course management to increase branding, host activities, expand services, and engage all ages

10

We need more sidewalks and trails.

- Retrofit sidewalks in key areas
- Require sidewalks in new developments when feasible
- Develop a detailed sidewalks plan
- New City trails to connect key destinations
- New provisions for bike lanes and paths

