

A scenic landscape photograph showing rolling green hills under a blue sky with scattered white and grey clouds. A winding road or path is visible in the lower-left foreground. The text is overlaid on the bottom right of the image.

**2025
LAGO VISTA
COMPREHENSIVE PLAN
AND PARKS MASTER PLAN**

ACKNOWLEDGMENTS

The 2025 Lago Vista Comprehensive Plan and Parks Master Plan was developed by the City of Lago Vista with the technical support and design assistance of Halff. A special thanks goes to the countless community members, staff members and community leaders for their insights and support during the duration of this study. The following individuals are recognized for their substantial contributions towards the creation of this Plan.



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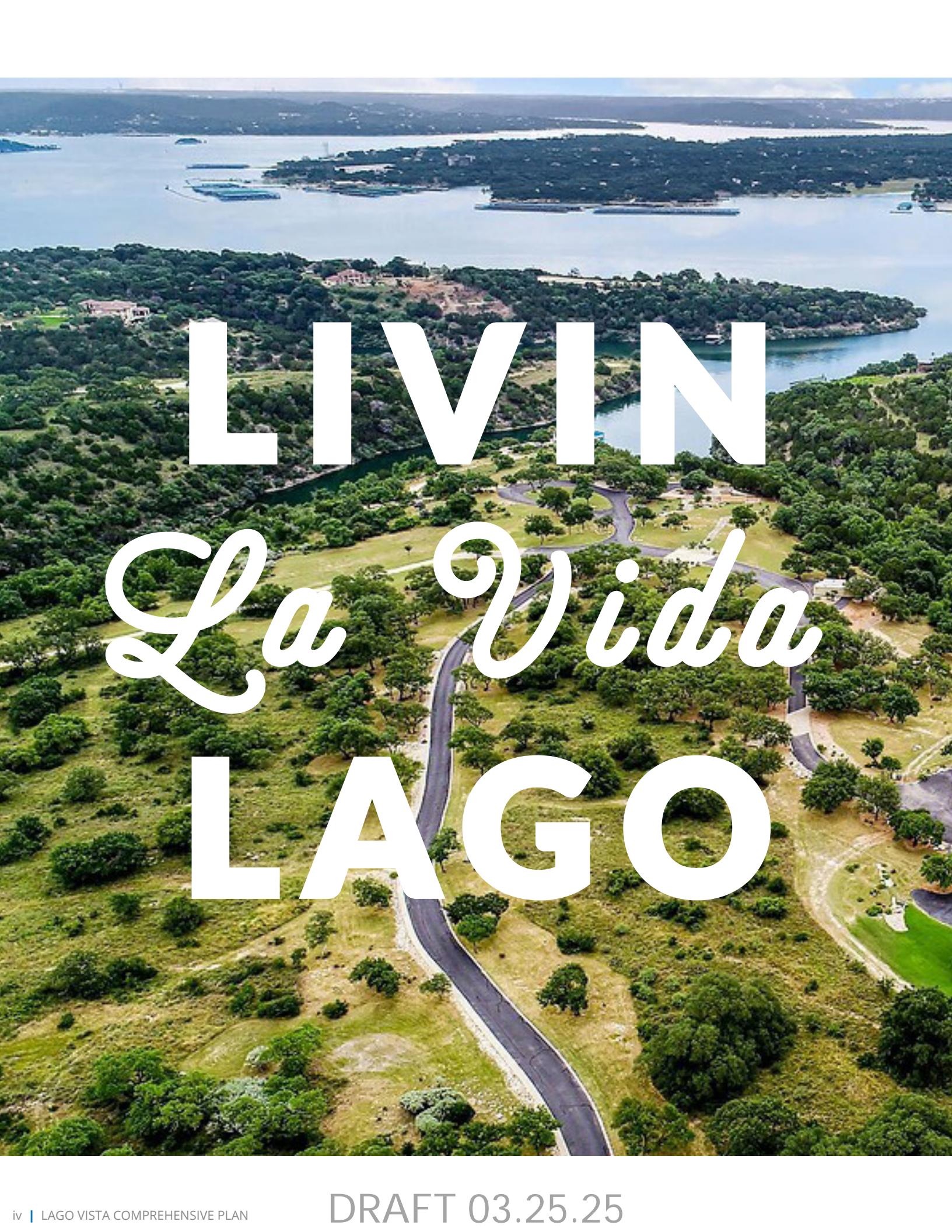
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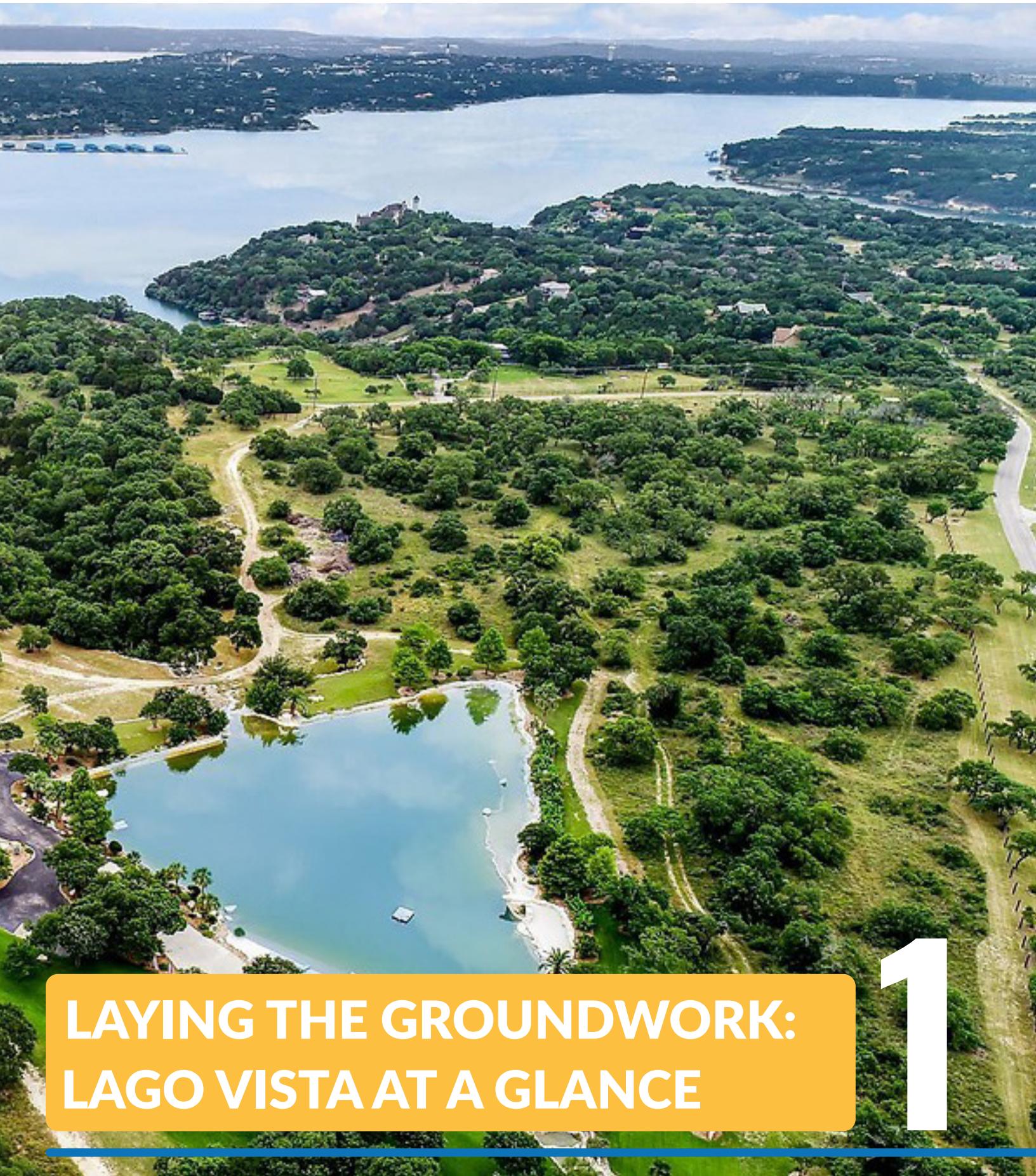
TABLE OF CONTENTS

LAYING THE GROUNDWORK: LAGO VISTA AT A GLANCE.....	1
Introduction	2
Community Profile.....	8
COMMUNITY CONVERSATIONS: ENGAGEMENT & VISION.....	13
Community Engagement.....	14
Vision.....	20
DESIGNING TOMORROW: COMMUNITY DIRECTION.....	23
Introduction	24
Future Land Use Map	28
Future Thoroughfare Map.....	54
EXPLORING OUR OUTDOORS: CITY OF LAGO VISTA PARKS.....	57
Introduction	60
Park Users & Preferences	62
Existing Park Inventory.....	68
Park Assessment.....	78
Summary of Key Themes.....	84
SHAPING TOMORROW: GOALS & RECOMMENDATIONS	87
Goals & Recommendations	88
Community Character.....	89
Mobility.....	93
City Services	97
Future Land Use.....	102
Economic Development	104
Parks and Recreation	108
FROM VISION TO REALITY: IMPLEMENTATION.....	117
Plan Implementation	118
Implementation Table	166

An aerial photograph of a scenic landscape featuring a large lake with several small islands, a winding paved road through a green, hilly area with scattered trees, and a distant shoreline with houses and hills under a clear sky.

LIVIN *La Vida* LAGO

DRAFT 03.25.25



LAYING THE GROUNDWORK: LAGO VISTA AT A GLANCE

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Photo Courtesy of: Loopnet

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LAYING THE GROUNDWORK: LAGO VISTA AT A GLANCE | 1

INTRODUCTION

WHAT IS A COMPREHENSIVE PLAN?

A comprehensive plan is a long-range planning document that helps guide future decision-making for a community. It serves as a blueprint to guide future development and redevelopment, derived from the stated desires of the community. Comprehensive plans document community needs and determine actions that should be pursued to realize the defined direction. Once adopted, decision-makers can use the comprehensive plan as a guide for community development, investment, and operation.

A comprehensive plan does not replace development codes, budgets, capital improvement programs, or any other regulatory documents; rather, it is a guide to help lead the direction of those implementation tools. The plan is intended to serve as a tool for future policy decisions and some regulatory decisions yet does not serve as a legal document itself.

The development of a comprehensive plan is permitted in Chapter 213 of the Texas Local Government Code for the “purpose of promoting sound development of municipalities and promoting public health, safety, and welfare.” Communities across Texas develop comprehensive plans to prepare for their future growth and development.

HOW WILL THIS PLAN BE USED?

This Plan will be used to inform elected leaders and municipal staff in daily decisions regarding city services and development of land. It provides a consistent guide for growth and development decisions to ensure a vibrant future for Lago Vista. When new development proposals are submitted to the City, staff and other stakeholders will use the planning framework established in this Plan to determine whether a proposal fits within the community driven vision. When key investment decisions are needed (e.g., a new street, rezoning case, or new wastewater lines), City Council members can look to this Plan and its associated focus plans for guidance.

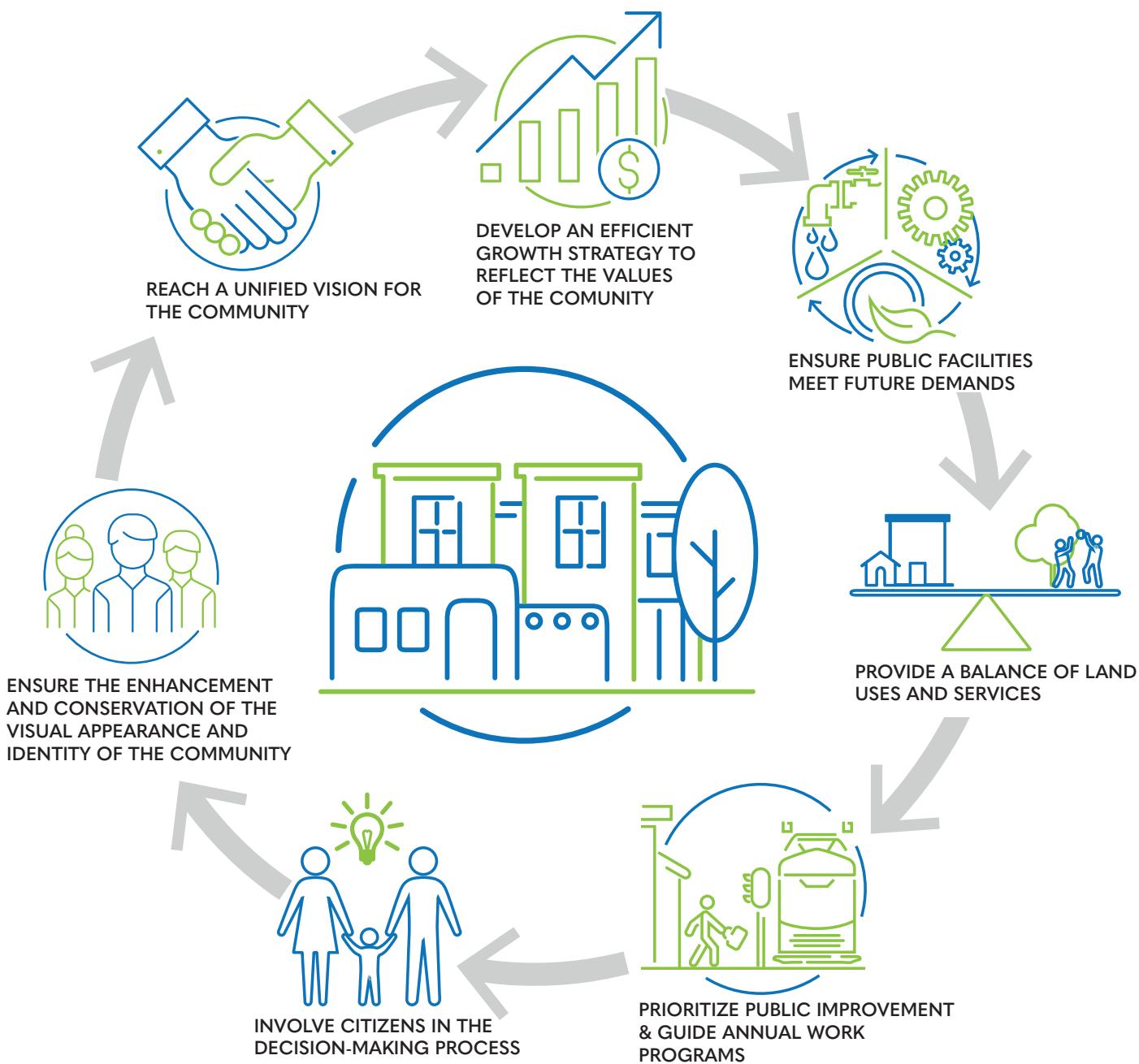
The intended timeframe of actions within this Plan is 10 years, with a growth outlook of approximately 20 years. Given the rapid growth in Austin and the surrounding region, this Plan should be reviewed annually for progress and acknowledgment of successes, followed by a more thorough review every five years to consider changing conditions and needed changes to plan directions. This Plan is intentionally flexible and can be amended over time as political and market realities require reconsideration.

PLAN TIMEFRAME

The 2025 Lago Vista Comprehensive Plan and Parks Master Plan, hereafter referred to as this Plan, offers guidance for the next 10-20 years, outlining the community's desired vision for the future. It includes goals, strategies, and recommendations to help guide the city towards that envisioned future. Given the current growth trends and the potential for unforeseen changes that may directly impact the city, it is recommended that this Plan be reviewed annually, with significant updates every five to ten years.

Implementing this Plan will require annual efforts consisting of two main parts. The first part involves reporting progress to date, which should be presented to the Planning and Zoning Commission and the City Council annually. The second part involves identifying the next year's annual work program, or the actions the City plans to take in the next year, which should be integrated into each department's annual budgeting process.

WHY ARE COMPREHENSIVE PLANS IMPORTANT?



PAST PLANNING EFFORTS

RELATIONSHIP TO OTHER CITY PLANS

The City of Lago Vista has undergone many planning efforts related to transportation, utilities, parks and recreation, and other public facilities and services. The 2025 Lago Vista Comprehensive Plan and Parks Master Plan was designed to comprehensively touch many different aspects of the city and should be considered an “umbrella document” over other more detailed documents prepared and adopted by the City. It is critical to incorporate and build upon these efforts so as to not duplicate other planning efforts.

RECENT PLANNING EFFORTS

City leaders have focused on ensuring that the community priorities have adequate planning and coordination so that Lago Vista is well-prepared for the future. This Plan is intended to connect to past efforts and provide a link to future work as it occurs. Some of the plans helping shape the future of Lago Vista are as follows:

- *Wastewater Master Plan (2024)*
- *Thoroughfare Plan Update (2021)*
- *Lago Vista 2030 Comprehensive Plan (2017)*
- *Airport Action Plan (2016)*
- *Parks and Recreation Master Plan (2010)*
- *Travis County Hazard Mitigation Plan (2023)*



WHY PLAN NOW?

CHANGE BRINGS NEW OPPORTUNITIES

Within the past five years, the City of Lago Vista has taken great strides towards planning the future of the city. These efforts include developing several master plans, surveying existing infrastructure, and passing bonds to fund infrastructure improvements. These efforts have aided the city in understanding their existing needs and charting a path forward.

As the region continues to be a magnet, more people will choose to move to Lago Vista. These new residents and business owners will become stakeholders, new community issues will arise, and new opportunities will emerge. Technological advancements will alter how these people live, work, and move around the area.

Growth is not only inevitable but essential for cities to survive. Without new residents coming to Lago Vista, new businesses will not open, revenue for city services such as road and infrastructure maintenance will be limited, and the city will stagnate and begin to decline as many rural Texas communities have experienced. The question is not should Lago Vista grow, but how can Lago Vista balance growth with creating and maintaining a unique identity that community members can be proud of.

HOW WILL LAGO VISTA RESPOND?

Lago Vista is in the planning stages for future infrastructure improvements to account for growth. Without oversight, growth-generated change has the potential to produce unwanted side effects such as loss of open space, undesirable development, plus costly infrastructure and public services. Planning ahead allows the City to proactively consider future growth and development rather than solely reacting to it. Good planning also encourages the private sector to invest in Lago Vista with confidence and produce quality results the community expects.

Some of Lago Vista's near-term challenges include maintaining the Lago Vista identity that people love, taking responsible and proactive action to enhance infrastructure, and being strategic about growth. It is clear that people love Lago Vista and they want to stay here and build community. The beautiful vistas and small-town charm are important to many Lago Vista residents and must not be lost, even as growth and change occur.

During the visioning phase of this planning process, community leaders and citizens identified key issues, opportunities, and aspirations. Some key themes included desires for great parks and places for the community to gather, to preserve the natural beauty and sensitive ecosystem, and to strengthen Lago Vista as a place for families to live. Additionally, Lago Vista's community character and livability were a strong element in the community identity.

The outcomes of the visioning process led to six primary plan goals. These broad goals are the basis for every policy, development map, and recommendations within this Plan. An overview of the goals can be found in [Community Conversations: Engagement & Vision](#).

PLANNING AREA

COME FOR THE LAKE, STAY FOR THE COMMUNITY

Lago Vista is located in Travis County and nestled along the northern shores of Lake Travis. The city is comprised of diverse landscapes of rolling hills, local businesses, and lakefront properties.

The planning area for this Plan encompasses both the incorporated area of the city (city limits) and its extraterritorial jurisdiction (ETJ). The ETJ includes unincorporated land adjacent to Lago Vista that lies outside the municipal boundaries of other cities.

Lago Vista, being a home rule city with a population between 5,000 and 25,000 people, has an ETJ that stretches one mile from the outer edge of the city limits.

Within these areas, the City holds different levels of regulatory authority. As a result, the comprehensive plan serves as a guide for future decisions made by City staff, elected officials, and community leaders, enabling them to understand the implications of growth in each designated area. This Plan also acknowledges the changing realities of the regulatory control over the ETJ and future annexation. Lago Vista exercises certain regulatory powers in its ETJ. Within the ETJ, the City may guide land use, oversee certain development processes, and set standards for infrastructure. This Plan's policies, goals, and implementation strategies will influence future growth and development in these areas outside of the city limits.

AREA ATTRACTIONS

Lago Vista boasts numerous attractions that enhance its appeal as a desirable place to live, work, and visit. The city is home to several parks which offer a variety of recreational facilities and programs. Lake Travis itself is a major draw, providing opportunities for boating, fishing, swimming, and other water-based activities. The city's scenic natural areas, like Balcones Canyonlands National Wildlife Refuge cater to outdoor enthusiasts offering views of Lago Vista.

TOTAL POPULATION

11,620 (2024)

STUDY AREA

30 CITY LIMITS + ETJ
SQ. MILES

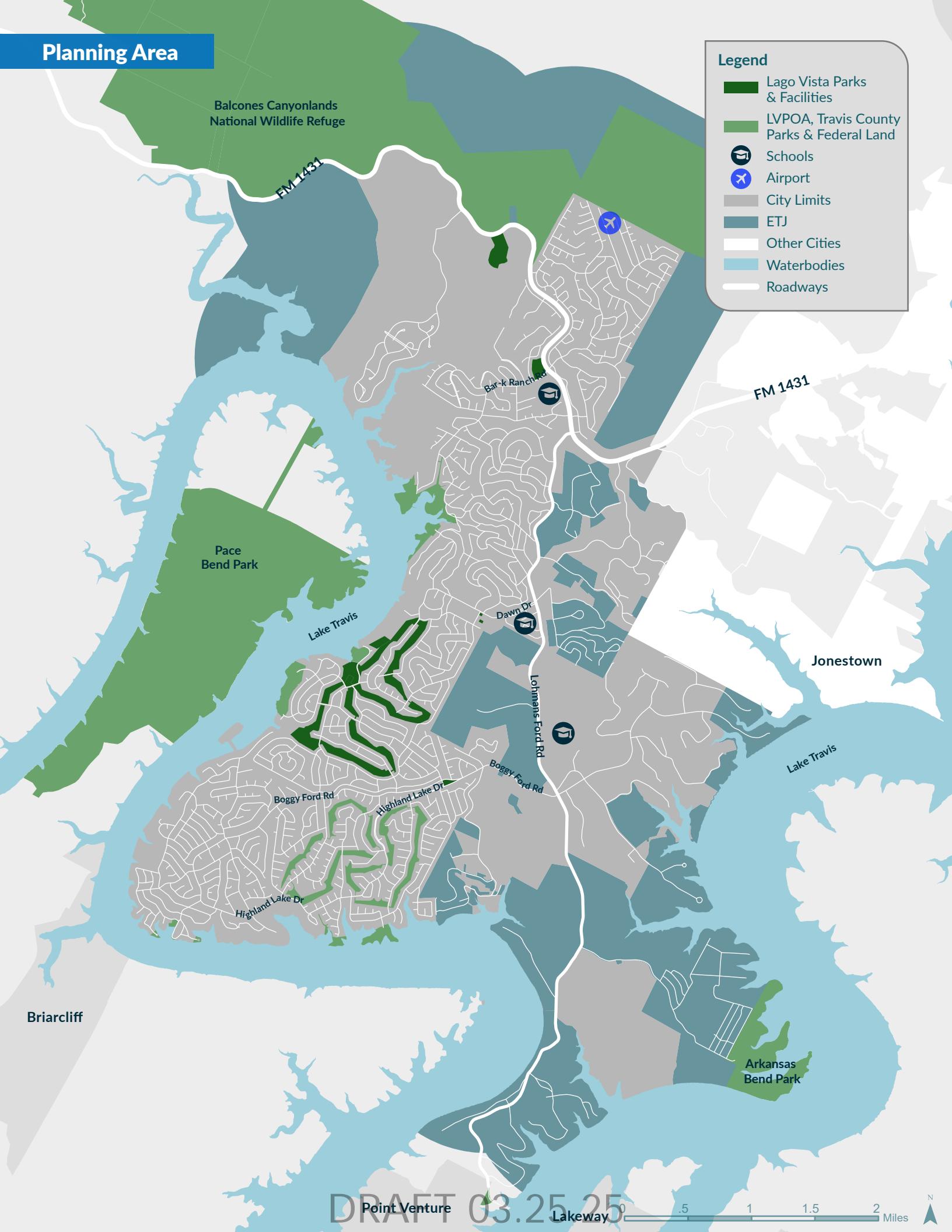
POTENTIAL FOR GROWTH

Lago Vista's potential for growth is driven by several key factors. The city's scenic location along Lake Travis offers a unique lifestyle that combines natural beauty with recreational opportunities, making it an attractive destination for new residents and businesses. Additionally, Lago Vista's proximity to urban centers like Cedar Park and Austin enhances its appeal, providing easy access to a larger metropolitan area while maintaining a small-town atmosphere. The availability of land within the ETJ also presents opportunities for residential, commercial, and mixed-use development, which could accommodate potential future population growth and economic development.

BENEFITS OF PROXIMITY TO CEDAR PARK AND AUSTIN

Lago Vista's proximity to Cedar Park and Austin provides numerous benefits for its residents such as access to additional larger retail, dining, and entertainment options, as well as healthcare and education services. Austin, a major economic hub, provides even more extensive amenities, including higher education institutions, a thriving job market, and a vibrant cultural scene. This proximity allows Lago Vista residents to enjoy the best of both worlds: the peace and natural beauty of a lakeside community, combined with the conveniences and opportunities of larger cities.

Planning Area



COMMUNITY PROFILE

GROWTH TRENDS

The City of Lago Vista was first incorporated in 1984 and the first official population count for the city occurred in the 1990 U.S. Census, which accounted for 2,200 people. As shown below, over the course of the following ten years, Lago Vista doubled in size, reaching 4,507 people by 2000. By 2020 the city recorded a population of 8,896. The 2024 population is **11,620** per the Lago Vista Independent School District Population Analysis conducted in 2024.

Lago Vista Historical and Current Population



31% increase in population in the last 4 years



LAGO VISTA COMMUNITY

The figures on this page and the next provide a current snapshot of Lago Vista's demographics. Notably, the community is much older than Travis County's median age (35.6 years old), with a median age of 53 years old. The community's median household income of \$108,823 is also higher than Travis County's median, \$95,259 and is similar to the Austin Metropolitan Area's median of \$110,300. Lago Vista ranks similarly in educational attainment with the State of Texas, with 22% of its population over the age of twenty-five having received a high school diploma and 45% having obtained a bachelor's degree or higher. Common occupations of the City's population aged sixteen years or older are in fields related to Construction (19%) or Educational and Health Care Services (18%). Finally, while the community is home to people of all races and ethnicities, "White Alone" makes up the majority of the City's racial group (76%).

COMMUNITY KEY STATISTICS

53

MEDIAN AGE

76%

OF POPULATION IS WHITE

45%

OF RESIDENTS HAVE A BACHELOR'S DEGREE OR HIGHER

19%

WORKFORCE EMPLOYED IN CONSTRUCTION

109K

MEDIAN HOUSEHOLD INCOME

Owner and Renter Occupied Housing

OWNER 87% **RENTER** 13%



Median Home Value

\$363,200



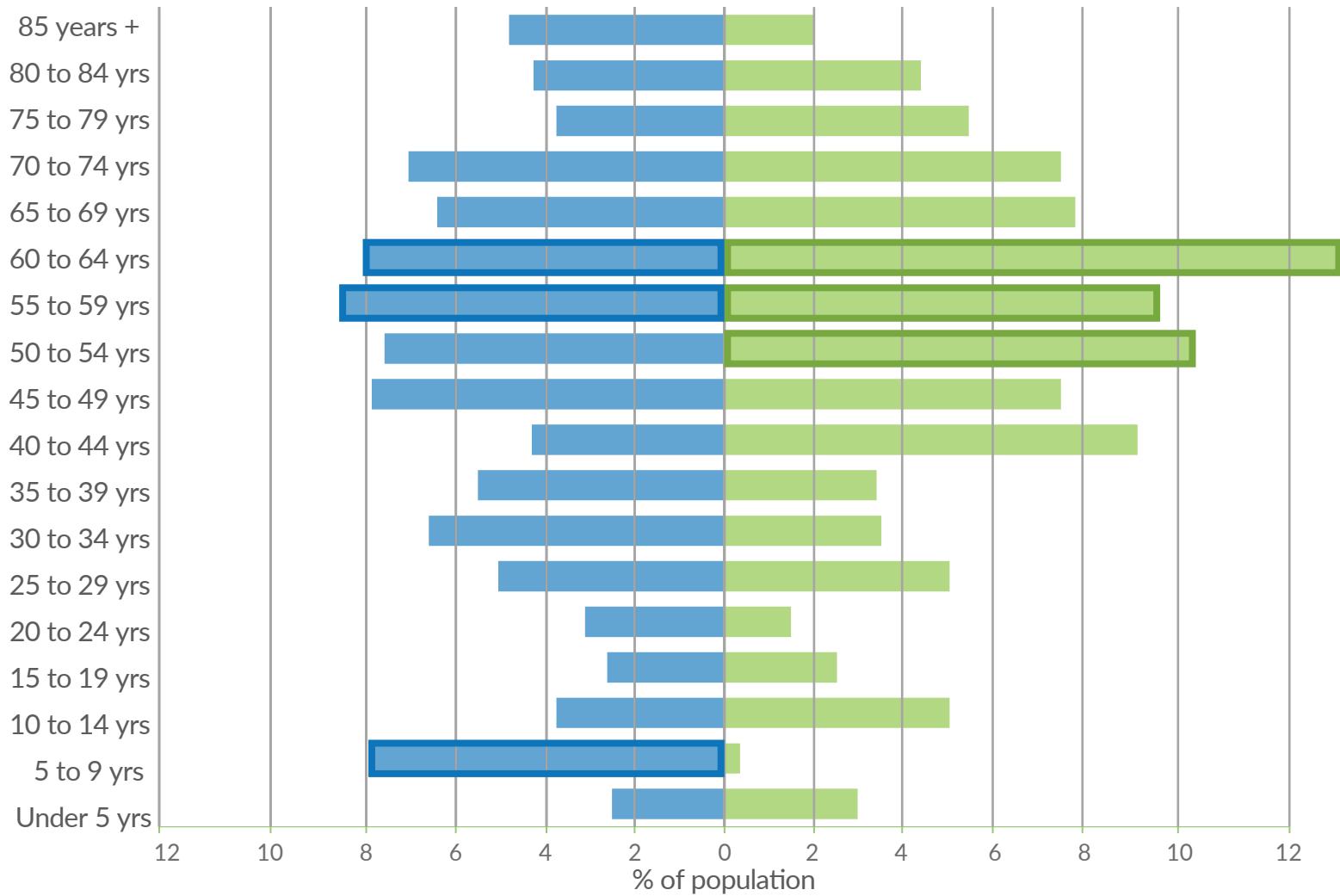
Employment Rate for populations 16+

50.5%



■ Lago Vista Male 2022
■ Lago Vista Female 2022

Lago Vista Age Distribution



The age distribution for Lago Vista reveals a higher concentration of older residents and a lower proportion of young children. The most prominent age groups for males are those between 55 to 59 years, making up 8.5% of the male population. While women aged between 60 to 64 years comprise 13.5% of the female population. Conversely, the least represented age groups are the youngest males under 5 years at 2.5% and females aged 5 to 9 years at just 0.3%. This suggests that Lago Vista has a significant proportion of its population in the older age brackets with relatively fewer young children.

POPULATION PROJECTIONS

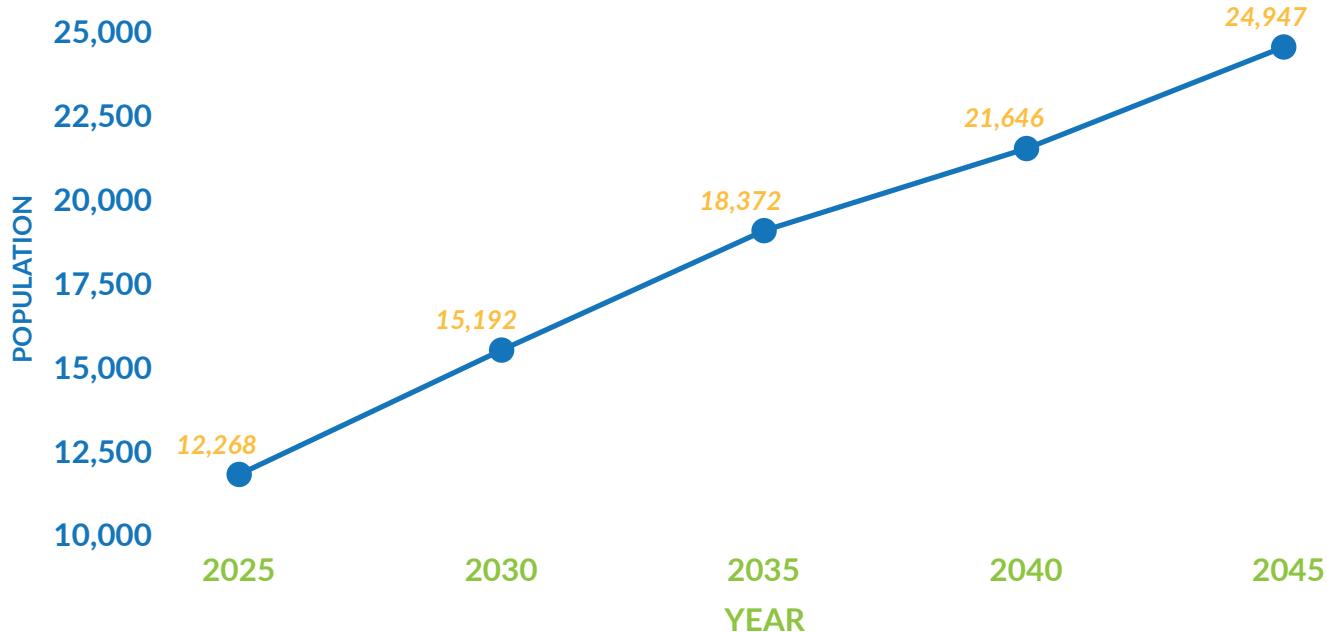
GROWTH TRENDS

As discussed earlier, the population of the City of Lago Vista has seen significant growth over the past decade. According to the US Census data, the population increased by nearly 50% from 2010 to 2020, growing from 5,958 to 8,840 residents. The city's population, including the extraterritorial jurisdiction (ETJ), grew from 6,915 to 9,941 during the same period. This growth trend is expected to continue, with the population projected to reach 17,666 by 2030 and over 29,400 by 2045, as seen below in [City + ETJ Population Projections](#).

KEY TAKEAWAYS

- *The 2020 US Census Bureau reported a population of 8,840 for the City of Lago Vista, reflecting an increase of 2,892 persons and over 1,200 homes between 2010 and 2020.*
- *The city and its ETJ saw a slight increase in household size, indicating a growing younger population.*
- *The city is averaging close to 300 newly occupied homes per year and may approach 17,600 persons in the next 10 years.*
- *In addition to these developments, the city has a significant number of infill lots that may gradually see new homes.*

City + ETJ Population Projections



Source: Lago Vista Independent School District Population Analysis 2024



LAKESIDE AT TESSERA

SUNSET PARK

Located in the northwest of Lago Vista and to the west of Sunset Park, the Lakeside at Tessera on Lake Travis is one of the newest developments in City and also one of the largest. With a projected build-out population of over 4,500 persons.





COMMUNITY CONVERSATIONS: ENGAGEMENT & VISION

2

COMMUNITY ENGAGEMENT

Community engagement is the cornerstone of every comprehensive plan. For this Plan, numerous public engagement efforts were undertaken to identify community preferences and desires. These efforts, highlighted over the next several pages, included stakeholder meetings, public open houses, online community surveys, and an overview of the Advisory Committees contributions to the plan. For more information on public engagement refer to [Appendix A: Public Engagement](#).

COMMUNITY STAKEHOLDER MEETINGS

Four meetings were conducted with various groups and Lago Vista residents including:

- *Parks and open space focused groups,*
- *Local civic groups,*
- *Economic development groups, and the,*
- *Lago Vista Youth Advisory Council.*

These meetings provided valuable insight from local residents on important topics.

STAKEHOLDER KEY TAKEAWAYS

- **Core Value of Lago Vista:** *Community Spirit*
- **Development:** *Lago Vista needs a more diverse stock of housing types and land for commercial development.*
- **Airport:** *Area is currently underutilized and has a lot of opportunities for new development.*
- **Parks:** *If new parks are added into the City's park system, the City needs to utilize the undeveloped land (approx. 10 acres across five different parcels) they already have.*
- **Wildfire Management:** *Residents are concerned about the threat of wildfires on the city. Residents strongly agreed that emergency preparedness is important.*

CITY COUNCIL INTERVIEWS

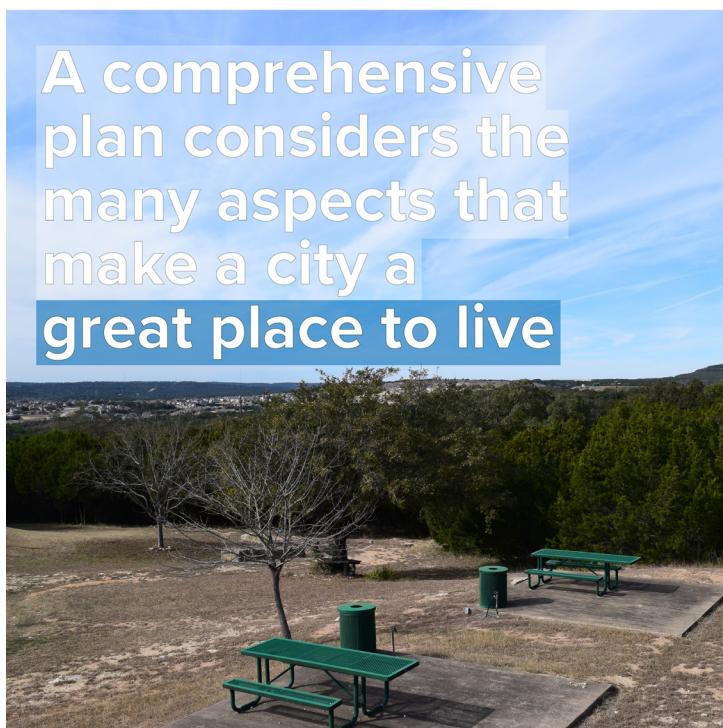
During the planning process, individual interviews were conducted with each member of the City Council early in the planning process. These one-on-one discussions provided an opportunity to understand the broader context of the city's current state, including the challenges and opportunities facing the community at a city-wide level. Council members shared their thoughts on pressing issues, and priorities for the City's future.

CITY COUNCIL KEY TAKEAWAYS

- **Affordable Housing:** *There is a significant concern about the need for affordable housing, especially for people who work in emergency services, education, and the service industry.*
- **Infrastructure:** *Many council members highlighted the importance of updating and maintaining infrastructure, including water systems and roads.*
- **Economic Development:** *There is a strong focus on economic development with suggestions for soft incentives for businesses and the need for a streamlined permitting process.*
- **Parks and Recreation:** *The council members emphasized the importance of parks and recreational facilities, including the need for more shaded picnic areas in parks, a dog park, and better parkland dedication ordinances.*

SOCIAL MEDIA CAMPAIGN

A social media campaign was shared with the public in the beginning of the planning process, with the purpose of educating the public about planning, why it is important to them, and how they can get involved. These posts were released by the City in the weeks leading up to the first public survey and first open house held at Lago Vista High School.



ADVISORY COMMITTEE

Comprised of diverse representatives from the community, the Advisory Committee imbued the Plan with their expertise in recreation, environmental stewardship, and community development. The Advisory Committee met five times throughout the planning process to identify and evaluate key issues in Lago Vista and to provide strategic direction on the prioritization of potential projects. They offered insight and feedback on the Plan's overarching goals, details of the future land use and thoroughfare plan updates, as well as the resulting implementation actions. Their guidance was instrumental in ensuring the Plan reflects the needs and aspirations of the entire Lago Vista community.



Advisory Committee meeting #1, February 13th, 2024

FUTURE LAND USE MAP

The Committee helped update the current Future Land Use Map (FLUM) and gave the following guidance for development of a new map:

- *Along 1431 is a good location for affordable housing, multifamily housing, or offices*
- *Dawn Drive is a good location for 1-3 story mixed-use and civic institutions, if designed correctly*
- *Prioritize preserving the beautiful vistas and lake views*
- *Prioritize walkability inside centers of retail or commercial, not necessarily to commercial areas as Lago Vista is very hilly and difficult to walk*
- *More co-working spaces, retail, and offices*



Advisory Committee meeting #2, July 23rd, 2024

THOROUGHFARE PLAN UPDATES

Feedback received from the Advisory Committee Meeting #3:

- *Bison Trail upgraded from Local Road to Minor Collector*
- *Austin Blvd downgraded from Major Collector to Local Road*
- *Road through Turnback Ranch reworked to match current PDD*
- *Future bridge/ferry added to Sylvester Ford Rd*

OPEN HOUSE #1

The first community open house was held at the Lago Vista High School on April 25th, 2024 to gather initial input for the development of this Plan. Attendees used post-it notes on a series of boards to showcase what they thought about topics like Growth, Mobility, Housing, Parks / Trails, City Services and Economic Development within Lago Vista. Some of the comments included, “creating a town center,” “more trails,” “affordable housing for young families,” and “incentivize developers to conserve land, water, energy (resources).” Attendees were also asked about their top priorities for the City, “Quality Infrastructure” was the top choice, followed by “Community Character and “Access to Healthcare.”

The open house identified the community’s desired park types. Pocket Parks and Special Use Parks were voted highest with 22 votes each. The City of Lago Vista parks system currently only has one pocket park, the Veteran’s Memorial Park, which has seating and a shade structure. The City also has only one special use park, the Lago Vista Golf Course. Other potential special use parks could include, skateparks, marinas, nature centers, or amphitheaters.



Residents helped project staff refine the future land use map.

OPEN HOUSE #2

The second community open house was held at a locally owned business, Lago Vista Brewing Company. There were ten activity stations at the open house geared at gathering community input for the development and prioritization of goals for this Plan. This input was then workshopped by the Advisory Committee into goal statements. Post-it notes were used on a series of boards asking attendees to add new recommendations supporting each goal.

Comments from open house attendees included:

Land Use

- *“Lago Vista needs a defined city center”, and “More opportunities for workforce housing”*

Mobility

- *“Add more sidewalks throughout the City”, and “Make TxDOT place stop light at Bar-K and RM 1431”*

Character

- *“Become a certified dark skies community”, and “Preserve open spaces in Lago Vista”*

Economic Development

- *“Get the golf course the needed improvements”, and “Capitalize on Balcones Canyonlands”*

City Services

- *“Set up emergency evacuation training for City staff and residents”, and “Install a generator for the water tank, so water is provided during power outage”*

Parks

- *“Build hike and bike trails” and “Install covered pavilions in all parks”*



Residents were given the opportunity to show their most desired trail linkages they would like to see added in Lago Vista.

ONLINE COMMUNITY SURVEY #1

The first online community survey was available from April to June 2024 and solicited 470 responses. The focus of the 22-question survey was to develop the community vision and priorities for the Lago Vista community.

Top 3: As you think about Lago Vista 10 years from now, what is most important to you?

RANK	ANSWER CHOICE
#1	PARKS AND OPEN SPACE
#2	QUALITY SCHOOLS AND EDUCATION
#3	QUALITY INFRASTRUCTURE

Top 3: Rank the following in your opinion of importance.

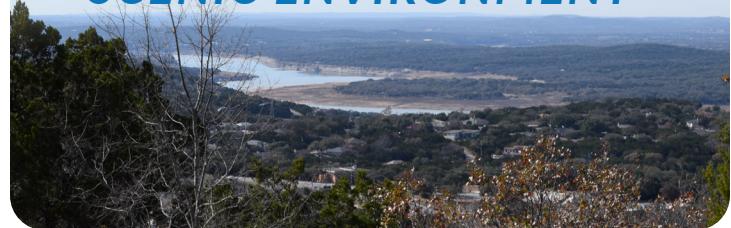
RANK	ANSWER CHOICE
#1	SLOW DOWN RATE OF GROWTH - DON'T LET LAGO VISTA GET TOO BIG, TOO FAST.
#2	MAINTAIN SMALL-TOWN FEEL - GROWTH IS GOOD BUT ONLY IF IT'S DONE IN THE LAGO VISTA WAY
#3	NEW DEVELOPMENT SHOULD GENERALLY PAY ITS OWN WAY - LESS BURDEN ON EXISTING TAXPAYERS

Top 3: What should the City focus on to promote the community?

1. PARKS, TRAILS AND OPEN SPACE
2. LAKE LIFE (LAKE ACCESS AND WATER-BASED ACTIVITIES)
3. LOCAL BUSINESSES

Why do you choose to call Lago Vista home?

"I MOVED HERE FOR THE LAKE AND THE NATURAL, SCENIC ENVIRONMENT"



Top 3: What are the most important considerations for new developments?

1. PRESERVING THE HILL COUNTRY CHARACTER
2. SUSTAINABLE DEVELOPMENTS WITH CONSIDERATION FOR WATER USAGE
3. REQUIRING SIDEWALKS OR TRAILS

Future Park System Priority Preferences

RANK	FACILITY TYPE
#1	NATURAL AREAS PRESERVATION
#2	IMPROVE EXISTING FACILITIES
#3	LAKE ACCESS

What components do you think should be incorporated into Sunset Park?

RANK	FACILITY TYPE
#1	SHADE
#2	NATURAL AREAS
#3	DOG PARK

ONLINE COMMUNITY SURVEY #2

The second online community survey was available from October to December 2024 and received 288 responses. The 15-question survey covered a wide range of topics, including goal identification and prioritization, land use preferences, transportation, priority park projects, and local needs for the youth. Refer to [Appendix A: Public Engagement](#) for a comprehensive overview of both surveys.

All plan goals received

73% or more

agreement and support from survey respondents

Land uses to be encouraged in Lago Vista

TOP 3 ENCOURAGED USES

1. SINGLE-FAMILY RESIDENTIAL
2. SMALL BUSINESS OR OFFICE
3. SENIOR / ASSISTED LIVING

Priority park projects

- #1 Sunset Park - Add additional amenities (dog park, playgrounds, amphitheater, etc.)
- #2 Sunset Park - Paving parking lot and constructing park pathways

Out of seven park projects listed for prioritization, Sunset Park upgrades were the top two projects voted as the highest priority.

Respondents felt the most important action the City needs to take on is...

DEVELOPING A COMMUNITY EVACUATION PLAN

Rank the goals of the Comprehensive Plan in order of importance

RANK	GOALS
#1	<i>Lago Vista will preserve its unique identity as a scenic, hill country city with a close-knit community, beautiful lake views, and peaceful nature.</i>
#2	<i>Lago Vista will build a well-planned street network that prioritizes safety and efficiency.</i>
#3	<i>Lago Vista will provide high-quality municipal services that prioritize efficiency, sustainability, reliability, and enhance the quality of life for residents.</i>
#4	<i>Lago Vista will manage the direction of growth and development through a thoughtfully planned land use pattern.</i>
#5	<i>Lago Vista will cultivate a thriving economy that supports diverse retail offerings, services, and employment opportunities.</i>
#6	<i>Lago Vista will improve its park system to provide spaces for people to play, gather, and enjoy nature.</i>

VISION

Lago Vista calls for a future that preserves its identity as a small, scenic community by allowing controlled, well-planned growth to provide a high quality of life for residents. The future direction is organized around six goals: Community Character, Mobility, City Services, Future Land Use, Economic Development, and Parks and Open Spaces. Nested under each guiding principle are objectives and recommended actions for meeting the identified objectives. **Recommendation Structure**, to the right showcases the hierarchy of future directions.

The goals for this Plan were developed through a collaborative and iterative process led by the Advisory Committee, incorporating community input at key milestones.

During the first Advisory Committee meeting, a visioning exercise was conducted to define the community's values and priorities. Participants described the essence of their small-town character with phrases such as "close-knit," "scenic hill country landscape," "lake life," and "slower pace." Additionally, they emphasized the importance of a "well-thought-out Future Land Use Map," "forward-thinking infrastructure," and "decisions based on safety."

Following this initial meeting, the first public open house provided an opportunity for residents to share their perspectives on key themes, including Land Use, Mobility, City Services, Parks, Economic Development, and Community Character. The input gathered at this event was then reviewed and expanded upon at the second Advisory Committee meeting. During this session, the committee highlighted additional priorities, such as incorporating golf carts and bike lanes under Mobility, addressing stormwater drainage in Old Lago under City Services, and supporting mixed-use development along Bronco Lane and Dawn Drive under Economic Development.

Recommendation Structure



The insights and priorities from these three meetings were synthesized into draft goal statements, which were further refined during a workshop at the third Advisory Committee meeting. The committee reviewed and approved the finalized goals, which were then presented to the public at the second open house for further feedback and transparency. The community also ranked the goals in order of priority during the second online survey.

GOALS FOR THE FUTURE OF LAGO VISTA

The Plan goals were developed from input received from the community and are reflective of the overall vision set forth by the Advisory Committee. The recommendations presented in [Chapter 5: Recommendations](#) are organized by the following six overall goals:

GOAL 1

COMMUNITY CHARACTER

Lago Vista will preserve its unique identity as a scenic, hill country city with a close-knit community, beautiful lake views, and peaceful nature.

GOAL 2

MOBILITY

Lago Vista will have a well-planned street network that prioritizes safety and efficiency.

GOAL 3

CITY SERVICES

Lago Vista will provide high-quality municipal services that prioritize efficiency, sustainability, reliability, and enhance the quality of life for residents.

GOAL 4

FUTURE LAND USE

Lago Vista will manage the direction of growth and development through a thoughtfully planned land use pattern.

GOAL 5

ECONOMIC DEVELOPMENT

Lago Vista will cultivate a thriving economy that supports diverse retail offerings, services, and employment opportunities.

GOAL 6

PARKS AND RECREATION

Lago Vista will improve its park system to provide spaces for people to play, gather, and enjoy nature.





DESIGNING TOMORROW: COMMUNITY DIRECTION

3

INTRODUCTION

This chapter functions as the community direction and growth framework for the next 10-20 years in Lago Vista. It includes two important plans which set the vision and community direction for the future: Future Land Use and Future Thoroughfares. The plan maps and tools discussed in this chapter were developed with the consideration of existing, planned, and potential development and growth needs in Lago Vista.

Future land use is an important component of the community build-out vision, focusing on how land uses are distributed across the planning area. The **Future Land Use Map** depicts the preferred building patterns in both the city limits and ETJ and is a strategic tool for consideration of development and capital infrastructure. A Future Thoroughfare Plan is a long-range planning document that guides the development and expansion of a community's roadway network through the **Future Thoroughfare Map** which identifies the location and type of roadways needed to meet projected future growth in a region.

Building consensus in a plan requires acknowledging today's built environment while also recognizing that the future will harbor unforeseen changes to the community lives and functions. The process of creating this Plan was careful to balance the desired growth vision, market realities, public infrastructure and services, and consideration of what is on the ground today.

FUTURE DEVELOPMENT

Lago Vista has seen steady growth over the last 20 years and projections indicate that these growth pressures will continue in the future. The population of Lago Vista in 2024 is estimated to be 11,620. Based on current projections, it is estimated that the total population, including the surrounding ETJ, could increase to approximately 17,666 by 2030.

This is both a tremendous opportunity and a difficult challenge, as the City will need to ensure that growth can be accommodated by the mobility network and the City's ability to deliver and operate municipal services.

Land use—the types of businesses, residences, and relative density thereof—is one of the most important factors to determining the future of Lago Vista. The future land use plan will become a useful tool in the toolbox that will guide decisions related to zoning, the Capital Improvement Program (CIP), special area plans, community-wide master plans, and other important community decisions.

DIFFERENCES BETWEEN FUTURE LAND USE AND ZONING

Future land use and zoning are distinct but often confused concepts. A future land use plan is a strategic vision for how land within a city or region should be used, reflecting community priorities like economic development, housing, and environmental protection. Unlike zoning, future land use plans are not legally enforceable but guide future development and communicate the city's vision. It reflects the community's vision and priorities, addressing economic development, housing, transportation, environmental protection, and more.

Zoning is a regulatory tool that implements the future land use plan. It defines specific land uses, site design characteristics, and building forms, regulating aspects like building height, density, and setbacks. Zoning is more specific and immediate in its application, while future land use plans are general, conceptual, and flexible. Several zoning districts may fall under a single future land use category, allowing the city to determine the appropriate mix of districts. Zoning changes often follow future land use updates to ensure development aligns with community goals.

While a future land use plan sets the overarching vision and goals for a city's development, zoning provides the specific regulations and legal framework to achieve that vision. It is common for zoning changes to follow a comprehensive plan or future land use update. Similarly, if a development requests a zoning change for a parcel of land, it is required that the City look to the future land use plan for compliance and guidance.

RELATIONSHIP BETWEEN FUTURE LAND USE AND ZONING

FUTURE LAND USE

- Best to be adaptable (broad categories for flexibility)
- Guidance for growth and development through rezonings
- Identifies areas for commercial growth, environmental sensitivity areas, places for transformation, etc.
- Ensure compatibility between adjacent land uses

ZONING

- Best to be rigid (more specific and parcel focused)
- Enforceable by state law
- Controls density (building height, lot size, etc.) and community character (architectural style, set backs, landscaping requirements, etc.)
- Rezonings must be consistent with the Future Land Use Plan

HOW THESE TWO CONCEPTS ALIGN

1. Regulates and plans for land use
2. Fulfills long- and short-term community goals
3. The Future Land Use Plan provides guidance for zoning changes over time

WHERE THE COMMUNITY AIMS TO GO

The community and the Advisory Committee provided clear guidance on how Lago Vista should develop in the future. This guidance was captured in the form of seven guiding principles, which were used to shape the **Future Land Use Map** and **Future Thoroughfare Map**. These guiding principles should complement the goals established on page 21 and should be referred to when considering amendments to the future land use plan or future thoroughfare plan.

City staff and leadership should strive to use these guiding principles as a checklist to evaluate proposed amendments to the **Future Land Use Map** and **Future Thoroughfare Map**. Proposals which fulfill these guiding principles would be considered to be in line with the community vision for the future of Lago Vista.



Residents of Lago Vista attended the first open house in April 2024.

GUIDING PRINCIPLES



Build a gathering place for the community



Protect open space & natural areas



Promote incremental and sustainable growth



Ensure cost-effective infrastructure



Encourage a variety of housing types



Improve street connectivity



Preserve the small-town charm of Lago Vista

FUTURE LAND USE MAP

The Future Land Use Map is an important component of the community vision, focusing on how land uses are distributed across the planning area. The Future Land Use Map graphically depicts the preferred land use patterns in both the city limits and ETJ and is a strategic tool for consideration of development and capital infrastructure. Building consensus in a plan requires acknowledging today's built environment while also recognizing that the future will harbor changes to how the community lives and functions. The process of creating this Plan was careful to balance the desired growth vision, market realities, public infrastructure and services, and consideration of what is on the ground today.

This Plan reflects the community desire for more commercial/retail land use, connected green space, and an integrated mobility system. This Plan focuses on a variety of housing choices and the desire for "complete" neighborhoods. These are places with good streets, pedestrian focus, convenient access to services and institutions, aesthetic beauty, and outdoor spaces. Most important, they will collectively provide housing opportunity for different ages, family size, and financial arrangement.

The total amount of projected acres for each land use category and percentages of each across the planning area are shown in the [Land Use Breakdown](#) table, to the right. The map of future land uses is depicted on the next page and categories are described on the following pages.

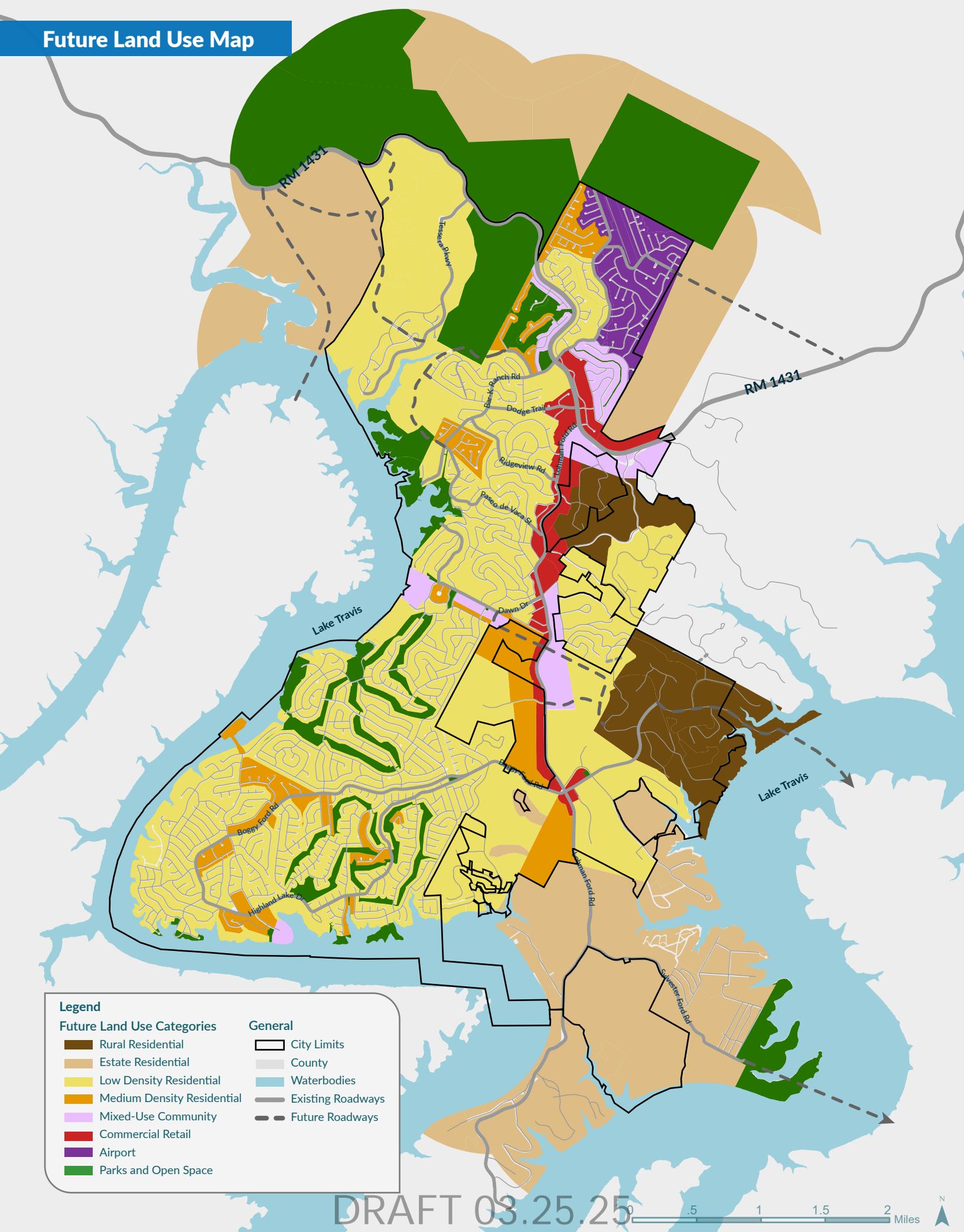
This land use plan will become the primary guide for future development but there are other planning efforts that are foundational to its functionality.

LAND USE BREAKDOWN

Land Use Category	Acres	%
Rural Residential	1,070	6%
Estate Residential	5,437	32%
Low Density Residential	5,753	34%
Medium Density Residential	667	4%
Mixed-Use Community	444	3%
Commercial Retail	325	2%
Airport	350	2%
Parks and Open Space	2,814	17%
	13,860	100%

These plans have a two-way relationship to the land use framework. First, by aligning land uses to existing infrastructure, certified service areas, and potential expansion areas; and second, using these density and land use projections as inputs to refine future utility system models. Growth projections identified on page 10 will guide future system needs such as line sizes, timing of improvements, treatment plants and related components, conservation opportunities, and other contingencies.

Future Land Use Map



USAGE AND INTERPRETATION

The Future Land Use Plan is a guide that is subject to modification over time based upon new or changing information and circumstances. The map component of the plan will be used regularly to evaluate zoning requests, so the interpretation of the map is important. By state law, a future land use plan does not have the same force of law as a zoning map. Therefore, when considering plan amendments or zoning requests, interpretation is critical.

The land use colors depicted on the map are arranged to generally represent the balance of land uses desired by the community. The land use depictions are not tied directly to specific land parcels but are representative of general areas consistent with plan goals. While these land use areas often follow parcel lines or streets, practical application of land use decisions contain more nuanced context regarding site specificity, compatibility, timing, and other factors.

Since the land use designations are not tied directly to specific land parcels, it is important to look at the existing conditions of the area. If a major street or natural feature bisects the future land use area, it may be beneficial to analyze the area based on these natural or man-made boundaries. Staff and decision-makers should review all development proposals for plan consistency. All land uses and character context in the proposed zoning districts should be analyzed against the intent and purpose of the land categories on the upcoming pages.

DEVELOPMENT INTENSITY TARGETS

For most land use categories, a mix of uses is desired to provide balance and supportive synergy. Each category has intensity targets that include projected density ranges and suggested percentages of residential and commercial. These percentages are included as an informative tool to describe the character and intent of the place type. They should not be viewed as a strict regulation. The land use percentages and density ranges should be used to determine appropriateness of a zoning proposal and evaluate the mix of uses.

The percentage breakdown should be applied across larger geographic areas rather than by parcel, common ownership, or proposed zoning area. While an individual development proposal could include a single land use and the overall category mix would still be maintained, it is best practice to encourage some amount of the targeted mix. Another exception might be when a parcel is too small to accommodate a mix of uses and a single use may be appropriate.

Timing is also an important element in land use consideration. For example, the first parcels to develop in a large area of a mixed-use category might be considered foundational from a market demand context and, thus, might be acceptable for more residential than the goal. While that may be practical in context, the City should also hesitate to reduce integral commercial amounts without careful consideration.

Each proposal should be analyzed to understand the land use impacts in the area. Ultimately, discretion and context will be used to determine how these metrics are considered to best implement the land use intent. Entitlement mechanisms that allow for land use certainty and timing should be encouraged.

AMENDMENTS TO THE LAND USE MAP

Development requests that do not align with the Future Land Use Map should go through a comprehensive plan amendment process prior or during the rezoning process. Based on the land use direction in this Plan, City staff shall make the determination whether a development proposal is consistent with the comprehensive plan. The plan amendment process will determine if the appointed and elected officials are in support of a change. Any map amendment request should be examined to determine the impact to the development pattern of the surrounding area and reviewed for utility and environmental impacts.

LAND USE CATEGORY DESCRIPTIONS

The following pages include defining attributes and decision-making guidance for each of the land use categories. The information presented forecasts the intent of each of these future places and is intended as a helpful guide when considering future development proposals.

The descriptions and representative imagery can help decision-making regarding land development appropriateness, character, and compatibility. The goal is to ensure that a proposed development pattern will complement or align with existing land uses, proximate land uses, and general character of an area (i.e., building design, site layout, scale, etc.). The identified uses were prepared with the intent of providing balance between various uses and specific information to aid in their application as the City responds to development requests.

Each land use category description contains the following components:

LAND USE COMPONENTS

Attributes Definitions

	Intent and Character	A general description of the desired intent and character of development.
	Development Intensity Targets	Recommended density ranges and desired land use mix.
	Appropriate Land Use Types	Guidance for the primary, and in many cases, secondary uses that may be appropriate in certain areas.
	Guidance and Interpretation	Recommendations for decision-making in regard to zoning proposals, location and site considerations, and interpretation.
	Representative Imagery	Photo or graphic examples compatible with each land use category. These are intended to help provide a visual guide to the types of uses, structures, and scale that would be appropriate.



RURAL RESIDENTIAL

INTENT AND CHARACTER

This land use category consists of rural single-family residential and limited agricultural land uses including ranchettes, master planned subdivisions, large-lot single family subdivisions, and conservation subdivisions. This land use is intended to preserve agricultural uses (vineyards, equestrian facilities, etc.) open space and natural features while minimizing the impacts on city-provided infrastructure.

Ideal lot sizes for this category are greater than five acres but some exceptions could be made for cluster development which preserves open space features. In addition, water or wastewater infrastructure should not be expanded to these areas without significant consideration. Though if a desirable conservation cluster development required wastewater connection to accommodate the project, an arrangement could be considered.

To preserve the Hill Country character, design standards should be tailored according to the development style. This means low impervious cover limits and streets with rural cross-sections. For conservation development, clustered-style lots would offset with considerable natural open spaces.

LOCATION DECISION-MAKING CRITERIA

This land use category is best suited for:

- *Lakefront property;*
- *Undeveloped land on outskirts of Lago Vista or in the ETJ;*
- *Land with limited or no water or wastewater infrastructure access; and/or*
- *Land with steep topography, other physical constraints, or environmentally sensitive features.*

APPROPRIATE LAND USE TYPES

COMMERCIAL

Limited agricultural uses; home-based businesses; tourism-based destination; and overnight uses such as bed and breakfast in appropriate contexts.

RESIDENTIAL

Large lot single-family detached; conservation cluster developments; ranchettes.

INDUSTRIAL

Not appropriate.

INSTITUTIONAL

Places of public assembly; utility and service use (e.g., electrical substations, fire stations, etc.).

GREEN SPACES

Parks and recreation facilities; natural areas; open spaces; trail corridors; water quality features.

GUIDANCE AND INTERPRETATION

The following recommendations should be considered for decision-making for zoning requests, development approvals, and regulatory adjustments:

- *Environmentally-friendly solutions should be prioritized, including low impact development (LID), regional retention ponds, bio-filtration, reduced hardcover surfaces, native tree preservation, water conservation, etc.*
- *Support conservation subdivisions to retain land for preserved open space.*
- *Minimize clearing and grading for new development to preserve the natural context as much as possible.*
- *All proposed commercial, civic, and additional non-residential uses should be designed in a rural design character.*
- *Since land in this category is currently located in the ETJ, the subdivision standards in the development code should be evaluated to ensure desired development character if it is never annexed.*
- *In implementation, development code modifications could be needed to achieve the envisioned development character.*
- *Consider private streets, standards, and maintenance.*

DEVELOPMENT CODE CONSIDERATIONS

Compatible Zoning Districts	R1-R, P (all), G1, C1, C2, U1
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DEVELOPMENT INTENSITY TARGET

Density (dwellings per acre)	<0.2 / acre
Commercial	0 - 5%
Residential	95 - 100%

REPRESENTATIVE IMAGERY



Large lot residential homes

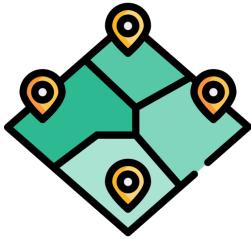


Ranchette

Illustration courtesy of Hill Country Alliance



Conservation cluster development



ESTATE RESIDENTIAL

INTENT AND CHARACTER

This land use category consists of estate housing which is intended to maintain a low-density character but support more residential development than the Rural Residential category. Provides a transition between rural and suburban development, often featuring large custom homes, private estates, and sometimes gated communities.

Ideal lot sizes for this category are between one and five acres. In limited cases, exceptions could be made for cluster development which preserves open space features.

To preserve the estate housing character, this category will typically have stricter residential development standards, including setbacks, architectural guidelines, and possible homeowners association (HOA) oversight.

LOCATION DECISION-MAKING CRITERIA

This land use category is best suited for:

- *Lakefront property;*
- *Undeveloped land on outskirts of Lago Vista or in the ETJ;*
- *Land with limited or no water or wastewater infrastructure access; and/or*
- *Land with steep topography, other physical constraints, or environmentally sensitive features.*

APPROPRIATE LAND USE TYPES

COMMERCIAL

Not appropriate.

RESIDENTIAL

Large lot single-family detached; estate subdivisions; conservation cluster developments in limited cases.

INDUSTRIAL

Not appropriate.

INSTITUTIONAL

Places of public assembly; utility and service use (e.g., electrical substations, fire stations, etc.).

GREEN SPACES

Parks and recreation facilities; natural areas; open spaces; trail corridors; water quality features.

GUIDANCE AND INTERPRETATION

The following recommendations should be considered for decision-making for zoning requests, development approvals, and regulatory adjustments:

- *Environmentally-friendly solutions should be prioritized, including low impact development (LID), regional retention ponds, bio-filtration, reduced hardcover surfaces, native tree preservation, water conservation, etc.*
- *Support conservation subdivisions to retain land for preserved open space.*
- *Minimize clearing and grading for new development to preserve the natural context as much as possible.*
- *Since land in this category is currently located in the ETJ, the subdivision standards in the development code should be evaluated to ensure desired development character if it is never annexed.*
- *In implementation, development code modifications could be needed to achieve the envisioned development character.*
- *Consider private streets, standards, and maintenance.*

DEVELOPMENT CODE CONSIDERATIONS

Appropriate Existing Zoning Districts	R1-L, P (all), G1, U1
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DEVELOPMENT INTENSITY TARGET

Density (dwellings per acre)	0.2 - 1 / acre
Commercial	0%
Residential	100%

REPRESENTATIVE IMAGERY



Estate home



Traditional large lot estate layout



Lakefront Estate homes



LOW DENSITY RESIDENTIAL

INTENT AND CHARACTER

The Low Density Residential category is intended to be primarily single-family neighborhoods with some variety of lot sizes and associated amenities such as parks, trails, and schools. Conventional detached residential products are preferred while other types of residences such as attached residential products can be considered on a case-by-case basis.

Neighborhoods proposed as planned development districts could be encouraged to include a variety of housing types throughout the neighborhood and should prioritize sidewalks and community amenities. Architectural styles, building height and massing should be not vary dramatically unless thoughtfully arranged.

New streets would typically be local and collector sections with sidewalks, consistent speeds, and accessible driveways. In some occasions where the neighborhood abuts a more significant street, a personal service business site may be appropriate if designed at a compatible scale.

LOCATION DECISION-MAKING CRITERIA

This land use category is best suited for:

- *Existing neighborhoods;*
- *Land with water and wastewater infrastructure access.*

APPROPRIATE LAND USE TYPES

COMMERCIAL

In limited circumstances, neighborhood-serving retail, personal service, and small office uses should be encouraged with specific design standards and compatibility criteria. These uses should typically be found along higher-classification streets and sited at or near intersections.

RESIDENTIAL

Single-family detached residential and some single-family attached residential.

INDUSTRIAL

Not appropriate.

INSTITUTIONAL

Education (e.g., elementary schools) integrated into neighborhoods as much as possible; middle schools and high schools; public assembly; and utility and service uses (e.g., electrical substations, fire stations, etc.).

GREEN SPACES

Parks and recreation facilities; natural areas; open spaces; trail corridors; water quality features.

GUIDANCE AND INTERPRETATION

The following recommendations should be considered for decision-making for zoning requests, development approvals, and regulatory adjustments:

- Zoning proposals for districts allowing single-family attached uses and duplexes are consistent with the land use category when a transition between single-family detached residential uses and other more intensive uses are appropriate. Attached single-family should be secondary to detached product types.*
- Smaller lots and denser development could serve as a transition from the local commercial areas. Infill that increases density should match the character of the surrounding structures.*
- Reserve land for parks, trails, and other civic and recreational uses. Parks and common spaces should be centralized, focal points of the community to provide easily walkable access.*
- Existing street stubs should be connected regardless of density and new street connections should be made to encourage a well-integrated network. Internal streets should be highly connected with shortened blocks to prioritize pedestrian mobility.*
- Small-scale commercial uses can be appropriate along larger streets and should be compatible with the surrounding residential development.*
- Institutional uses should take access from a collector or greater street classification.*

DEVELOPMENT CODE CONSIDERATIONS

Appropriate Existing Zoning Districts

R1-S, R1-M, R2, C1-A, C1-C, P (all), U-1

DEVELOPMENT INTENSITY TARGET

Density (dwellings per acre)	1 - 6 / acre
Commercial	0 - 10%
Residential	90 - 100%

ESTABLISHED VERSUS NEW NEIGHBORHOODS

Distinguishable differences between Lago Vista's established residential neighborhoods and new proposals are primarily found in the density, lot size, and variety of housing types. Established neighborhoods will have slightly lower density and propensity for single use and residence types. Newer neighborhoods will have more diversity of housing options within the same subdivision and higher overall density. Where new is proposed adjacent to established neighborhoods, care should be taken in regards to compatibility, transition, and mobility impacts.

REPRESENTATIVE IMAGERY



Duplex



Single-family home



MEDIUM DENSITY RESIDENTIAL

INTENT AND CHARACTER

The Medium Density Residential category is envisioned to provide locations for differing levels of residential density. This category best accommodates residences built to meet the “missing middle” segment of the marketplace. This may include townhomes, duplexes, patio homes, small-scale apartments in the appropriate context, or a mix of several of these in a planned setting. It is essential that open green space and social gathering spaces are woven throughout these neighborhoods.

In some instances, these areas may be designed in a more urban character in a walkable pedestrian environment. In these cases, buildings are intended to be street-oriented, with on-street parking or rear periphery parking, pedestrian and bicycle facilities, short blocks with good street connectivity, and nearby goods and services.

The land use is found in both greenfield and infill situations, with seamless transition to nearby conventional residential neighborhoods. Apartment complexes are only intended for this land use category if they are directly located along RM 1431.

LOCATION DECISION-MAKING CRITERIA

This land use category is best suited for:

- *Land adjacent to or with direct access to RM 1431 or Lohman Ford Road;*
- *Land with water and wastewater infrastructure access; and/or;*
- *Especially applicable adjacent to schools or commercial/retail centers.*

APPROPRIATE LAND USE TYPES

COMMERCIAL

At significant intersections, or in planned development districts, commercial retail, office, restaurant, and personal service uses may be considered if supporting the residential intent of the category.

RESIDENTIAL

Small lot single-family detached; single-family attached uses; cottages/garden homes; townhouses; small-scale apartment complexes or condominiums; retired living communities; assisted living communities; patio homes or zero-lot line units; or other typologies.

INDUSTRIAL

Not appropriate.

INSTITUTIONAL

Education (e.g., elementary schools) integrated into neighborhoods as much as possible; middle schools and high schools; public assembly; and utility and service uses (e.g., electrical substations, fire stations, etc.).

GREEN SPACES

Parks and recreation facilities; natural areas; open spaces; trail corridors; water quality features.

GUIDANCE AND INTERPRETATION

The following recommendations should be considered for decision-making for zoning requests, development approvals, and regulatory adjustments:

- *New development should be built with a semi-urban character, including larger sidewalks and street trees.*
- *This land use can be a good transitional use from lower density residential to higher density or non-residential uses.*
- *Rear alley access via improved alleys and side or rear parking is desired instead of a front-loaded product for attached dwellings or units on narrow lots.*
- *Connectivity to adjacent developments through trails and sidewalks is critical to maintaining access for transportation and recreation.*
- *Social gathering spaces should be prioritized, either public parks, passive open space or active private spaces within a development.*

DEVELOPMENT CODE CONSIDERATIONS

Appropriate Existing Zoning Districts	R1-S, R2, R1-T, R4, C1-A, C1-C, P (all), U-1
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DEVELOPMENT INTENSITY TARGET

Density (dwellings per acre)	6 - 10 / acre
Commercial	0 - 20%
Residential	80 - 100%

REPRESENTATIVE IMAGERY



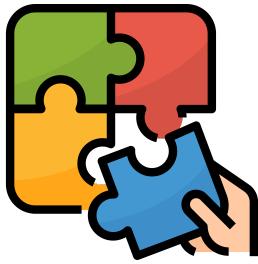
Small lot single-family



Traditional attached townhomes



Modern attached townhomes



MIXED-USE COMMUNITY

INTENT AND CHARACTER

This land use includes a mix of commercial and residential uses on the same parcel either through horizontal or vertical mixed-use development. It is intended to be flexible in function and design. Emphasis is placed on pedestrian walkability throughout all developments. A mixed-use community should be as the name suggests — with a strong and sustained “sense of place.” These highly activated areas include integrated residential, retail, and small-scale employment use.

Land uses are less distinguishable and less regulated in this more urban environment, where the focus is more on form than function. These areas are intended to be designed in a more urban character to create a walkable pedestrian environment. Buildings are intended to be street-oriented, with on-street parking or rear periphery parking, pedestrian and bicycle facilities, short blocks with good street connectivity, and nearby goods and services. High interconnectivity between uses and parcels is required internal to the site, both vehicular and pedestrian. Buildings should be sited in close proximity to each other and well-connected via pedestrian pathways and sidewalks.

These areas could be proposed for development as a single development proposal as a planned development, but alternatives can be considered depending on the size and mix of uses proposed.

LOCATION DECISION-MAKING CRITERIA

This land use category is best suited for:

- *Land that is desired to have an urban, walkable character; and/or*
- *Land adjacent to or with direct access to Dawn Drive, RM 1431 or Lohman Ford Road.*

APPROPRIATE LAND USE TYPES

COMMERCIAL

Contextual to location but intended to include neighborhood and regional-serving retail, personal service, hotel, resort, marina, entertainment uses, restaurant, and office use.

RESIDENTIAL

Missing middle housing types such as townhouses, single-family attached, cottages, or urban lofts and apartments in walkable environments near commercial and open space. Senior or assisted living centers with on site medical or restaurant. Stand-alone apartments are not desirable.

INDUSTRIAL

Not appropriate.

INSTITUTIONAL

Education (e.g., elementary and secondary schools); institutional uses (e.g., places of public assembly); utility and service uses (e.g., electrical substations, fire stations, etc.). High schools may be permitted if they are located and take access from a collector or greater street classification.

GREEN SPACES

Parks and recreation facilities; natural areas; open spaces; trail corridors; water quality features.

GUIDANCE AND INTERPRETATION

The following recommendations should be considered for decision-making for zoning requests, development approvals, and regulatory adjustments:

- *High interconnectivity between uses and parcels is required internal to the site, both vehicular and pedestrian; external to a development project in this category it is preferred that there be good connectivity but not to the degree within the development.*
- *New development should support existing local businesses, and encourage a vibrant commercial environment anchored by small scale and local businesses that draw visitors and residents to the Dawn Drive area.*
- *In larger parcels, building height and mass should be designed to maximize compatibility with abutting uses, where the greatest intensity is located near the center or adjacent to a major thoroughfare.*
- *Buildings should be sited in close proximity to each other and well-connected via pedestrian pathways and sidewalks.*
- *On-site parking should be first accommodated through reduced minimum parking requirements, followed by on-street parking, shared parking, and structured parking sited away from primary pedestrian pathways. Individual surface lots for each parcel should not be required.*
- *Development quality (architecture and landscaping) should be of higher standard.*
- *In implementation, development code modifications would be needed to achieve the envisioned development character.*

DEVELOPMENT CODE CONSIDERATIONS

Appropriate Existing Zoning Districts

Not applicable

DEVELOPMENT INTENSITY TARGET

Density (dwellings per acre)	10 - 16/acre
Commercial	40 - 60%
Residential	40 - 80%

REPRESENTATIVE IMAGERY



Retail center in a mixed-use development



Georgetown, Texas Main Street



Buda, Texas - Buda Mill and Grain Co.



COMMERCIAL RETAIL

INTENT AND CHARACTER

The Commercial Retail category is primarily for businesses serving both the local and regional area. This category is intended to provide opportunity for diverse retail, commercial, and employment destinations along major corridors and at value-intense intersections.

Site design and aesthetics are particularly important along Lohman Ford Road, as this corridor will function as the face for Lago Vista. Special consideration should be given to the site design of businesses facing Lohman Ford Road. Driveway consolidation, street trees, wide sidewalks, and other important features should be required to ensure that Lohman Ford Road remains an aesthetically pleasing road.

The high speeds of the RM 1431 corridor and TxDOT-controlled design are most suited to auto-oriented destinations. Residential is undesirable directly adjacent to RM 1431 due to high speeds but could be possible in walkable mixed-use clusters are desirable around key intersections. Managing access and traffic in this high-volume area is critical.

LOCATION DECISION-MAKING CRITERIA

This land use category is best suited for:

- *Land adjacent to or with direct access to RM 1431 or Lohman Ford Road.*

APPROPRIATE LAND USE TYPES

COMMERCIAL

Commercial retail, professional offices, personal services, restaurants, grocery stores, entertainment, hotels, and similar semi-regional uses. More intense big box uses may be considered in a well-planned commercial center at or near major intersections.

RESIDENTIAL

Not appropriate.

INDUSTRIAL

Not appropriate.

INSTITUTIONAL

Public recreational uses (e.g., urban plazas and greens) are appropriate within a commercial center; and utility and service uses (e.g., electrical substations, fire stations, etc.).

GREEN SPACES

Parks and recreation facilities may be appropriate in the right context and safety; natural areas; open spaces; trail corridors; water quality features.

GUIDANCE AND INTERPRETATION

The following recommendations should be considered for decision-making for zoning requests, development approvals, and regulatory adjustments:

- *The size/depth of the corridor on the map is flexible if the proposed development embodies the intent and character. Variations should favor more substantial/deeper amount of commercial rather than smaller/shallower parcels and pad sites.*
- *Development quality along Lohman Ford Road should be of a high standard of site and architectural design. This pertains to street yard, tree canopy and landscaping, building massing and facade presentation, relationship to external and internal streets, and relationship to other buildings and outdoor spaces.*
- *Building height and mass should be designed to maximize compatibility with adjacent uses, where the highest intensity is placed.*
- *Internal vehicular and pedestrian interconnectivity among uses and parcels is required along with connection to adjacent development. Outparcels should have interconnectivity.*
- *Entrance drives should be attractive and substantial, with medians, trees, sight visibility, turn lanes and depth for stacking and internal movement.*
- *Encourage regional detention to serve multiple parcels for better efficiency and more intensity of use and a better aesthetic appearance.*

DEVELOPMENT CODE CONSIDERATIONS

Appropriate Existing Zoning Districts	C1-A, C1-C, C2, C-3, CR
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DEVELOPMENT INTENSITY TARGET

Density (dwellings per acre)	N/A
Commercial	100%
Residential	0%

REPRESENTATIVE IMAGERY



Commercial Shopping Center



Commercial Shopping Center



Lago Vista Brewing



AIRPORT

INTENT AND CHARACTER

The intent of this land use category is to ensure that development near the Rusty Allen Airport is compatible and complementary to the airport. Small airports have the potential to stimulate local economies by attracting businesses, creating jobs, and increasing commerce in the area. In addition, they can facilitate tourism by providing easy access to regional attractions, leading to increased spending in local businesses such as hotels, restaurants, and shops. This is the vision for the future of the Rusty Allen Airport, to serve as a destination for aviation enthusiasts and a unique quality to define Lago Vista's identity.

Generally, residential uses and institutional uses such as schools or religious institutions are not compatible with airports due to loud noises. In addition to aircraft noise, there are other issues, such as safety and other environmental impacts to land uses around airports which need to be considered when addressing the overall issue of land use compatibility.

LOCATION DECISION-MAKING CRITERIA

This land use category is best suited for:

- *Land adjacent to the Rusty Allen Airport; and/or*
- *Land in the flight path for Rusty Allen Airport.*

APPROPRIATE LAND USE TYPES

COMMERCIAL

Aircraft hangar, servicing, repair, operations, restaurants; delivery or car rental services; manufacturing of goods (not to include industrial manufacturing or heavy uses); hotels or hospitality for travelers; craft manufacturing; artist studios; or other uses associated with airports such as technology or innovation hubs.

RESIDENTIAL

Not appropriate except for single family hangar homes.

INDUSTRIAL

Not appropriate.

INSTITUTIONAL

Utility and service uses (e.g., electrical substations, fire stations, etc.). Religious institutions and schools are not appropriate.

GREEN SPACES

Public recreational uses (e.g., parks and playgrounds) are appropriate, also trails and trail connectivity are appropriate with protections. Protection of natural spaces is critical and private outdoor spaces are important for employees.

GUIDANCE AND INTERPRETATION

The following recommendations should be considered for decision-making for zoning requests, development approvals, and regulatory adjustments:

- *Establish restrictions to decrease the amount of sound, dust, vibration, odor, and glare, etc., between adjacent future land use categories.*

DEVELOPMENT CODE CONSIDERATIONS

Appropriate Existing Zoning Districts	C-A, RR-A, C2
---------------------------------------	---------------

DEVELOPMENT INTENSITY TARGET

Density (dwellings per acre)	N/A
Commercial	90-100%
Residential	0 - 10%

REPRESENTATIVE IMAGERY



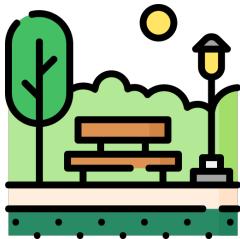
Hangar Hotel in Fredericksburg



Aerial photo of Rusty Allen Airport (Photo taken: October 2023)



Residential hangar home



PARKS AND OPEN SPACE

INTENT AND CHARACTER

The Parks and Open Spaces category contains active and passive parkland, trails, and open space. This category includes publicly accessible city-owned parks, which are labeled, and semi-private parks such as Property Owner Association-owned parks, the Balcones Canyonlands National Wildlife Refuge, county-owned parks, and others.

Parks and open spaces may serve multiple purposes, including connecting the community through trails and managing stormwater impacts. These natural and improved spaces are critical amidst development, for the outdoor enjoyment of residents and workers while connecting public (and private) parks and amenities. Land adjacent to the areas designated as Parks and Open Spaces on the map may be added to the land use area in the future as parkland.

Parks and open spaces with a trail network will be a regional destination for people looking for trails, cycling, and active transportation routes to employment centers. From a community perspective, parks are also opportunities for placemaking, including art, historical elements, civic spaces, and wildlife viewing.

APPROPRIATE LAND USE TYPES

COMMERCIAL

Recreational services such as kayak and bike rental facilities or concessions may be appropriate in some cases.

RESIDENTIAL

Not appropriate.

INDUSTRIAL

Not appropriate.

INSTITUTIONAL

Parks and open space are typically public, although parkland can include land privately owned and maintained but has a public access easement. Or the public parkland may be a narrow piece of land adjacent to private open space/amenity area that adds to the feel of a larger green space.

OTHER

Parks and open space might include stormwater facilities from adjacent development. These facilities need to be designed thoughtfully to create an enhanced amenity within the greenway and not disrupt the stormwater purposes of managing flooding. Stormwater facilities along these corridors should be designed with a natural appearance and not prevent public access.

GUIDANCE AND INTERPRETATION

The following recommendations should be considered for decision-making for site design, development approvals, and regulatory adjustments:

- *Parks, open space, and trails shall be defined during the development approval process and dedicated during the first phase of the project.*
- *Trails should be considered partial credit for parkland requirements when submitted to meet minimum requirements for open space (e.g., as part of parkland dedication requirements or semi-public common areas as part of new development).*
- *Current regulations should be evaluated to require and / or incentivize the protection of sensitive natural resources (e.g., creek corridors, floodplains, steep slopes) as common open space areas.*
- *Stormwater should be well-integrated, with regional solutions desired.*
- *Trail linkages are desired regardless of floodplain reclamation or changes in floodplain boundaries.*
- *Trees should be abundant to retain soil durability and shade for patrons. Tree preservation of native hardwood species and native understory should be prioritized, when possible, and new shade trees shall be planted.*
- *Community and regional trailheads should be located at large public parks, defined parking lots along collector or arterial streets, and should not be located along neighborhood local streets except by special arrangement.*
- *Utility easements should be considered and utilized, where possible, as corridors for pedestrian/bicycle paths.*

REPRESENTATIVE IMAGERY



Sunset Park trailhead



Viewing point behind the Lago Vista City Pool



The Pickleball and Tennis Complex located at the Lago Vista Golf Course

MOBILITY

A city's transportation system has a strong influence on the quality of life and economic potential of a community. A well-designed and coordinated transportation system provides multiple modes of mobility to ensure residents and visitors can move in and through a city safely and with ease.

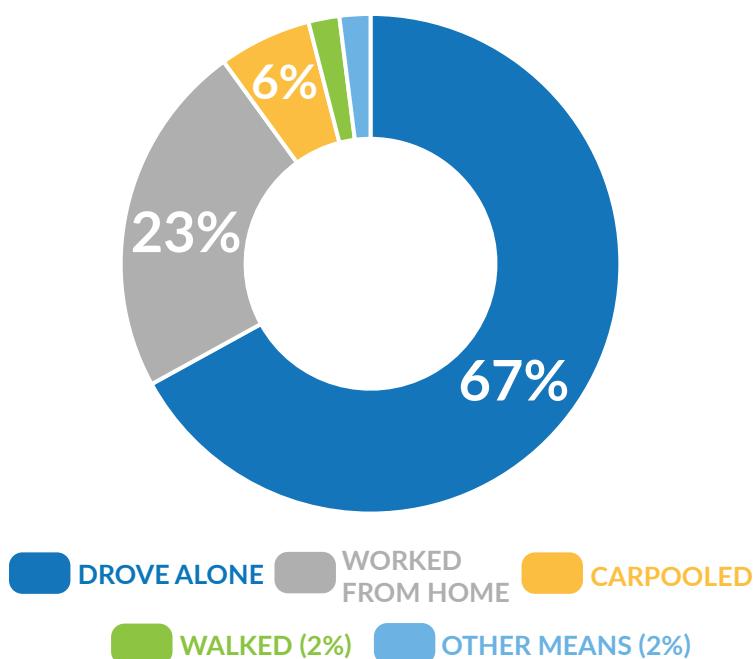
Lago Vista is located approximately an hour away from Austin and 30 minutes away from Cedar Park. The city is connected to the greater region via RM (Ranch-to-Market) 1431. This road, which is controlled by the Texas Department of Transportation (TxDOT), serves as the only access to Lago Vista from surrounding communities. Within the city, Lohman Ford Road serves as the primary thoroughfare for north-south connections and functions as the main thoroughfare for Lago Vista.

Due to a combination of multiple factors, building cross-city street connections has been difficult in Lago Vista. As a small city with a focus on residential development, Lago Vista has fewer through-streets compared to urban areas. This can create congestion on primary routes during peak times. In addition, the hilly terrain around Lake Travis poses challenges for road design and maintenance, leading to winding roads with steep grades in some areas.

According to the US Census, the average commute time for people living within Lago Vista in 2023 was 33.6 minutes, which is 3.1 minutes shorter than the average commute time in 2020. Additionally, most residents (67.1%) drove alone, as illustrated in [Means of Transportation to Work](#).

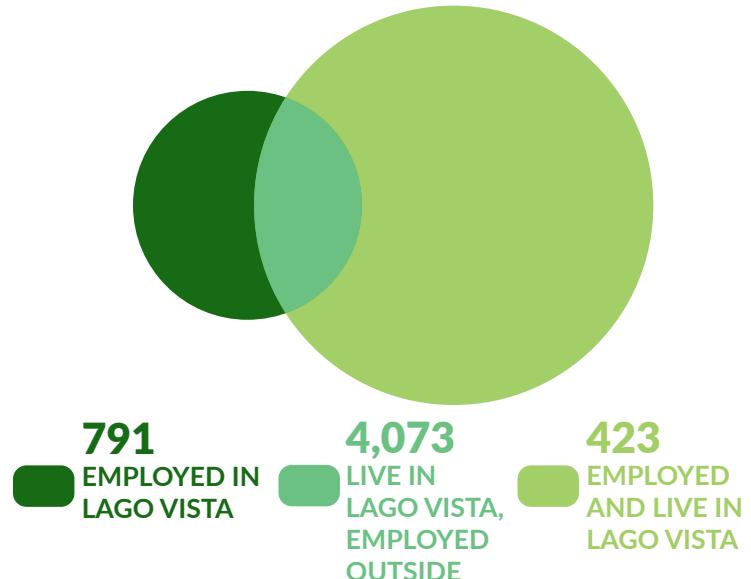
In 2022, 9.4% of Lago Vista residents (423) were employed within the city limits of Lago Vista, whereas the remaining 90.6% (4,073) were employed elsewhere. Inversely, 65% of Lago Vista's employees (791) reside outside the city limits. While theoretically, only 4,864 vehicles entered and left Lago Vista on a given workday in 2022, TxDOT Annual Average Daily Traffic data indicates that an additional 3,000 vehicles passed through Lago Vista to arrive at other employment destinations.

Means of Transportation to Work

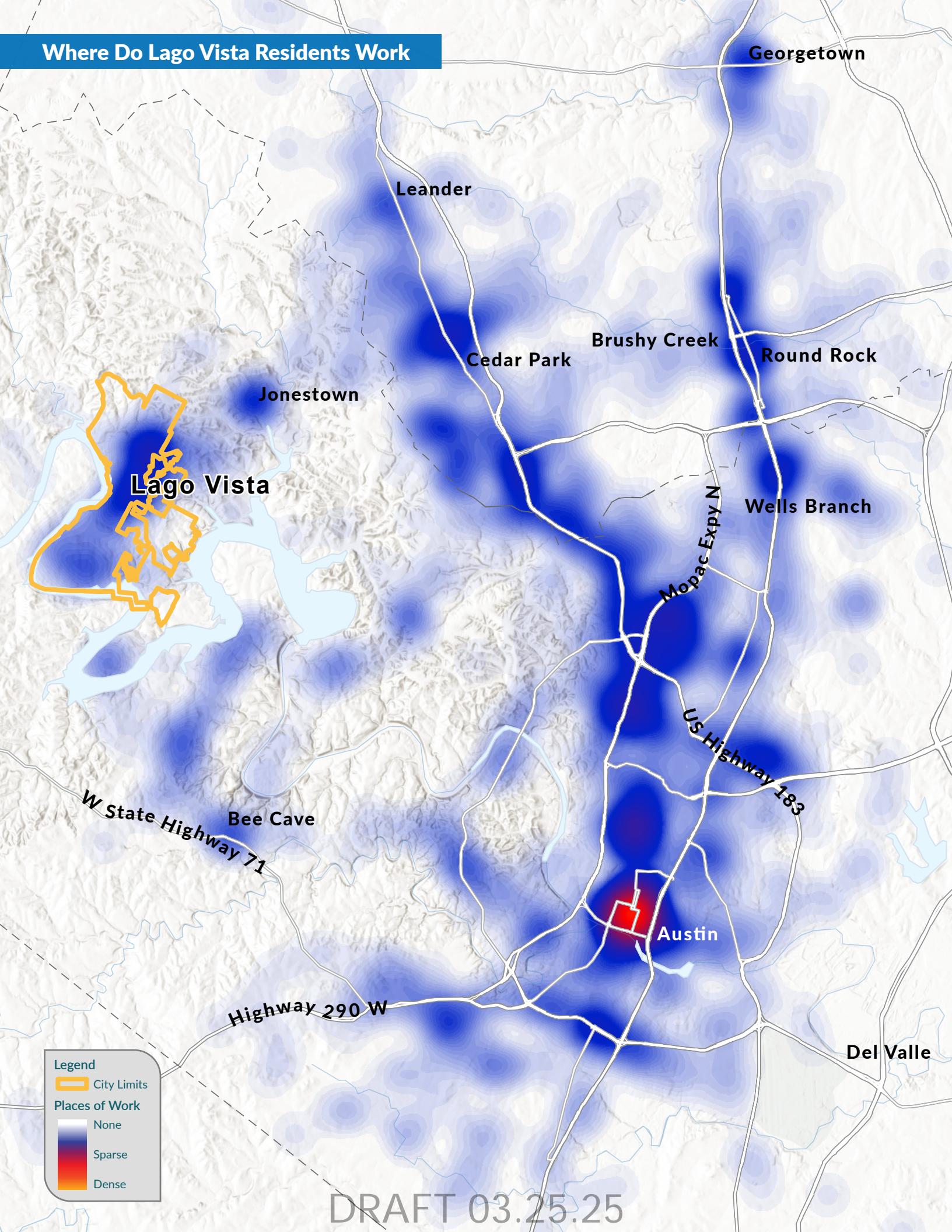


The map on the next page, [Places to Work](#), illustrates where in the Capital Area metropolitan region the residents of Lago Vista chose to work in 2022. There is a concentration of employment in the downtown Austin area, in the larger suburban communities along Mopac Expressway and Loop 183, and in smaller suburban communities such as neighboring Jonestown and Bee Cave.

Inflow/Outflow Job Counts in 2022 - All Workers



Where Do Lago Vista Residents Work



TRAFFIC COUNTS AND PROJECTIONS

The community has noticed an increase in traffic around Lago Vista in recent years, particularly on RM 1431 and Lohman Ford Road. Annual Average Daily Traffic (AADT) data from TxDOT supports this observation: from 2017 to 2023, Lohman Ford Road and RM 1431 have experienced an average annual traffic growth of 5.2% and 5.6%, respectively. Despite experiencing a reduction in daily traffic in 2020 due to the COVID-19 pandemic, both thoroughfares bounced back in 2021 with more traffic than in 2019, and the growth has continued. Until alternative routes and cross-city connectivity can be increased, traffic on these thoroughfares cannot be abated.

Additionally, Boggy Ford Road experienced an average annual growth of 3.4% from 2017 to 2023; however, because the area surrounding Boggy Ford Road is almost entirely developed, it is expected to experience minimal growth in the future. In contrast, Shoreline Ranch Drive and Austin Boulevard – which sit on the opposite (east) side of Lohman Ford Road from Boggy Ford Road – traverse through a scarcely developed area. While no AADT data from TxDOT is available along these collectors, development in this area would bring an increase of traffic to them. Furthermore, if Shoreline Ranch Drive continues to be accessible only via Lohman Ford Road, development in this area would also bring increased traffic along the thoroughfare as well.

The TxDOT AADT data is summarized in table to the right, [TxDOT AADT Counts](#), and the locations where this data was collected is illustrated in the map on the next page.

TxDOT AADT Counts

YEAR	BOGGY FORD ROAD	
	A	B
2017	6,102	2,647
2018	6,758	3,004
2019	7,449	3,315
2020	6,536	2,984
2021	6,667	3,829
2022	6,667	3,829
2023	7,041	3,428

YEAR	RM 1431	
	C	D
2017	14,620	6,165
2018	17,734	6,961
2019	18,506	6,864
2020	16,238	4,880
2021	18,913	6,933
2022	18,928	7,864
2023	18,650	8,945

YEAR	LOHMAN FORD ROAD	
	E	
2017		13,165
2018		12,511
2019		14,598
2020		14,505
2021		14,744
2022		14,744
2023		17,440

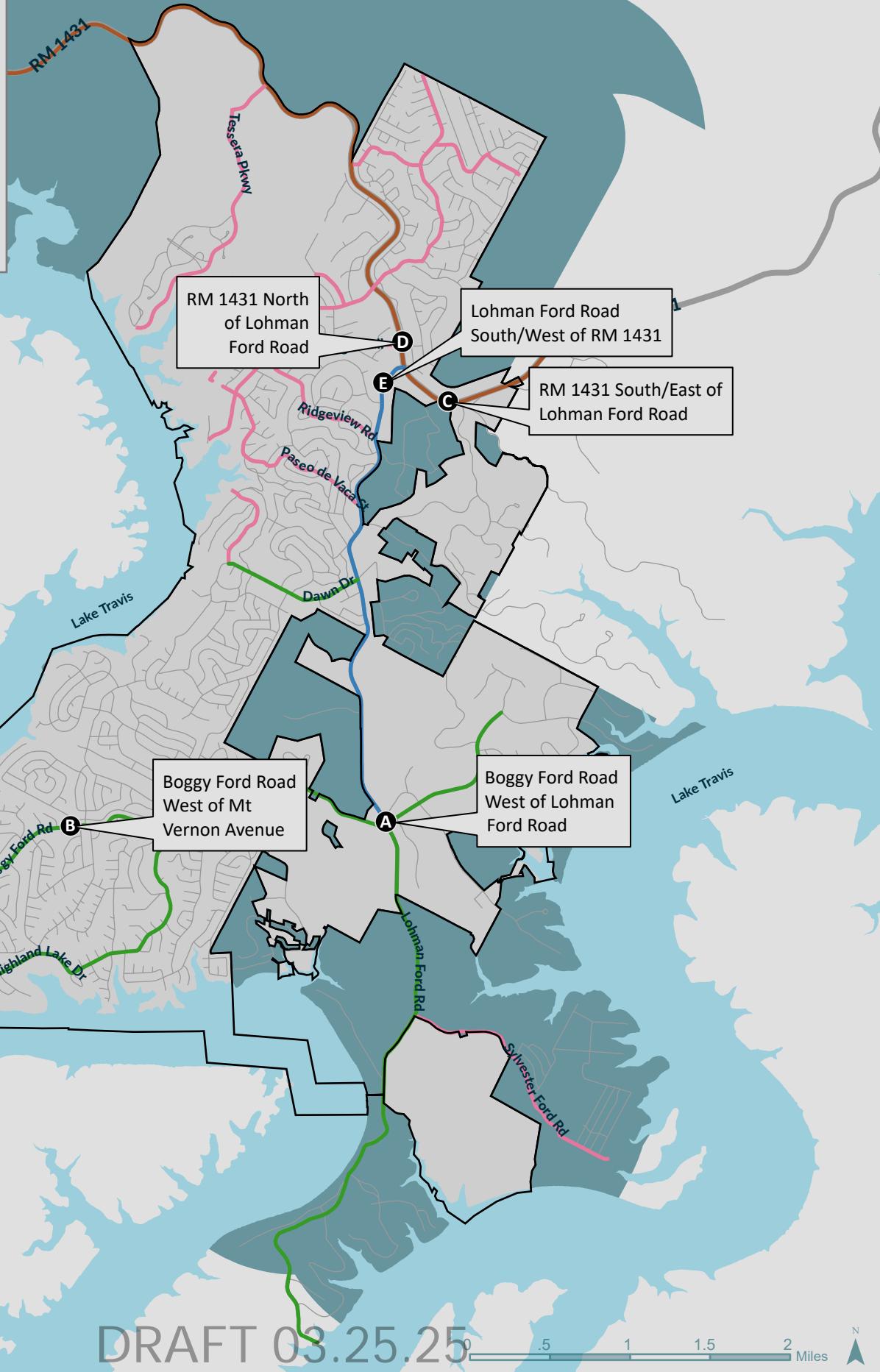
TxDOT AADT Counts

Legend

- TxDOT AADT Count Locations
- Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector

General

- City Limits
- ETJ
- Existing Roadways
- Waterbodies



CRASH DATA

Using data retrieved from the TxDOT Crash Records Information System (CRIS), vehicular crashes and crash hotspots were identified within the city limits of Lago Vista. Data used in this analysis includes all vehicular crashes that have occurred from January 1, 2020 to December 31, 2024.

According to the CRIS data, 431 crashes occurred within the city during this five-year period. As shown in the map on the next page, **Vehicle Crashes**, the intersection of Lohman Ford Road at RM 1431 displays the greatest density of crashes, with 45 total intersection-related crashes occurring within a 250-foot radius of the intersection.

Notable hotspots of intersection-related crashes are as follows:

- *Lohman Ford Road at Boggy Ford Road/Shoreline Ranch Drive* – 10 crashes
- *Lohman Ford Road at Dawn Drive* – 10 crashes
- *RM 1431 at Bar K Ranch Road* – 9 crashes
- *Lohman Ford Road at Dodge Trail* – 7 crashes
- *Lohman Ford Road at Ridgeview Road* – 6 crashes
- *RM 1431 at Destination Way* – 5 crashes

Additionally, it is important to note non-intersection related hotspots and locations of fatal crashes. Upon close inspection of the crash data, there appears to be a correlation between curves in the roadway and crashes that result in a fatality. Poor visibility rounding the curves, high speeds resulting in losing control, and driver inattention are the most common contributing factors to these crashes, and many involved an overturning of the vehicle and/or hitting a fixed object. Additionally, the majority of these crashes only involved one vehicle.

- *Boggy Ford Road east of Lincoln Cove/Drapers Cove* – 7 crashes, 1 fatality
- *Dodge Trail at Diamond Trail* – 7 crashes
- *RM 1431 north of Cactus Bend Cove* – 6 crashes, 1 fatality, 1 suspected serious injury
- *RM 1431 at Adrian Way* – 6 crashes, 1 fatality
- *RM 1431 south of Cactus Bend Cove* – 4 crashes, 2 fatalities

MOBILITY VS ACCESS

Mobility and access have an inverse relationship, where roadways that have greater mobility have less access and vice versa, as demonstrated by **Mobility Versus Access**. Roadways are classified according to which function they serve, greater mobility or greater access. Broadly speaking, roads of higher classifications – the highest being Interstate Highways – provide more mobility and less access, serving long-distance travel; whereas those of lower classifications – the lowest being Residential or Local Streets – provide more access and less mobility, and serve short-distance travel.

In order to promote safety and minimize congestion, roadways must be compatible in both their classification and design with the land uses that they serve. Thus, roadway design should have an intentional approach to support either existing or future desired development, with clear alignment between mobility and land use plans. To achieve desired development outcomes, critical transportation requirements such as the Thoroughfare Plan and street connectivity code standards should remain a priority for the City.

Mobility Versus Access



ARTERIALS

- *Greater focus on mobility*
- *Low degrees of access*

COLLECTORS

- *Balance between mobility and access*

LOCAL STREETS

- *Lesser focus on mobility*
- *High degree of access*

Vehicle Crashes

Legend

Crash Severity

✖ Fatality Crash

● Injury Crash

● All other Crashes

Crash Density

Sparse

Dense

General

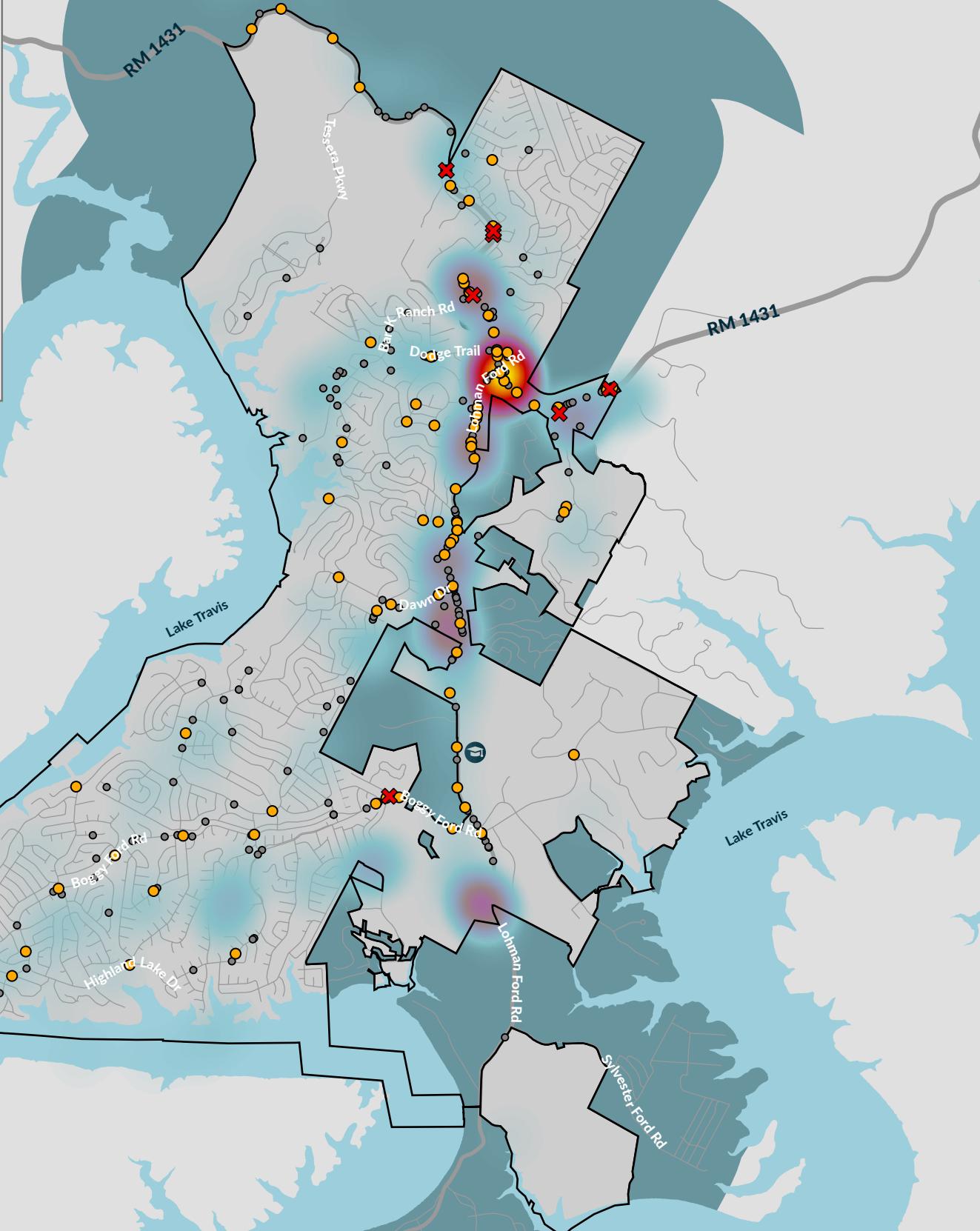
■ City Limits

■ ETJ

— Existing Roadways

■ County

■ Waterbodies



DRAFT 03.25.25

.5 1 1.5 2 Miles



FUTURE THOROUGHFARE MAP

A future thoroughfare plan is a long-range planning document that guides the development and expansion of a community's roadway network by identifying the location and type of roadways needed to meet projected future growth in a region. The core purpose of a thoroughfare plan is to help local agencies identify and secure necessary land (right-of-way) for future road construction when development occurs.

A future thoroughfare plan establishes the classifications of roadways within a jurisdiction according to their purpose - whether for high-capacity travel, neighborhood access, or regional connectivity - ensuring a well-organized and efficient transportation system that supports current and future growth. These plans help define roadway design elements that are appropriate for the intended purpose of each classification.

Example Roadway Design Elements below summarizes the design elements for each roadway classification in Lago Vista.

The current City of Lago Vista Thoroughfare Plan has been updated and is shown on the following page on the [Future Thoroughfare Map](#). This map identifies designated arterials, collectors, and local streets, as well as proposed connections and new thoroughfares in each of these designations. Identifying these routes assists City leadership, including the Planning and Zoning Commission and City Council, and community stakeholders and property owners, in prioritizing roadway improvements and extensions.

Example Roadway Design Elements

CLASSIFICATION		PRINCIPAL ARTERIAL	MINOR ARTERIAL	MAJOR COLLECTOR	MINOR COLLECTOR	LOCAL STREET
Function	Purpose (Mobility vs. Access)	Mobility, regional connectivity	Mobility, cross-city connectivity	Access between arterials and local streets	Access between arterials and local streets	Property access and neighborhood connectivity
	ROW (feet)	150-200	70-80	70-80	60-70	50
	Design Speed (mph)	45-60	40-50	30-40	30-40	20-35
	Number of Travel Lanes	4-6	3-5	2-4	2-3	2
	On-Street Parking	N	N	Y	Y	Y
Streetway	Truck Routes	Y	Y	N	N	N
	Medians	Y	Y	Y	N; continuous left-turn lane	N
	Bikeways	N	Y; protected	Y; dedicated	Y; dedicated	Y; unmarked
	Sidewalks (recommended minimum width)	Single sides - 10 feet; 6 feet Both sides - 8 feet	Single sides - 10 feet; 6 feet Both sides - 8 feet	Both sides - 6 feet	Single side - 8 feet Both sides - 5 feet	Single side - 4 feet
	Edge Zone Width (feet)	8-10	5-8	5	2-5	2
Streetside	Landscaping	Y; edge zones and medians	Y; edge zones and medians	Y; edge zones and medians	Y; edge zones	Natural or privately maintained
	Residential Driveways	N	N	N	Y	Y

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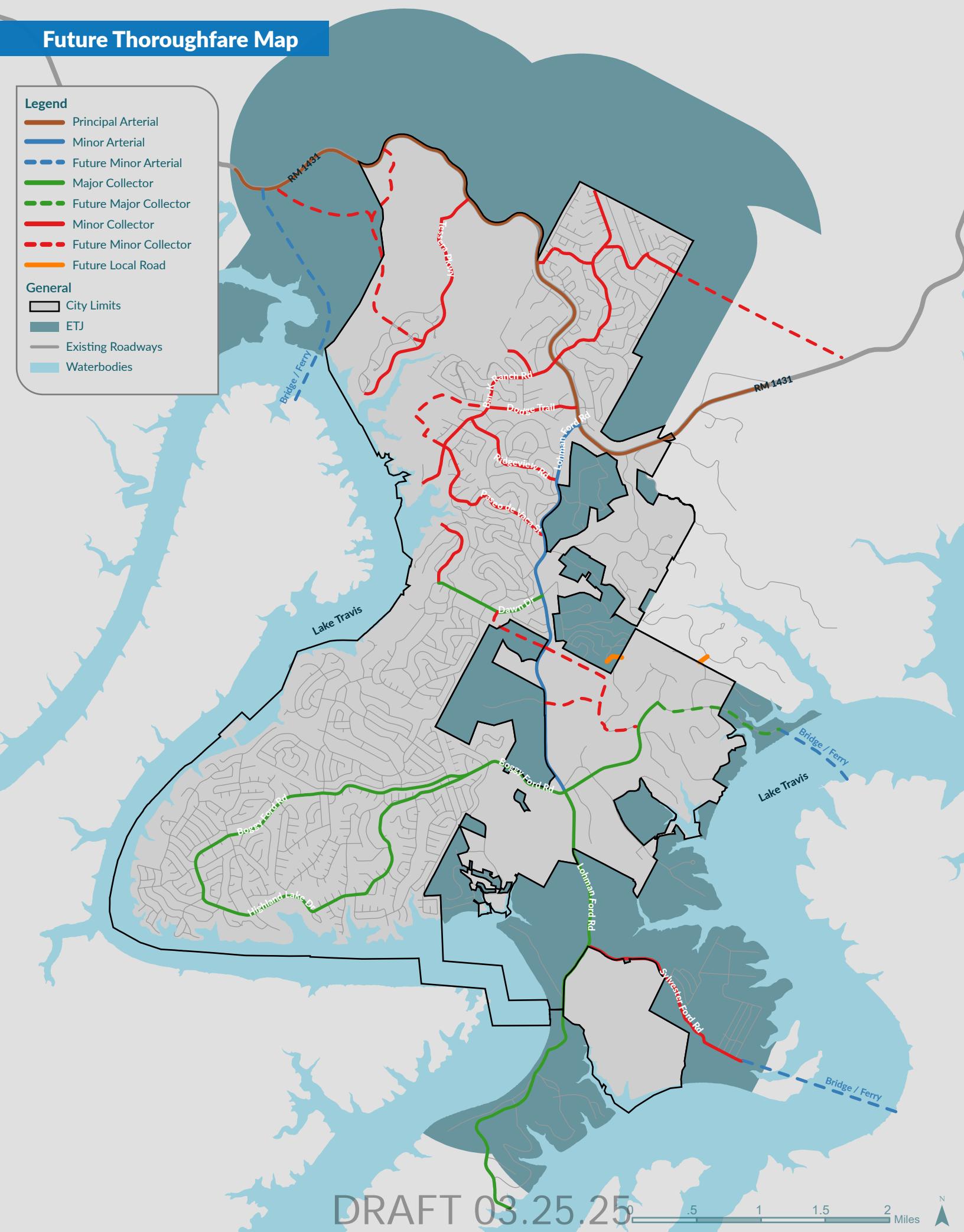
Future Thoroughfare Map

Legend

- Principal Arterial
- Minor Arterial
- Future Minor Arterial
- Major Collector
- Future Major Collector
- Minor Collector
- Future Minor Collector
- Future Local Road

General

- City Limits
- ETJ
- Existing Roadways
- Waterbodies







EXPLORING OUR OUTDOORS: CITY OF LAGO VISTA PARKS

4

INTRODUCTION

WHY PLAN FOR PARKS RIGHT NOW

This planning effort was initiated by the City of Lago Vista with the intent to guide the City's parks system in effectively meeting the diverse needs of its community residents. Recognizing the vital role that parks and recreational spaces play in enhancing quality of life, this Plan seeks to guide near-term and future parks and recreation opportunities. This chapter highlights the current conditions of the park system but also delves into the insights and preferences expressed by Lago Vista residents during the public engagement process.

PLAN TIMEFRAME

This Plan provides direction for park system development over the next ten years (2025-2035). Industry best practices suggest that park master plans should be thoroughly updated every ten years and partially updated every five years. Although the Texas Parks and Wildlife Department (TPWD) does not require a master plan for grant eligibility, TPWD recommends five- and ten-year updates to ensure updated community priorities when considering grant allocation in a competitive environment. Each update will act as an opportunity to measure success and make revisions to plan policies, updated projects, implementation strategies. Plan updates and implementation details are outlined in [From Vision to Reality: Implementation](#).

CONTEXT & PLANNING AREA

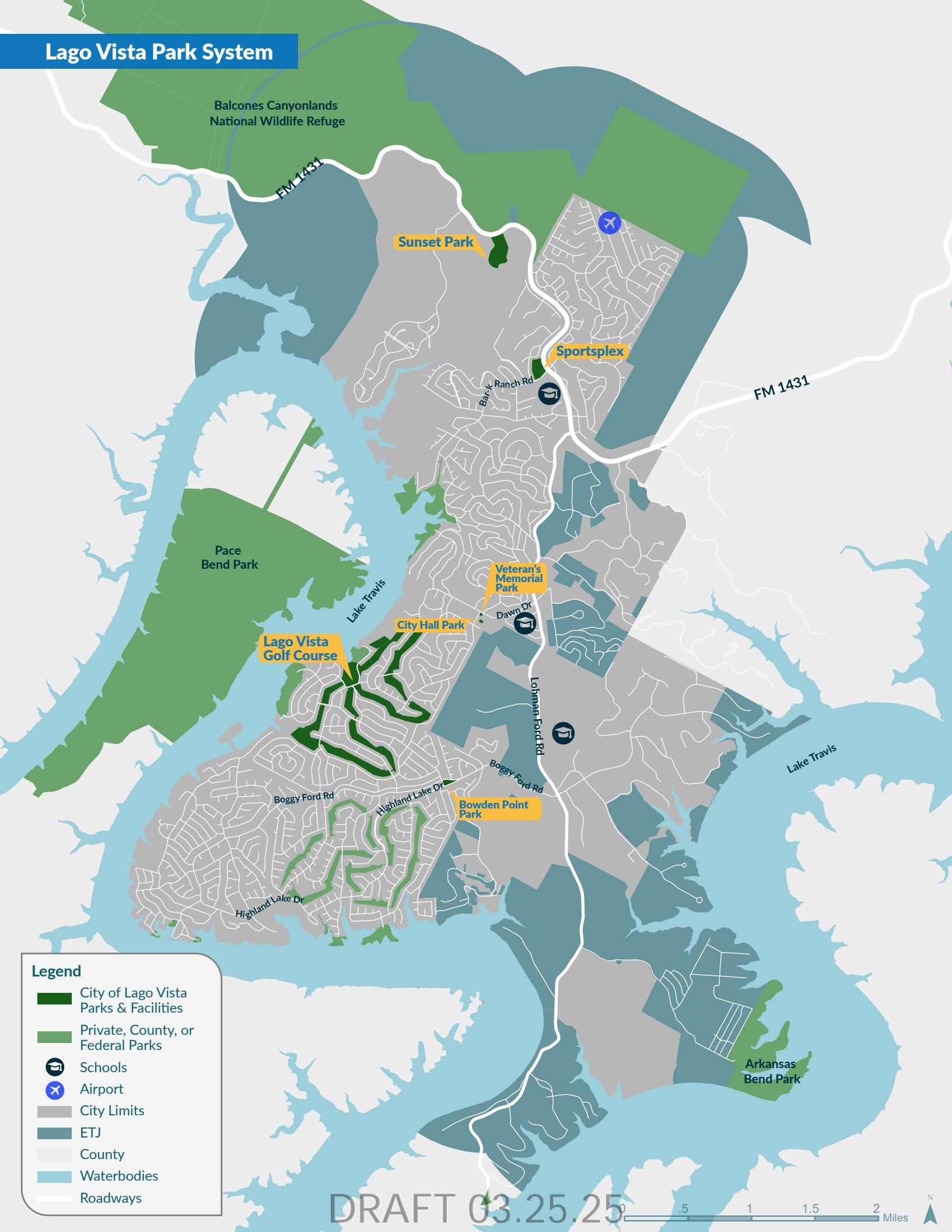
This Chapter encompasses all of the city parks, open space, and recreation facilities. The existing parks system is 36 acres comprised of five parks and a golf course. In addition to the 36 acres of park space, Lago Vista owns an additional roughly 11 acres of open space which could potentially be developed into future parks or serve as publicly accessible open space.

Park planning must encompass the entire municipal jurisdiction, including areas beyond city limits, to leverage natural resources and accommodate future growth. The boundaries for the park planning effort include all areas inside the city limits and the extraterritorial jurisdiction (ETJ), as seen on [Lago Vista Park System](#), on the next page.

NATURAL RESOURCES

Lago Vista is located between Lake Travis and the Balcones Canyonlands Preserve, which gives the area its rolling hills and picturesque vistas. Sunset Park, the city's largest park is located across from the Balcones Canyonlands Preserve and has dense green foliage with a meandering trail, sports fields, and places to sit and enjoy the quiet of nature. Within Lago Vista's ETJ is Arkansas Bend Park, a County-owned and operated lakefront park. This park was recently renovated, and now includes two boat ramps, a playground, and improved campsites.

Lago Vista Park System



PARK USERS & PREFERENCES

GROWTH

Key socioeconomic indicators such as age, race, disability, household indicators, help paint the bigger story of how park and recreation resources might be better distributed to reach a wider range of residents (See [Laying the Groundwork: Lago Vista at a Glance](#) for full Community Profile). Effectively addressing the public's needs requires an understanding of the characteristics of the population.

It is important to note that about 80% of current residents live within the Lago Vista Property Owners Association (LVPOA) and have access to both LVPOA parks and City parks. However, residents who do not live within the LVPOA can only access City parks. As new developments occur, this 80% will decrease since new growth will be outside the LVPOA. This shift will increase demand on the City's park system as all future growth will rely solely on City parks.

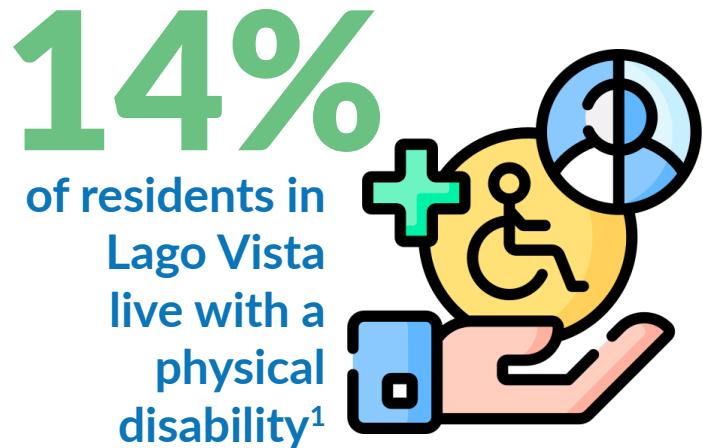
POPULATION

As seen in [Laying the Groundwork: Lago Vista at a Glance](#), Lago Vista's population has experienced significant changes over the past 20 years. From 2000 (pop. 4,507) to 2024 (pop. 11,620), the population has more than doubled and it is expected that Lago Vista's population will continue to grow.

Lago Vista has several new subdivisions planned and under construction. These neighborhoods are anticipated to add to the overall population over the next 10 years, all of whom will not have access to LVPOA parks and facilities.

AGE

The majority of Lago Vista residents tend to be older compared to the rest of the state. Lago Vista's average age of residents is 52.9 years old, compared to the average age of Texas residents, which is 35 years old. This demographic trend may influence the types of recreational facilities, programs, and amenities needed in Lago Vista's parks system, with a likely focus on features that cater to older adults.



Participation in Club and Gym Activities¹

CONSUMER BEHAVIOR	PERCENT OF POPULATION
Exercise at Home 2+ Times/Week	51.8%
Exercise at Club 2+ Times/Week	11.3%
Exercise at Other Facility (Not Club) 2+ Times/Week	7.9%

Lago Vista residents are projected to spend

\$2.3 MILLION

on sports, recreation and exercise equipment by 2028²



¹U.S. Census: American Community Survey, 2022

²Esri Forecasts 2023 & 2028 & Bureau of Labor Statistics

PARK PREFERENCES

The public engagement process provided opportunities for the community to share their desires and concerns regarding Lago Vista parks and recreational facilities. Residents were able to attend two open houses that included educational and interactive boards, where they could select personal preferences for the park system.



In question #10 of the first community-wide survey, parks and trails ranked first and second among the other answer choices. The choices included not only park-related answers, but also other quality of life elements related to the Comprehensive Plan. See the top five results from question #10 below.

#1 317 VOTES

PARKS AND NATURAL AREAS

#2 302 VOTES

TRAILS AND GREENWAYS

#3 268 VOTES

TOWN CENTER W/ COMMUNITY SERVICES, SHOPPING, AND RESTAURANTS

#4 218 VOTES

AESTHETICS / APPEARANCE

#5 199 VOTES

FAMILY-FRIENDLY ENTERTAINMENT



31%

of residents in Lago Vista desire more preserved open space and natural areas for passive recreation opportunities.³

Which of the following park activities would you or your children most like to participate in? ³

AGE GROUP	ACTIVITY
Children up to Age 10	#1 Playgrounds #2 Splash pads #3 Art / crafts classes
Children age 11-17	#1 Basketball #2 Archery #3 Skateboarding
Adults	#1 Walking / hiking on trails #2 Festivals / special events #3 Viewing nature / wildlife

PARK PREFERENCES

Future Park Facility Priority Preferences¹

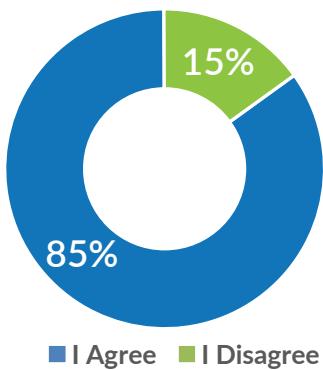
RANK	FACILITY TYPE
#1	Natural areas preservation
#2	Improve existing facilities
#3	Lake access
#4	Active recreation
#5	Nature and historical programming

Desired Components for Sunset Park¹

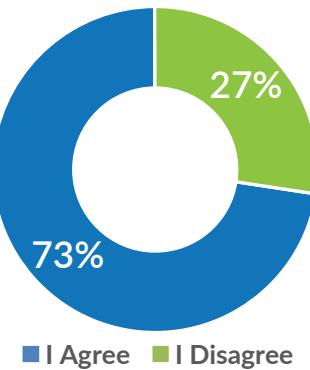
RANK	PARK COMPONENTS
#1	Shade
#2	Natural areas
#3	Dog park
#4	Trails
#5	Lighting

Agree or Disagree¹

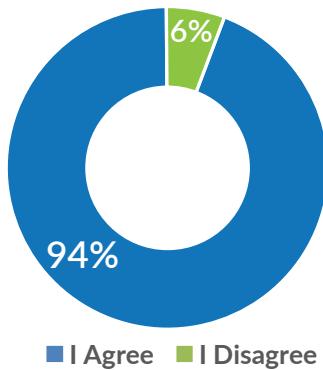
Better parks will help to improve our City image.



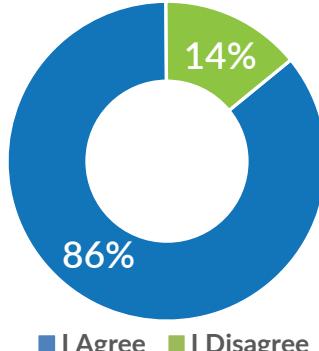
Better parks and recreation facilities would help strengthen our City economically.



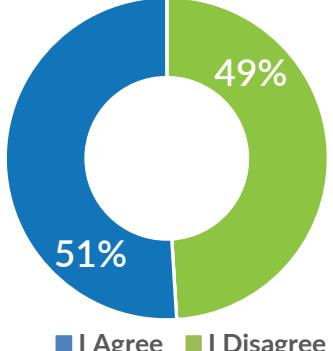
Publish a list of volunteer and donation opportunities to allow the public to help improve City parks



I believe that the City should more fully develop the parkland and open space that it already owns.



I am willing to pay additional City taxes and/or consider a bond initiative to see new parks and recreational amenities added to the community.

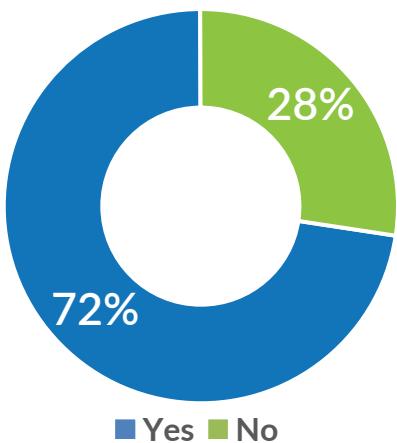


PARK PREFERENCES

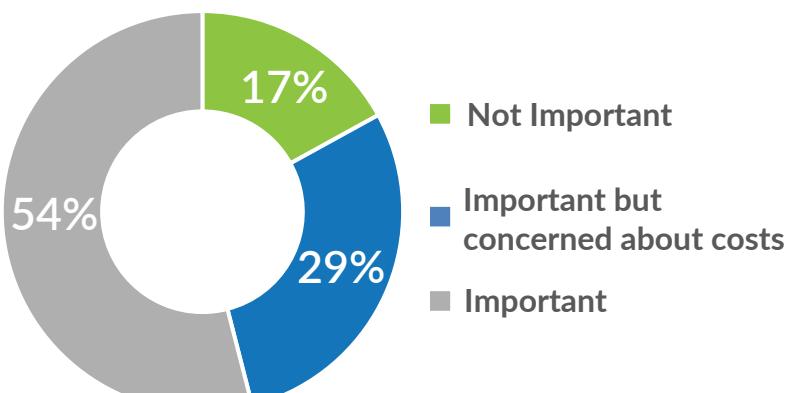
Out of the priority park projects below, please rank them in order of importance. (One being the highest priority and seven being the lowest priority.)²



Would you support incorporating community gardens within a park to promote local food production and sustainability?²



How important is it to you that parks in Lago Vista incorporate environmentally sustainable features in the parks ²



TYPICAL PARK SYSTEM CLASSIFICATIONS

The following park classification descriptions identify common types of parks. These classifications are widely used in park system assessments throughout the country and are frequently cited by the National Recreation and Parks Association (NRPA). Although not all of these park types exist in Lago Vista today, it is important to identify a range of park types that could exist in the community in the future. Today the parks in Lago Vista can be classified as community parks, neighborhood parks, and pocket parks.

Organizing park land into a classification system is important for both the management and evaluation of the park offerings and services being provided to the local citizenry.

PARK CLASSIFICATIONS



REGIONAL PARKS

These large parks serve the community and greater region. Regional parks may vary in size but often range from 50 to 1,000 acres. Because of their size, they typically contain a mix of preserved natural areas and activated recreation amenities that provide both active and passive recreation opportunities.



COMMUNITY PARKS

These parks serve visitors and residents in nearby neighborhoods and may reach residents across the city. Community parks typically range from 10 to 50 acres and should be easily accessible to the surrounding neighborhoods. These parks may offer similar amenities and recreation opportunities as regional parks, but at a smaller scale.



NEIGHBORHOOD PARKS

These parks serve neighborhood residents within about a $\frac{1}{2}$ mile radius and should be easily accessible by bicycling or walking. Neighborhood parks typically range from two to ten acres. Typical amenities in neighborhood parks include playgrounds, picnic areas, multi-purpose fields, and open space.



POCKET PARKS

These parks serve residents within immediate walking distance and provide a small area of green space in developed areas. Pocket parks are typically less than two acres in size. They function like neighborhood parks but feature fewer amenities due to their size. Common amenities in pocket parks include seating and walking paths.



CIVIC SPACE

These areas serve residents and visitors in city centers and more dense parts of the city. Civic spaces are defined by their social features rather than active recreational amenities. These spaces may host special events and festivals and may include plazas, parkways, or other similar public grounds.



SPECIAL PURPOSE PARKS

These parks serve the community with access to a special recreational activity or amenity. A few examples are an athletic complex, golf course, or nature parks. Special purpose parks can vary in size and amenities depending on the purpose of the park.



OPEN SPACE

These areas serve regional or community recreation needs and provide access to preserved natural areas. Open spaces typically have minimal amenities to conserve natural resources and promote passive use through features such as trails, lake access, or restrooms.



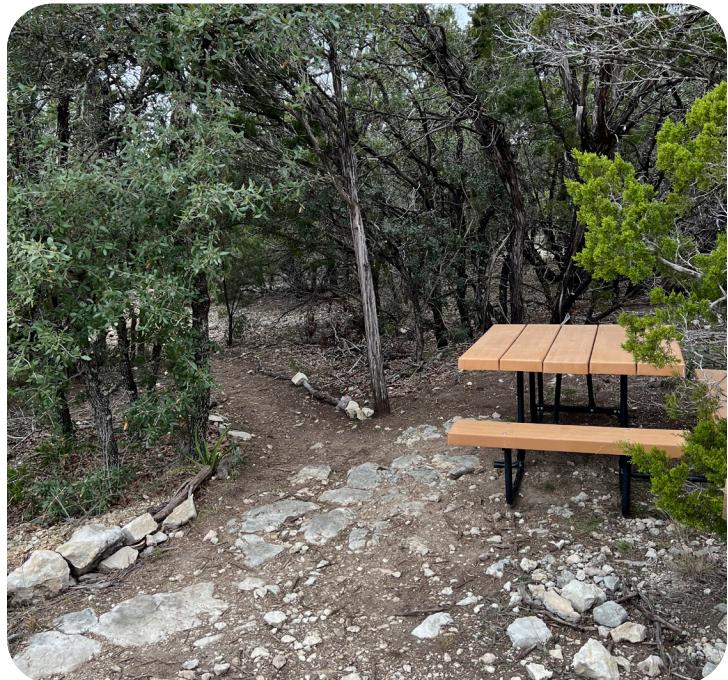
Veteran's Memorial Park (Pocket Park)

MULTI-USE TRAILS

Trails are an important component of both a balanced parks system and a city's mobility network. The popularity of walking, running, and bicycling is growing across the country, and many users prefer a separate, dedicated space away from motor vehicles to feel comfortable.

Currently, Lago Vista has approximately 1.7 miles of trails within Sunset Park. This Plan will make recommendations for future trail corridors to connect various parks or community destinations. Two typical trail types that residents could see in the future include,

- **Multi-use trails** provide bicyclists and pedestrians a path that connects them to other recreational areas, parks, or community destinations. Multi-use trails may pass through parks, serving as a recreational opportunity and connector to trails outside the park. Multi-use trails are not a park type, rather a recreational and transportation amenity, and their length can vary. In order for both bicyclists and pedestrians to share the multi-use trail, they should be a minimum of 10 feet wide.
- **Recreational trails** are internal to parks and primarily serve those walking, running, biking, or using an assisted mobility device for leisure purposes. Unlike multi-use trails, recreational trails provide limited connectivity to destinations outside of the park space making any transportation benefit to the community incidental.



Eagles Trail at Sunset Park is the only recreational trail within a city park.

EXISTING PARK INVENTORY

The City of Lago Vista's parks system includes the Lago Vista Golf Course and five parks that fall into three park types. These park types include neighborhood, community, and pocket parks. The City's parks provide residents with access to recreational amenities including sport fields, playscapes, sports courts, and pavilions.

Lago Vista Park Inventory by Classification below provides an inventory of Lago Vista's existing parks system by classification, size, and common facilities by type.

Lago Vista Park Inventory by Classification

PARK TYPE	ACRES	AMENITY TYPE			
		ATHLETIC FIELDS ¹	PLAY EQUIPMENT	SPORTS COURTS ²	PAVILIONS
Neighborhood Parks					
Bowden Point Park	1.9	0	1	0	0
Community Park					
Sunset Park	25	3	2	1	0
Sportsplex (Upper Bar-K Park)	8.6	1	1	2	2
Pocket Parks					
City Hall Park	0.4	0	0	0	0
Veteran's Memorial Park	0.3	0	0	0	0
Special Use Parks					
Lago Vista Golf Course	N/A ³	0	0	7	0
Totals	36.2	4	4	10	2

1. Baseball, softball, football, soccer, and multi-use, 2. Basketball, tennis, volleyball, and multi-use, 3. Golf course acreage is excluded from the city's overall parkland acreage, the course primarily serves a specific recreational purpose with limited accessibility and broader community benefit compared to traditional parks and open spaces.

The table below provides a comprehensive list of City-owned parcels that have been identified as potential sites for future park development. These parcels, located across Lago Vista, present opportunities to enhance the community's access to recreational spaces and address gaps in the current park system. These potential parkland sites will play a crucial role in meeting the growing needs of the city.

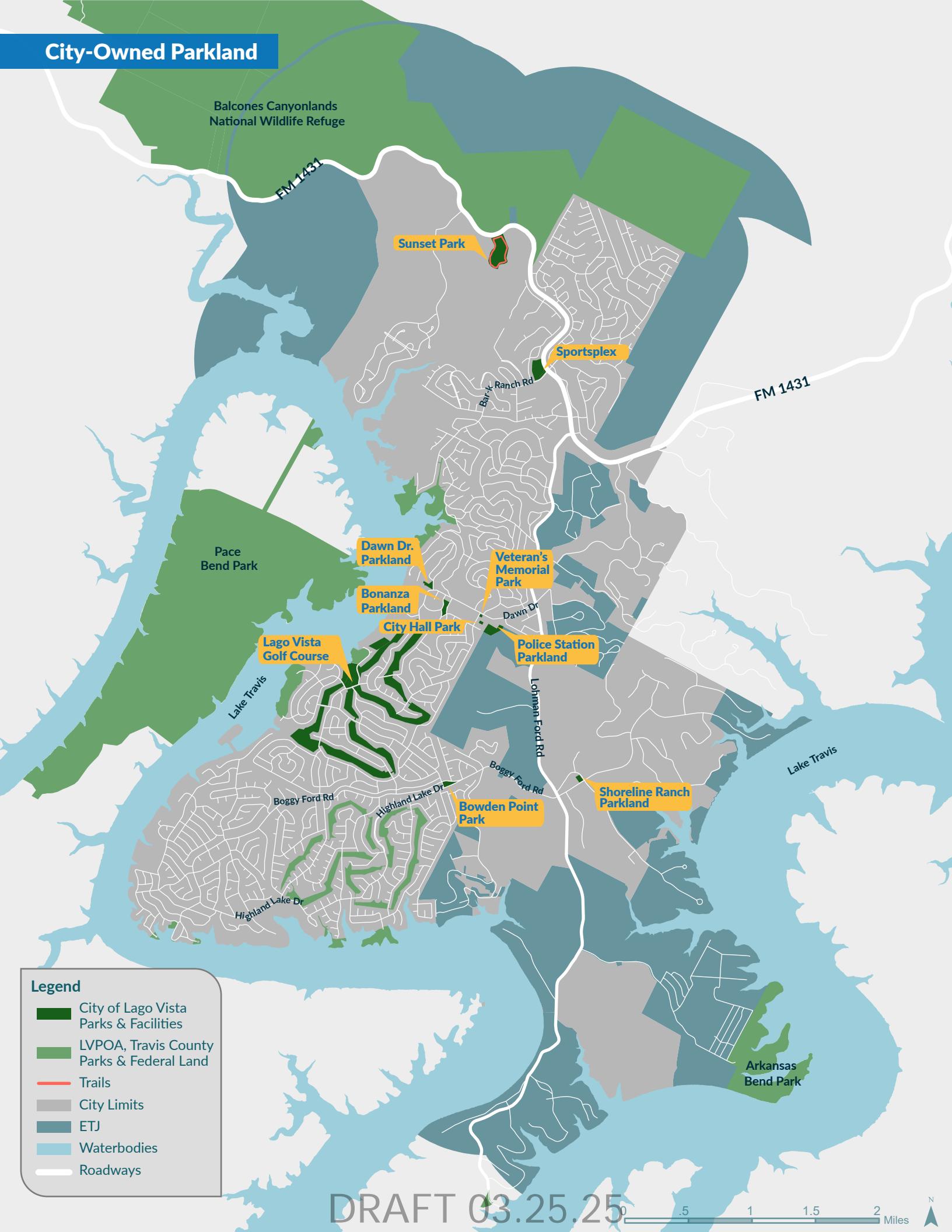
Additional City-Owned Undeveloped Open Space	ACRES
Lago Vista Way / Canyon Dr Parcel (Bonanza Property)	2.2
Shoreline Ranch Park	1.0
Shoreline Dr / Austin Blvd Parcel	
Parcel Behind Police Station	5.3
West Dawn Drive Parcel	2.2
Totals	10.7



The City-owned land (5.3 ac) shown above is located behind the Library and Police Station. It is large enough to develop additional facilities and amenities.

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City-Owned Parkland



SUNSET PARK

Park Type: Community

Size: 25 acres

Address: 21817 RM 1431

Sunset Park is the City's largest park, situated on a 315-acre property with stunning views and conveniently located across RM 1431 from the Balcones Canyonlands National Wildlife Refuge.

In 2019, the City was awarded a \$500,000 grant from the Texas Parks and Wildlife Commission. Phase 1 of the project was completed in 2021 and shortly after the park was opened to the public. Phase 2 of the project kicked off in 2021, which included the addition of the baseball and softball fields, play structures, and restrooms. The park also includes the Eagles Trail a 1.7-mile natural loop trail that takes you into the wooded forest surrounding the existing sport fields. There are also primitive walking and hiking trails at the south end of the park and continue south towards Lake Travis.



PARK FEATURES

- Youth baseball field
- Youth softball field
- Youth soccer field
- Sand volleyball court
- Nature trail (1.28 miles)
- Two playscapes
- Two swing-sets
- Scent garden
- Picnic tables
- Benches
- Restrooms

VIEWS, VISTAS, AND A PARK FOR ALL

EXISTING CONDITIONS

While the grant from TPWD was a major success, the City has not been able to finish the remaining phases of construction. Due to these shortfalls in completing this project, the park seems unfinished, dampening the overall experience for people visiting the park.

Currently the park entrance road is the only paved facility in the park. The parking lots and in-park roads are dirt and crushed limestone which creates a harsh environment for cars and pedestrians visiting the park.

The sport fields and site amenities (bathrooms, bleachers, dugouts, practice/warm-up area, benches/picnic tables) have been installed in the last few years. These amenities were well designed, of great quality, and maintained well. The playground at Sunset Park is the highest quality playground in the entire parks system. It is very popular in the community for its overall size, different equipment for varying ages, and close proximity to a newly installed public bathroom.

RECOMMENDED IMPROVEMENTS

- All parking areas need to be paved and striped.
- Construct paved sidewalks and park pathways to and from site facilities and parking areas.
- Consider creating a landscaping/planting plan (trees, shrubs, flowers, ornamental shade trees, etc.) for the entire park.
- Construct pavilions with seating areas for public gathering opportunities



Park Conditions

Pedestrian/Bike Access



Park Features



Site Facilities



Maintenance



Aesthetics



SPORTSPLEX PARK

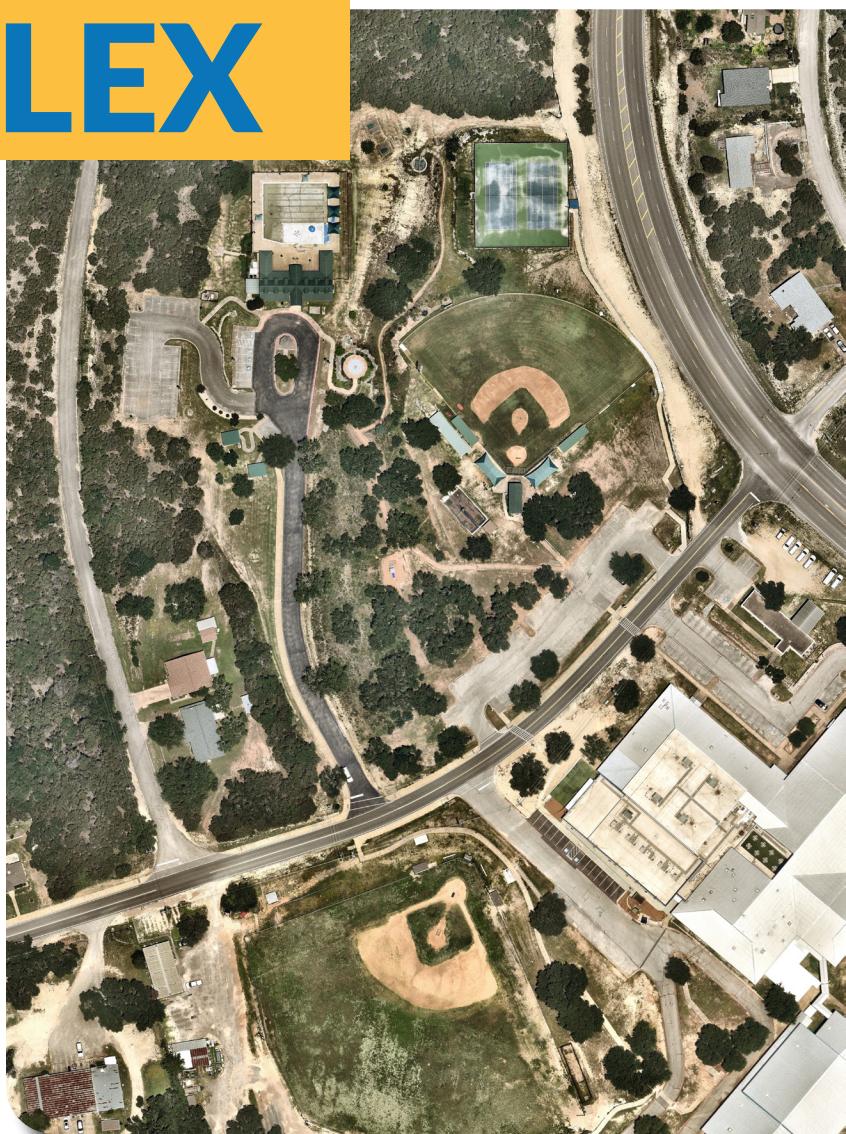
Park Type: Community

Size: 8.6 acres

Address: 8039 Bar K Ranch Road

The Sportsplex is Lago Vista's most diverse park, offering different types of sport courts, facilities and recreational programming. Residents love the park's central location in town and the park's hill-top setting overlooking the Hill Country.

The Upper Bar K Park (Sportsplex) is centrally located in Lago Vista directly across from the Lago Vista Middle School. This community park serves as a hub for residents throughout the year, providing an opportunity for swimming in the summer months, year-round access to the tennis courts, and youth baseball leagues. The park also hosts sports programming that includes the Tidal Waves youth swim team, the Lago Vista United Baseball and Softball youth leagues, and the tennis courts host a schedule for tennis play. The park fosters a great sense of pride, which is shown through a beautiful mural of youth players on the field clubhouse, which can be seen when driving by on RM 1431.



PARK FEATURES

- Swimming pool
- Splash pad
- Two pavilions w/grills
- Youth baseball field
- Two tennis courts
- Restrooms
- Small playscape
- Picnic tables (covered & uncovered)
- Benches
- Drinking fountains
- Two large parking lots

SWIM, SWING, SET!

PLAY BALL!

EXISTING CONDITIONS

The baseball field is in good condition. The grass is well established with few bare spots, some grass has overgrown into the infield but with regular maintenance this should not be an issue. The lighting equipment is dated, but provides enough coverage. The clubhouse which includes bathrooms facilities is currently in poor condition. There are visible signs of structural deterioration, such as cracks in the walls, water damage, and peeling paint.

Netting on the tennis courts was in good condition and the newly installed fence and lighting equipment was in excellent condition. The tennis courts foundations are starting to experience some cracking, and the courts need to be resurfaced and painted.

The playground has reached the end of its life cycle and needs complete replacement. The gravel surrounding the play equipment needs to be replaced with proper fall surface material. The splash pad is not functioning and the area around the pad was in poor condition.

The park's pathways and trails were all in poor condition, with multiple tripping hazards and uneven surfaces were present. Most of this park is inaccessible to wheelchair users.

RECOMMENDED IMPROVEMENTS

- Repair splash pad.
- Repair tennis courts.
- Repair and replace park pathways and trails.
- Construct a pavilion for large gatherings.
- Renovate ballfield clubhouse and bathrooms.
- Replace play structure.



Park Conditions

Pedestrian/Bike Access	● ● ○ ○ ○
Park Features	● ● ● ○ ○
Site Facilities	● ● ○ ○ ○
Maintenance	● ● ○ ○ ○
Aesthetics	● ● ● ○ ○

BOWDEN POINT PARK

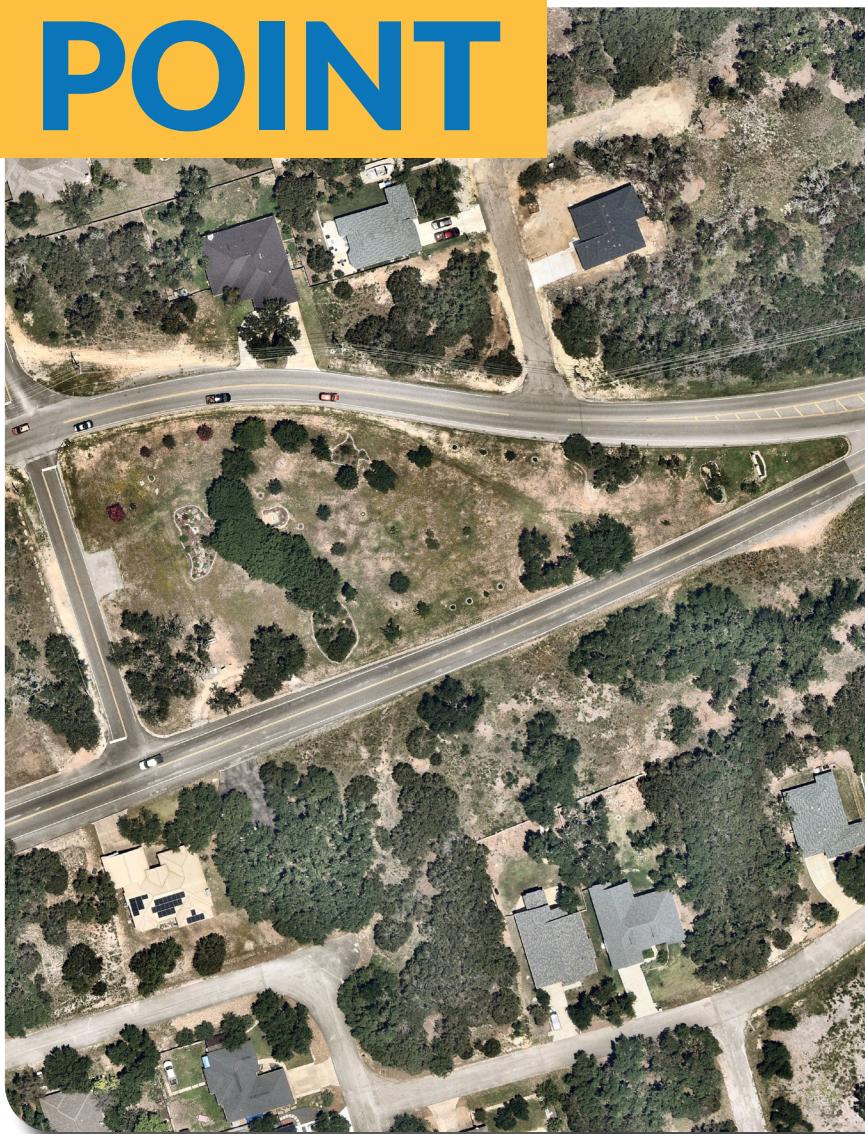
Park Type: Neighborhood

Size: 1.9 acres

Address: Boggy Ford Rd and
Highland Lake Dr

This park provides a place where neighbors can meet, children can play, and families can gather for a picnic under the shade of the trees.

Nestled within the Old Lago Vista neighborhood, this small park offers a retreat for nearby residents. This passive park features vibrant public art crafted by local artists, adding a touch of creativity to the park. Families enjoy the swing set and open play areas, while the picnic table and benches provide perfect spots for relaxation and social gatherings. The park's meticulously maintained flower beds and lush landscaping are a testament to the dedication of "Keep Lago Vista Beautiful" (KLVB), a group of neighbors who take pride in preserving its beauty. The park is scattered with small to medium-sized trees, which cast shade perfect for a family picnic. With its passive nature and limited amenities, the park is an ideal place to relax outside.



PARK FEATURES

- Public art
- Swing-set
- Picnic table
- Two benches
- Flower beds
- Open play areas



COMMUNITY ART, INSPIRES THE MIND!

EXISTING CONDITIONS

Bowden Point Park is flanked by two busy roads, Boggy Ford Road and Highland Lake Drive. Despite its active surroundings, when cars are not driving by the park has a calm and relaxed atmosphere. The only play structure inside of the park is a simple swing set that is in great condition. There are also a few benches scattered throughout the park provide areas to unwind.

This park's amenities (swing set, picnic table trash receptacle, and benches) are not consistent (different use of products, materials, and colors) with other City of Lago Vista park amenities and facilities. The park does not have any sidewalk or trail connections. This creates an unsafe environment for pedestrian and bike access to the park.

The park has a diverse array of public art sculptures, adding a touch of creativity and local culture to the park. Along with the art sculptures, the maintained landscaping beds with flowers, bushes and shrubs, enhance the park's natural beauty.

RECOMMENDED IMPROVEMENTS

- Construct screening and fencing around the park for additional safety and noise reduction.
- Construct an in-park looped trail.
- Consider annual turf maintenance (aeration, irrigation, seeding, fertilization).
- Address drainage and grading issues.
- Install irrigation for all young trees, and all future plantings.
- Re-purpose monument signage.



Park Conditions



LAGO VISTA GOLF COURSE



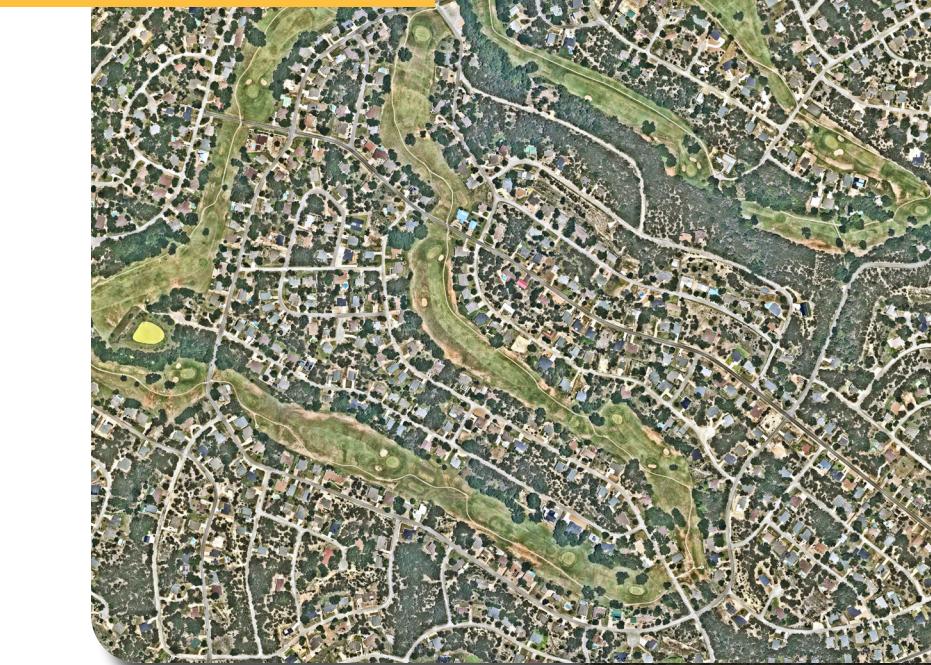
Park Type: Special Use

Size: 156 acres

Address: 4616 Rimrock Dr

Located in the Texas Hill Country, the Lago Vista Golf Course combines breathtaking scenery with a championship style golf course.

This par 72, 18-hole golf course, designed in 1971 by Leon Howard, offers over 6500 yards of play. The course features four sets of tees to provide a fun challenge for all ability levels, a practice facility with views over Lake Travis, and an active local golf association. Lago Vista sits peacefully on the north shore of Lake Travis and has been a golf resort community for over 50 years. Only 30 minutes from downtown Austin, the golf course is open to the public year-round, and committed to providing a golf experience that is casual and memorable all at the same time.



COURSE FEATURES

- Open to the public
- 18 holes
- Course elevation changes
- Putting green
- Driving range
- Lake views
- Wildlife



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BIRDIES AND BLISS ON THE GREENS!

EXISTING CONDITIONS

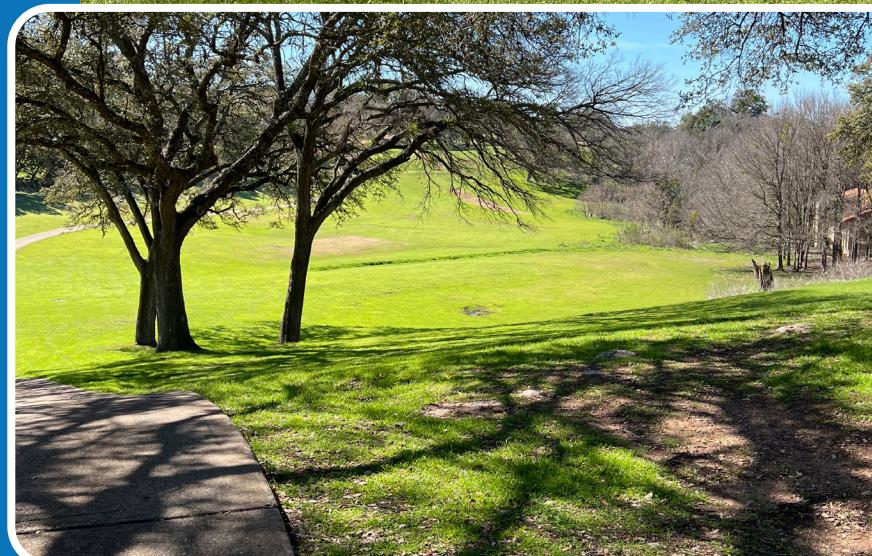
The Lago Vista Golf Course is largely comprised of Bermuda grass on the tees, fairways and the rough, with hybrid Bermuda and Tif-Eagle Bermuda grass on the greens. Recently the greens have been improving with agronomic practices that are being carried out throughout the year. The irrigation system is in poor condition and needs to be replaced. It has many leaks and is only partially functional. The course is treated with fertilizer every month (based on need) and the greens and surrounding grass are treated as needed with herbicide. Playing conditions have improved over the past two years.

Also provided at the course are six pickleball courts, and one tennis court. These courts are used regularly and support year-round adult leagues that are open to the public.



RECOMMENDED IMPROVEMENTS

- Irrigation will be replaced as part of the effluent disposal process, which will improve course conditions overall with proper watering.
- Continued capital improvements should be made at the clubhouse, and on the course to help attract more golfers.
- Relocate pickleball/tennis courts so that they are not near the driving range.
- Renovate and modernize the clubhouse.
- Implement fire prevention measures for the clubhouse and golf cart storage area.



PARK ASSESSMENT

PARK AUDIT SUMMARY

This audit assessed 15 categories in four of the city-owned parks. The categories that were assessed include sports courts, sports fields, pathways/trails, gathering spaces, structured play areas, open play areas, parking, fencing, site facilities, plantings & trees, turf, signage, lighting, and accessibility.

The results are presented by park on the next page in the table on the next page, **Park Conditions**

Assessment Scores. The City of Lago Vista parks system received an average score of **2.98** out of 5.00. Common themes observed in the parks included,

- 1. A LACK OF BIKE/PEDESTRIAN ACCESS TO THE PARKS;**
- 2. SPORT FIELDS WERE IN MODERATE CONDITION; AND**
- 3. A LACK OF PUBLIC GATHERING SPACES.**

The highest scoring categories included general fencing and retaining walls (Score: 4.0), plantings and trees (Score: 3.7), and sport fields (Score: 3.5). High scores in a conditions assessment for a parks system often indicate that these categories are well-maintained and in good condition. In general, fencing and retaining walls had good structural integrity, very few safety concerns, and were all high-quality and well-kept. For the plantings and trees, the health of the trees and vegetation were in above average condition, with minimal signs of disease, pests, or damage. The sports fields scored high as well, for their well-maintained surfaces, with even grass coverage, good drainage, and minimal wear and tear.

The lowest scoring categories included park pathways and trails (Score: 1.7), public gathering spaces (Score: 2.0), and signage (Score: 2.5). The pathways and trails scored low because of their issues with surface conditions, lack of maintenance, and poor accessibility. Public gathering spaces scored low for lack of adequate pavilions/shelters, seating, tables, or other amenities that encourage group gatherings. The signage within the City's park system is visually inconsistent, instances of inadequate placement of signage, and some signage was in poor condition.



1.

Access to Bowden Point Park



2.

Ball field at Sportsplex

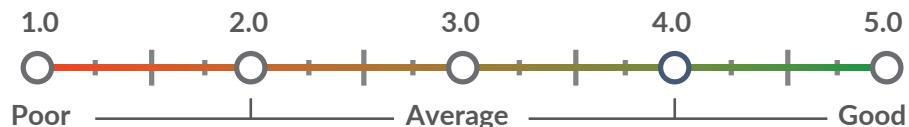


3.

Pavilion at Sportsplex (largest pavilion in park system)

Park System Conditions Assessment Categories

Category	Principal Review Items
Sport Courts	Playing surface, fencing, netting, striping, walls, and other non-removable facilities essential to support the activity and define the area of play.
Athletic Fields	Playing surface, fencing, netting, and other non-removable facilities essential to support the activity and define the field of play.
Park Pathways/Trails	Surface condition, pathway/trail widths, vertical and horizontal clearance, crossing points, and ADA accessibility.
Public Gathering Spaces	Areas defined for public gathering including seating and shade structures.
Structured Play	Playscapes, surrounding surface areas, accessory structures to improve the comfort of users and attendants.
Open Play Areas	Surface condition, landscaping, and access to shade for open lawn areas intended for random play.
Parking	Off-street parking areas and proximate on-street parking areas.
General Fencing and Retaining Walls	Condition of structures.
General Site Facilities	General recreational and accessory structures (enclosed and open air) including pavilions, restrooms, concession stands, bleachers, and special use facilities to support miscellaneous activities.
Additional Site Amenities	Accessory amenities serving general visitation including trash receptacles, pet waste stations, water fountains, benches, etc.
Planting and Trees	Health, maintained condition, and coverage of trees and other landscaping including overgrowth. Strategic placement of vegetation to define park spaces.
Turf	Manicured lawn areas. Cumulative - may include surfacing for previously listed categories including athletic fields and open play areas.
Signage	Identification, informational, and wayfinding signage.
Site Lighting	Lighting standards, fixtures, and coverage area.
Park Accessibility	Bicycle, pedestrian, and ADA access to, from, and within the park space.



Park Conditions Assessment Scores

	SPORT COURTS	SPORT FIELDS	PARK PATHWAYS / TRAILS	PUBLIC GATHERING SPACES	STRUCTURED PLAY	OPEN PLAY AREAS	PARKING	GENERAL FENCING / RETAINING WALLS	GENERAL SITE FACILITIES	ADDITIONAL SITE AMENITIES	PLANTINGS AND TREES	TURF	SIGNAGE	SITE LIGHTING	PARK ACCESSIBILITY	OVERALL PARK SCORES
Parks																
Sunset Park	3	4	1	N/A	4	N/A	1	5	4	4	N/A	4	3	2	1	3.0
Bowden Point Park	N/A	N/A	N/A	N/A	3	4	3	N/A	N/A	4	4	3	2	N/A	1	3.0
Sportsplex (Upper Bar-K Park)	3	3	1	2	2	2	4	3	2	2	4	3	2	4	3	2.7
Veteran's Memorial Park	N/A	N/A	3	N/A	N/A	N/A	4	N/A	3	3	3	4	3	4	2	3.2
Average Category Scores	3.0	3.5	1.7	2.0	3.0	3.0	3.0	4.0	3.0	3.3	3.7	3.5	2.5	3.3	1.8	

EXISTING POPULATION

PARKLAND LEVEL OF SERVICE

Parkland Level of Service (LOS) measures the amount of parkland a community provides per capita, often shown as 'X acres per 1,000 population.' The National Recreation and Park Association (NRPA) offers average LOS figures based on community population size. According to the NRPA, communities with under 20,000 residents should have an average of 10 to 12 acres of parkland per 1,000 residents. However, LOS does not account for park quality or varying definitions of parkland between communities. While useful, per-capita acreage is just one factor in evaluating a park system's service in this master plan and is used as guidance.

It is difficult to determine the Level of Service for Lago Vista due to the City-owned parks and the Lago Vista Property Owner Association parks. To examine one without the other would not tell the whole story, these two pages cover the detailed calculations to assess the recommended amount of parkland to ensure all residents have access to recreational opportunities comparable with peer cities.

If we include all Lago Vista residents, the **Lago Vista City-owned parks system sits below the national averages, providing only 3.11 acres per 1,000 residents**. However, this measurement only looks at developed parkland and does not factor in the Lago Vista Property Owners Association (LVPOA) parks.

LAGO VISTA PROPERTY OWNERS ASSOCIATION (LVPOA) PARKLAND

In 2024, roughly **80%** of the population in Lago Vista are members of the LVPOA. The LVPOA owns approximately 113 acres of parkland across nine parks. If the Lago Vista population is split into LVPOA members and non-LVPOA members, each section is adequately served by the parks they have access to. The approximately 9,296 LVPOA members have 12.22 acres per 1,000 residents with just POA parks and the approximately 2,324 non-LVPOA members have 15.53 acres with just City-owned parks.

CITY OF LAGO VISTA DEVELOPED PARKLAND CURRENT (2024)

City of Lago Vista Developed Parkland, Level of Service (2024)

Population	11,620
Number of Parks	5
Acreage	36.09 acres
Total System (excluding undeveloped parkland)	3.11 acres per 1,000 residents
Neighborhood Parks	0.17 acres per 1,000 residents
Community Parks	2.88 acres per 1,000 residents

LVPOA DEVELOPED PARKLAND CURRENT (2024)

LVPOA Developed Parkland, Level of Service (2024)

Population	9,296
Number of Parks	9
Acreage	113.6 acres
Total System	12.22 acres per 1,000 residents

NON - LVPOA POPULATION DEVELOPED PARKLAND

CURRENT (2024)

Non - LVPOA Population in Lago Vista

Population (Total Lago Vista Population minus LVPOA Population)	2,324
Number of Parks	5
Acreage	36.09 acres
Total System (excluding undeveloped parkland)	15.53 acres per 1,000 residents

FUTURE POPULATION

PARKLAND LEVEL OF SERVICE

IN SUMMARY, WHEN REMOVING MEMBERS OF THE LVPOA FROM THE CITY CALCULATIONS (BECAUSE THEY ARE ADEQUATELY SERVED BY POA PARKS), THE CITY OF LAGO VISTA MEETS THE NRPA AVERAGE.

However, the LVPOA population is not expected to significantly grow in the future, due to all new neighborhood developments being built outside the LVPOA boundaries. Thus, new residents in Lago Vista will rely on City-owned parks or private HOA parks for local recreation. The projected 2035 population for Lago Vista is 17,380. Subtracting the LVPOA members, the future parkland LOS for City-owned parks will only be 4.46 acres per 1,000 residents in 2035. Meaning, with the anticipated population growth and the limited membership of the LVPOA, the City of Lago Vista will need to develop more parkland to provide a comparable access to recreation.

BECAUSE THE LVPOA IS NOT GROWING, LAGO VISTA WILL NEED TO DEVELOP MORE PUBLIC PARKLAND BY 2035 TO MEET THE GROWING DEMAND FOR PARKS.

To meet future NRPA standards, the City will need to build between 45 to 61 new acres of parkland.

The City owns an additional 10.7 acres, which should be developed into future parks. In addition, the City will need to acquire 34 - 50 acres of new parkland in the next ten years to meet the projected 2035 NRPA average.

NON-LVPOA POPULATION

DEVELOPED PARKLAND

FUTURE (2034)

Non - LVPOA Population in Lago Vista

Population (Total Lago Vista Population minus LVPOA Population)	8,084
Number of Parks	5
Acreage	36.09 acres
Total System (excluding undeveloped parkland)	4.46 acres per 1,000 residents

CITY OF LAGO VISTA FUTURE PARKLAND

Acres Needed to Meet Recommendation

Target LOS (Low range)	10 acres per 1,000 residents
Acreage to acquire to meet TLOS	45 acre deficit
Target LOS (High range)	12 acres per 1,000 residents
Acreage to acquire to meet TLOS	61 acre deficit

PUBLIC RECREATIONAL FACILITY LEVEL OF SERVICE

The City of Lago Vista Recreational Facility Level of Service (LOS) was calculated using Lago Vista's current population compared to the existing inventory. The national facility LOS averages are provided as guidance by NRPA through a national survey of participating communities across the country.

The table below depicts the LOS at which the City of Lago Vista offers recreational facilities compared to other communities. In 2024, **for most of the facilities that were reviewed, Lago Vista is not meeting the national average**. Currently, the community is not supported with an adequate amount of city-owned and publicly available facilities. Results in the table vary widely and should not be viewed as conclusive comparisons. This table should be viewed as a guide for determining facility needs. When analyzing the whole parks system for gaps in amenities or facilities offered, there are facilities that neither the LVPOA nor the City offer. These include but are not limited to: softball fields, splash pads, dog parks, skate parks, indoor recreation facilities, and adult sports fields. If the City were to consider adding new facilities it might be wise to begin with facilities not currently offered by the LVPOA.

City of Lago Vista Recreational Facility Level of Service Comparison¹

FACILITY	CURRENT FACILITIES	LAGO VISTA CURRENT LOS (PER RESIDENTS)	AVERAGE LOS, ALL COMMUNITIES	AVERAGE LOS, COMMUNITIES UNDER 20,000 RESIDENTS	SURPLUS OR DEFICIT ²
Athletic Fields					
Baseball Fields (youth)	3	1 per 3,873	1 per 6,863	1 per 3,114	Deficit of 1
Softball Fields (youth)	1	1 per 11,620	1 per 11,384	1 per 5,079	Deficit of 2
Softball Fields (adult)	0	0	1 per 15,345	1 per 5,800	Deficit of 3
Soccer Fields (youth)	1	1 per 11,620	1 per 7,228	1 per 3,600	Deficit of 3
Sports Courts					
Basketball Courts	0	0	1 per 7,404	1 per 3,729	Deficit of 4
Pickleball Courts	6	1 per 1,937	1 per 13,922	1 per 3,252	Surplus of 2
Tennis Courts	3	1 per 3,873	1 per 5,860	1 per 2,805	Deficit of 2
Volleyball Courts	1	1 per 11,620	1 per 17,475	1 per 5,093	Deficit of 2
Aquatics					
Swimming Pools (outdoor)	1	1 per 11,620	1 per 38,635	1 per 9,745	Deficit of 1
Splash Pads	1	1 per 11,620	1 per 54,010	1 per 12,756	—
Miscellaneous Facilities					
Community Gardens	1	1 per 11,620	1 per 31,395	1 per 8,178	Deficit of 1
Dog Parks	0	0	1 per 43,532	1 per 11,100	Deficit of 2
Playgrounds	2	1 per 5,810	1 per 3,759	1 per 2,014	Deficit of 4
Skate Parks ³	0 SF	0 SF per 1,000	414 SF per 1,000 ²	414 SF per 1,000 ²	Deficit 414 SF
Trails	1.5 miles	N/A	16 miles	4.5 miles	Deficit of 3 miles
Golf Course	1	1 per 11,620	1 per 96,391	1 per 9,626	—
Disc Golf Course	0	0	1 per 76,780	1 per 11,079	Deficit of 1
Walking / Running tracks	0	0	1 per 20,071	1 per 5,459	Deficit of 3

1. Average LOS information collected from the 2023 NRPA Agency Performance Review.

2. Surplus and Deficits are based off Average LOS, Communities Under 20,000 Residents, NRPA

3. Skatepark Adoption Model

Tennis and pickleball courts near
the Lago Vista Golf Course
driving range



SUMMARY OF KEY THEMES

PARK SYSTEM ACCESS

- All parks currently lack sufficient non-motorized access. The City should develop a city-wide trails master plan, in order to comprehensively plan for sidewalks and trails to improve access to parks and other local destinations. On the next page, **Trail Opportunity Zones**, showcases the areas where residents identified potential future trails.
- All City-owned parks suffer from a lack of ADA-compliant paths, restrooms, and facilities. Implement universal design guidelines in future park improvements to improve accessibility, this can make parks more welcoming to people of all ages and abilities.
- Currently, the only lighting in the park system is located at sport fields and courts. Adding lighting to certain areas of parks or trails can enhance the usability of park amenities and safety for park users.
- Wayfinding could be enhanced by adding more consistent signage in and around the parks. At present, there is insufficient signage to inform visitors that they are in a city park, leading to safety and enforcement concerns. This issue is especially evident in parks with limited amenities.

PARK SYSTEM INVESTMENTS

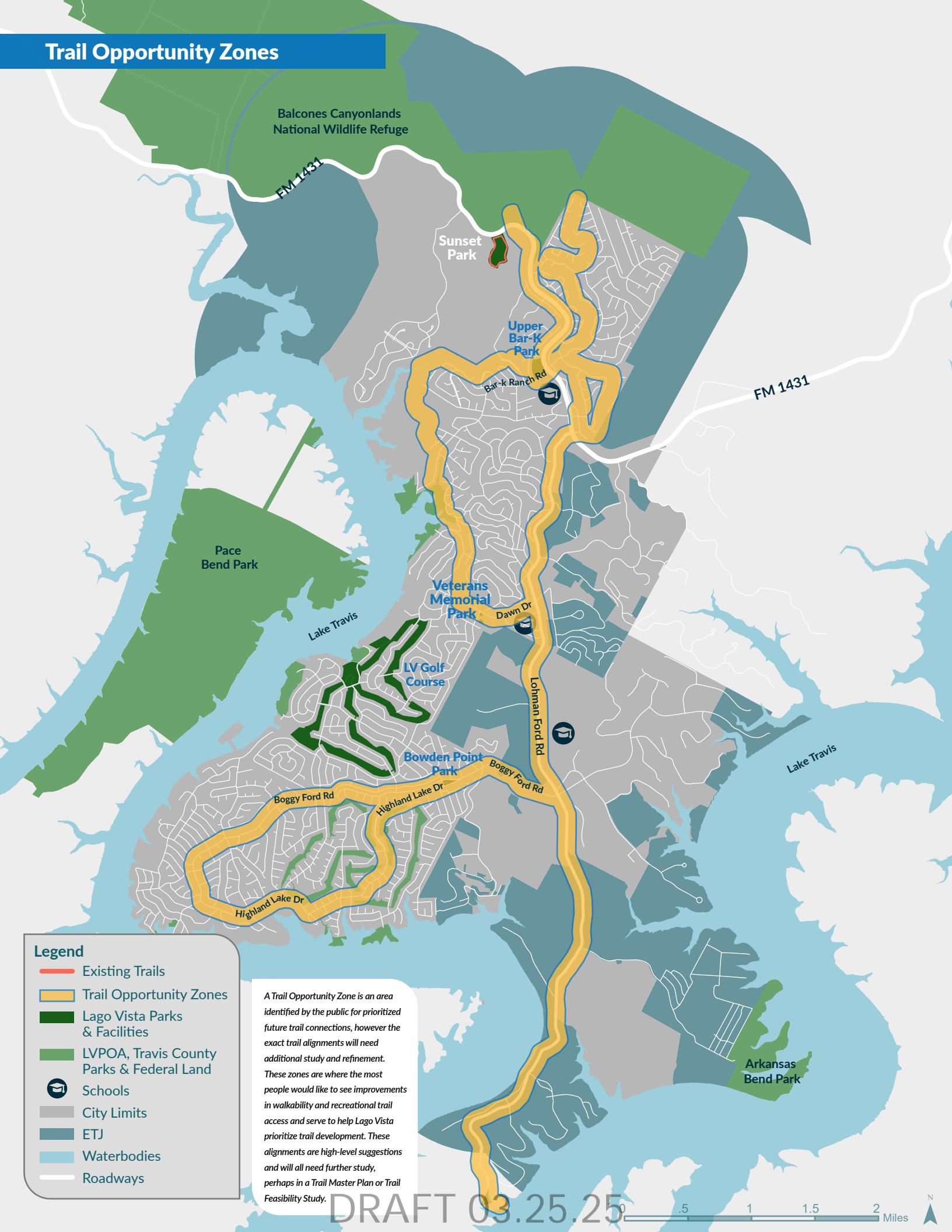
- The City should prioritize the necessary improvements to Sunset Park. This park has the potential to host more recreational activities and programming.
- Consider adding walking trails within parks that have ample space for strollers, wheelchairs, walkers, and bikes. This addition would create potential for more activation within the parks and meet the desires of the residents.
- To enhance the usability and appeal of the park system, it is recommended to install pavilions (various sizes) in all parks. Currently, the park system lacks such structures, which are essential for providing shelter and comfortable spaces for community gatherings, particularly in the hot Texas summer.

- Residents have a desire for recreational programming. To enhance the value and engagement of the park system, it is recommended to consider introducing recreational programming such as youth sports, creative classes, walking groups, etc.

FUTURE PARK DEVELOPMENT

- To adequately serve a projected 2035 population of 17,380, the City will need to add at least 45 acres of new parkland. The City owns an additional 10.7 acres which could be converted into parkland, so the City should acquire approximately 34 acres of new parkland in the next ten years.
- Residents expressed that they would like to see more "Small Parks" (Parks intended to serve the everyday needs of residents in surrounding neighborhoods often including a mix of playscapes, sport courts, open play areas, or casual gathering space, etc.). Residents would also like to see more "Open Space" (Preserved natural areas often available for passive recreation (e.g. trails, nature observation, etc.)) areas. These were the two most desired park types to be added to the system in the future.
- Based on public survey feedback, incorporating water-based amenities such as lake access, a boat ramp, and kayak launches into the park system to expand the City's "Lake Life" outdoor recreation opportunities. This addition would provide all residents in Lago Vista the opportunity to access Lake Travis and enjoy water-based amenities.
- Currently Lago Vista residents are well served through both the city-owned parks and LVPOA-owned parks. But as the city grows, and less people have access to LVPOA parks, the city should focus on developing more publicly accessible park space for residents.

Trail Opportunity Zones



Legend

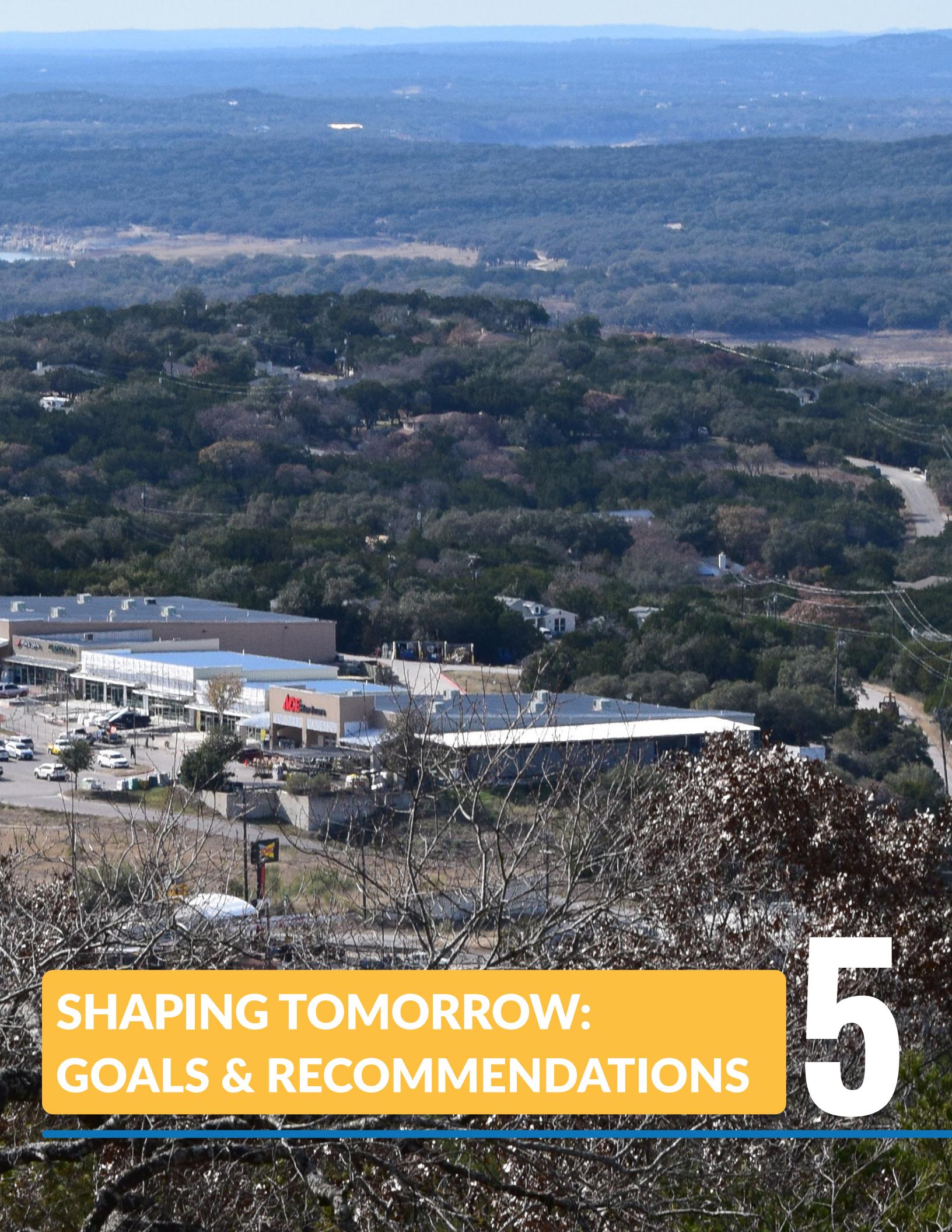
- Existing Trails
- Trail Opportunity Zones
- Lago Vista Parks & Facilities
- LVPOA, Travis County Parks & Federal Land
- Schools
- City Limits
- ETJ
- Waterbodies
- Roadways

A Trail Opportunity Zone is an area identified by the public for prioritized future trail connections, however the exact trail alignments will need additional study and refinement. These zones are where the most people would like to see improvements in walkability and recreational trail access and serve to help Lago Vista prioritize trail development. These alignments are high-level suggestions and will all need further study, perhaps in a Trail Master Plan or Trail Feasibility Study.

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SHAPING TOMORROW: GOALS & RECOMMENDATIONS

5

GOALS & RECOMMENDATIONS

INTRODUCTION

The success of this Plan comes through effective implementation of the plan recommendations. Only through implementation will the vision of the Plan become reality. This chapter identifies a series of objectives and associated actions to achieve the goals set out in **Community Conversations: Engagement and Vision**.

These goals were crafted and approved by the community of Lago Vista and are presented in the order ranked on the online survey. The embodied guidance provided in the recommendations identify key information and next steps toward implementation.

It is understood that not every action will be realized in the near-term or, in some cases, during the time horizon of this Plan. As such, **From Vision to Reality: Implementation**, will set out an implementation action plan to provide greater clarity as to the community's near-, mid-, and longer-term priorities for moving forward.

HOW TO USE THIS CHAPTER

The recommendations are grouped under the six goal categories, Community Character, Mobility, City Services, Future Land Use, Economic Development, and Parks and Recreation. Each of these goals are further refined by objectives. Each objective includes a corresponding set of actions which comprise the Plan recommendations.

Effective implementation of the Plan's recommendations will require interpretation, adaptability, and flexibility. The recommendations should be thoughtfully approached and evaluated based on compliance and implementation with the goals, commitments, and initiatives set forth within this Plan.

PLAN GOALS

COMMUNITY CHARACTER

Lago Vista will preserve its unique identity as a scenic, hill country city with a close-knit community, beautiful lake views, and peaceful nature.

MOBILITY

Lago Vista will have a well-planned street network that prioritizes safety and efficiency.

CITY SERVICES

Lago Vista will provide high-quality municipal services that prioritize efficiency, sustainability, reliability, and enhance the quality of life for residents.

FUTURE LAND USE

Lago Vista will manage the direction of growth and development through a thoughtfully planned land use pattern.

ECONOMIC DEVELOPMENT

Lago Vista will cultivate a thriving economy that supports diverse retail offerings, services, and employment opportunities.

PARKS AND RECREATION

Lago Vista will improve its park system to provide spaces for people to play, gather, and enjoy nature.

COMMUNITY CHARACTER

LAGO VISTA WILL PRESERVE ITS UNIQUE IDENTITY AS A SCENIC, HILL COUNTRY CITY WITH A CLOSE-KNIT COMMUNITY, BEAUTIFUL LAKE VIEWS, AND PEACEFUL NATURE.

Throughout this Planning process, the importance of preserving Lago Vista's scenic nature, lake vistas, and strong sense of community has been a consistent priority. The Community Character Goal received overwhelming support, with 89% of survey respondents agreeing that protecting these qualities is essential for the city's future. Additionally, 75% of respondents cited the lake and natural scenery as the primary reasons they chose to move to Lago Vista. Preserving these defining characteristics and enhancing the ability for the community to gather will be critical in maintaining the charm and appeal that residents cherish.



Lagofest 2024 - Lago Vista's largest annual event held at LVPOA- Bar-K Park

Thoughtful planning and design will help integrate new housing, green spaces, and public amenities in a way that complements the city's natural beauty and fosters lasting connections among residents. To support this vision, Lago Vista will invest in expanding and improving municipal facilities to create more opportunities for community gathering and engagement. Parks, event spaces, and multi-use community centers can serve as hubs for local activities, bringing people together and reinforcing civic pride.

Strengthening communication and outreach efforts will also be essential in bolstering civic engagement, ensuring that residents feel informed, heard, and involved in shaping the city's future. Taking steps to preserve its scenic charm, enhancing neighborhood livability and quality for all residents, and fostering a strong sense of belonging, will ensure that Lago Vista continues to be a place where people take pride in their community and feel connected to both their neighbors and the surrounding natural environment.

Objective 1: Strive to strengthen neighborhoods as places of quality, community, and livability.

Action 1: Develop an information library of housing assistance resources for residents either online or at City offices and keep it up to date.

Some examples could include links or references to homebuyer assistance programs, emergency rental assistance programs, aging in place programs, weatherization grants, fair housing information, etc.

Action 2: Incentivize the development of senior housing through expedited permitting, fee reduction or waivers, or public-private partnerships.

There are currently no housing options for senior citizens to remain living in Lago Vista unless they live alone. The City should support the creation of retirement communities, assisted living, and other options for senior citizens who wish to remain in

Lago Vista.

Action 3: Encourage the development of strategically located higher density residential developments using the future land use plan and location criteria developed by the Advisory Committee.

Many residents and potential homebuyers are seeking alternatives beyond traditional single-family homes or large apartment complexes. One approach to addressing this need is through the introduction of missing middle housing, which refers to housing types that offer more units than a single-family home but fewer than mid- or high-rise developments. Expanding missing middle housing options in Lago Vista would help meet the needs of young professionals, retirees, and families looking for attainable housing while preserving the community's character.

Action 4: Educate the public on the strength of the current tree preservation ordinance.

Clearcutting was mentioned frequently by the public during this planning process, however the City has already taken steps to ensure clearcutting practices cannot continue. Chapter 14 Zoning, part 4, section 20 establishes regulations for tree preservation in development in Lago Vista.



Oak Tree at Sports Complex

Objective 2: Expand or build municipal facilities to create places to gather as a community.

Action 1: Construct an indoor community center in the municipal complex on Dawn Drive that serves as a central hub for residents, offering versatile spaces for fitness, sports, recreation, gatherings, senior and youth programming, and community gathering.

This is one of the top priorities from the Advisory Committee and the residents of Lago Vista. Consider conducting a feasibility study, pursuing TPWD Indoor Recreation Grants, or contacting other cities with new community centers to learn about next steps or important considerations.

Action 2: Build a new City Hall in the municipal complex on Dawn Drive and anchor it as the civic hub of the community.

The City is currently exploring options to rebuild City Hall. In addition, the City should continue to evaluate the possibility of incorporating other civic uses, such as a new library or community center.

Action 3: Expand the library and upgrade its amenities.

The Library, which was built in 1977, is in great need of a larger facility with modern updates that is better able to serve the growing population. With the reconstruction of City Hall, and the potential for a new community center, this could be a good opportunity for a new library as well. Consider a larger children's area, small study rooms with windows, a small meeting room to accommodate three to 14 people, space for additional shelving and a self-checkout machine. Ensure any expansions or new buildings have enough outlets

Community Center Case Study: Richland Hills, Texas

Similar to Lago Vista, the City of Richland Hills has located all of their civic buildings on one block. In the center of town, you can find the City Hall, Fire Station, Police Station, Library, and Post Office all on one civic center. Following their 2014 Comprehensive Plan, the City reconstructed this “civic center” to update their Police Station, Fire Station, and to build a recreation center. This reconstruction added a public gathering greenspace with paved walking paths connecting all of the civic buildings and a shaded playground for children at the recreation center.

The Link Event and Recreation Center is a multi-purpose community facility for all ages. Since opening in April 2017, it has served as a hub for fitness, creativity, and lifelong learning, fostering strong connections among the residents of Richland Hills and surrounding areas. The Link offers a diverse range of programs, including athletics, after-school and summer camp childcare, recreation classes, and senior activities. Additionally, it hosts a variety of community events, bringing people together for special interest programs and city-wide celebrations.

The Link features state-of-the-art amenities such as:

- *Gymnasium*
- *Fitness and Weightroom Floor*
- *Indoor Track*
- *Game Area*
- *Indoor Soft Playground*
- *Esports and Gaming Areas*
- *Museum*
- *Group Fitness Room*
- *Locker Rooms with Showers*
- *Private Rental Spaces (e.g., ballrooms)*



The Link Event and Recreation Center



Photo courtesy of USA Shade

and electronic facilities.

Action 4: Continue to adequately staff the library and hire a Children's Librarian.

If the Library expands in size, additional staff will be needed to oversee a larger facility and to assist the anticipated increase in the number of people using the Library. A professional "Children's Librarian" will be needed to oversee and provide the kind of programs and services that are expected in a larger library.

Action 5: Offer senior computer safety courses and other programming for seniors at the library or future indoor community center.

Offering senior computer safety courses will help older residents navigate the digital world with confidence, protecting them from online scams, fraud, and identity theft. Providing these and other senior-focused programs at the library or a future community center will promote lifelong learning and social engagement.

Action 6: Support opportunities for year-round programming, special event activities that reinforce community perceptions of sense of community and small-town character.

Small-town character is built on a foundation of engaging local events. Year-round programming and special events play a vital role in fostering a sense of belonging, strengthening community ties, and celebrating the small-town character that residents value.

Action 7: Explore a financing district or mechanism for public improvements to spur investment on Dawn Drive.

Establishing a financing district or other funding mechanism for public improvements on Dawn Drive could stimulate economic growth, attract new businesses, and enhance the area's overall appeal. Strategic investments in infrastructure, streetscape enhancements, and pedestrian-friendly amenities can help transform Dawn Drive into a vibrant, walkable corridor that benefits both

residents and visitors.

Objective 3: Bolster civic engagement to foster community trust and pride.

Action 1: Hire or contract services for a grant writer to assist the City in finding and applying for grants to fund plan implementation.

Identifying, applying for, and managing grants is a time-intensive process. The City should assess the necessary resources for grant administration and ensure that either a dedicated staff member has the capacity to manage these responsibilities or explore the option of outsourcing grant services to a qualified professional.

Action 2: Explore the possibility for cross municipal partnerships between Cedar Park, Jonestown, or other communities for regional trails, transportation, open space preservation, or other such partnerships.

Seek to maintain good relationships with neighboring municipalities and where possible explore innovative solutions or opportunities for community improvement.

Action 3: Enhance the City's community outreach and engagement strategies to foster dialogue, build community trust, and encourage informed and civil civic participation.

Explore methods to further enhance the City's engagement strategies to foster civic participation. Strategies could include ensuring use of plain English instead of technical jargon, new digital methods of engagement, coffee with the mayor, etc.

MOBILITY

LAGO VISTA WILL HAVE A WELL-PLANNED STREET NETWORK THAT PRIORITIZES SAFETY AND EFFICIENCY.

Lago Vista's street network will be designed with safety as the highest priority, reflecting the concerns of local residents. Implementing on- and off-street design improvements will help reduce accidents and create a safer environment for all road users. Additionally, road maintenance and improved emergency response will ensure that the city's infrastructure supports both everyday travel and critical situations.

Efficiency is equally important in Lago Vista's transportation network, with a focus on well-planned connections between neighborhoods that improve mobility. A thoughtfully designed network will provide multiple routes for travel, reducing bottlenecks and enhancing access to key destinations. Through integrating safety and efficiency into street planning, Lago Vista will create a transportation system that not only protects residents but also enhances overall quality of life, making travel smoother and more reliable for everyone.

ROADWAY CONCERN FROM RESIDENTS

Numerous Lago Vista residents voiced significant concerns regarding traffic conditions along RM 1431, including speeding, congestion, and a high frequency of near-miss incidents.

“SLOW DOWN TRAFFIC ON RM 1431” - SURVEY RESPONDENT

Many pointed out that the intersection at Bar K Ranch Road and RM 1431 has become particularly problematic, highlighting a need for a traffic light or additional safety measures to manage the flow of vehicles. In addition, residents expressed a desire for more effective signage, road markings, and traffic calming strategies—such as improved lighting and enforcement—to slow down traffic and reduce the likelihood of crashes.

Objective 1: Support improvements to multi-modal transportation throughout Lago Vista.

Action 1: Amend the zoning and subdivision ordinances to require new residential developments to connect new networks of sidewalks, paths and/or bike routes within neighborhoods to nearby collectors and arterial streets or adjacent developments.

Ensuring these connections will enhance mobility, improve pedestrian and cyclist safety, and promote alternative transportation options. Additionally, well-connected neighborhoods foster a sense of community by making it easier for residents to walk or bike to nearby destinations rather than relying solely on automobiles.

Action 2: Consider implementing enhanced development standards that apply to PDDs to encourage higher quality, pedestrian oriented development.

Establishing specific guidelines for walkability, streetscaping, and mixed-use integration within PDDs can create more vibrant, accessible spaces. These standards can include requirements for wider sidewalks, street trees, pedestrian-scale lighting, and building placement that prioritizes accessibility and connectivity.

Action 3: During the next update to the Transportation Master Plan or as part of a Trails Master Plan, identify bicycle or golf cart routes to create a multi-modal network.

Mapping out key corridors and potential connections will help establish a more accessible and efficient transportation system for all users. This planning effort should consider factors such as safety, traffic patterns, accessibility, and opportunities to connect residential areas with commercial hubs, schools, and recreational facilities.

Action 4: Provide education to the public on where golf carts are allowed to be operated within the city as well as the rules for operation.

A public outreach campaign, including online resources, printed materials, and community workshops, can help ensure that residents understand designated golf cart routes, safety regulations, and legal requirements.

Clear and consistent messaging will improve compliance and enhance the safe integration of golf carts into the city's transportation network.

Action 5: Research best practices to prepare an update to the development codes and regulations to facilitate the growth of EV charging infrastructure. Consider adopting EV-ready building codes, creating incentives, rebates, or expedited permitting processes.

By integrating EV-friendly policies into development regulations, the City can proactively support the transition to electric vehicles, reduce barriers to charging access, and encourage sustainable growth. These measures will help future-proof infrastructure, attract investment, and contribute to long-term environmental goals.

Golf Cart Community Case Study

Peachtree City, Georgia, has successfully integrated golf carts into its transportation network, making them a vital and convenient mobility option for residents. With over 100 miles of separated multi-use paths, the city has created an interconnected system that allows golf carts to serve as a primary mode of transportation for short trips. These paths link neighborhoods, schools, shopping centers, parks, and other key destinations, reducing reliance on cars and promoting a more sustainable, community-oriented lifestyle. Golf cart ownership is widespread, with designated parking spaces and charging stations available throughout the city, further supporting their use as an everyday travel option.

Peachtree City has clear regulations, including requirements to register the motorized cart, age restrictions, safety requirements, and penalties up to \$1,000 for violations of the regulations. The City also requires development to contribute to the multi-use path network and construct motorized cart parking spots. If Lago Vista wants to establish themselves as a golf cart community, the City should examine the potential for similar regulations.



Peachtree City, Georgia

Objective 2: Facilitate safe and well-planned transportation infrastructure.

Action 1: Coordinate with TxDOT and other area partners to identify and evaluate opportunities for transportation demand management and smart city technologies to improve transportation efficiency.

Establishing strong partnerships with regional and state agencies will help Lago Vista to explore innovative solutions such as real-time traffic monitoring, adaptive signal control, and intelligent transportation systems. These efforts can enhance mobility, reduce congestion, and improve overall travel reliability for residents and visitors.

Action 2: Review and amend the development regulations to improve overall street connectivity through implementation of the thoroughfare plan.

Ensuring that new developments align with the city's thoroughfare plan will create a more cohesive and accessible street network. Updated regulations can require logical street layouts, reduced dead-ends, and better integration with existing and planned transportation corridors to enhance overall mobility. Examples of amendments could include: calculating the number of required access points based on the size of the neighborhood; requiring cross-access to adjacent neighborhoods; establishing a connectivity ratio; and/or shorter block lengths.

“LAGO VISTA NEEDS MORE WAYS TO ENTER AND EXIT RM 1431” - SURVEY RESPONDENT

Action 3: Actively participate in regional transportation planning efforts, such as the CapMetro Transit Plan 2035, to promote funding and infrastructure improvements which benefit Lago Vista.

Engaging in these initiatives allows the city to advocate for transit expansion, secure funding for critical projects, and ensure that regional transportation strategies align with local needs. Collaboration with transit authorities and neighboring jurisdictions will help Lago Vista remain a key player in shaping future mobility solutions.

Action 4: Emphasize traffic safety on neighborhood streets by working with the police department to increase enforcement, collect data, and define metrics to measure increases in safety.

Strengthening enforcement of speed limits, stop sign compliance, and pedestrian right-of-way laws will help improve safety for all road users. Collecting and analyzing traffic data will allow the city to identify high-risk areas, implement targeted interventions, and track progress over time.

Action 5: Perform engineering level traffic safety analysis at the intersection of Dodge Trail at Diamond Trail and Boggy Ford Road east of Lincoln/Drapers Cove and determine appropriate design mitigations.

Establishing strong partnerships with regional and state agencies will help Lago Vista to explore innovative solutions such as real-time traffic monitoring, adaptive signal control, and intelligent transportation systems. These efforts can enhance mobility, reduce congestion, and improve overall travel reliability for residents and visitors.

Action 6: Identify projects for transit supportive infrastructure which could be funded by the Build Central Texas Fund through CapMetro.

Potential projects may include bus stop enhancements, pedestrian and bicycle access improvements, or park-and-ride facilities that increase transit accessibility. Securing funding for these projects will help expand mobility options for residents and support a more connected, sustainable transportation network.

CAPMETRO BENEFITS & THE BUILD CENTRAL TEXAS FUND

CapMetro, the transit agency that serves the Austin metropolitan area provides Bus, Vanpool (previously RideShare), and on-demand Pickup services in Lago Vista. Bus commuters may park at the Lago Vista Park & Ride, located near Dawn Drive and Thunderbird Street, and utilize bus route 214, to access 11 stops within the city limits of Lago Vista and ultimately the Lakeline Park & Ride. The Vanpool program provides a group of 4 or more people who regularly travel to and from work together with a CapMetro vehicle to use for their daily commute anywhere in the metropolitan area. Finally, customers can use on-demand pickup services by indicating their location and destination in the Pickup by CapMetro app anytime from 7 AM to 7 PM on weekdays in Lago Vista.

These CapMetro services are available in Lago Vista due to the city's participation in the Build Central Texas Program. This CapMetro funding program was created in 1994 to support the transportation infrastructure for the Austin metropolitan area, with a specific focus on funding transit projects in suburban communities.

Currently, the cities of Austin, Manor, Jonestown, Point Venture, San Leanna, and Lago Vista fund this program for themselves by employing a 1% sales tax within their jurisdictions. Any funding leftover after paying for the transit services is directly reinvested into the community through the Build Central Texas fund which can be used to pay for transit supportive infrastructure projects.

Participation in Build Central Texas ensures that these communities continue to be served by CapMetro and creates the opportunity for future transit improvements.



Bus stop located near the Lowe's Market parking lot



CITY SERVICES

LAGO VISTA WILL PROVIDE HIGH-QUALITY MUNICIPAL SERVICES THAT PRIORITIZE EFFICIENCY, SUSTAINABILITY, RELIABILITY, AND ENHANCE THE QUALITY OF LIFE FOR RESIDENTS.

Lago Vista is committed to ensuring that municipal services prioritize efficiency, sustainability, and reliability, therefore enhancing quality of life for residents. A fundamental aspect of this commitment is improving the city's resilience to natural hazards, prioritizing high quality infrastructure, and ensuring important natural resources are conserved for future generations.

Providing cost-effective and efficient infrastructure is essential for maintaining high-quality municipal services in Lago Vista. Strategic investments in roadways, water and wastewater systems, and energy-efficient public facilities will ensure the city's infrastructure meets the needs of a growing population while remaining financially sustainable. Through continuously assessing infrastructure performance and prioritizing proactive maintenance, Lago Vista will enhance long-term sustainability and provide residents with reliable, well-maintained public amenities. Water conservation initiatives, energy efficiency programs, and sustainable land-use planning will further reinforce the city's dedication to responsible growth.

Objective 1: Improve Public Safety, Emergency Preparedness, and Hazard Mitigation.

Action 1: Coordinate with the Emergency Services District to develop a Community Evacuation Plan and make maps of routes available to all residents.

A community evacuation plan will be critical for events which can be predicted, such as a winter storm. But in the event of an unpredictable hazard, like a wildfire, multiple, well-known evacuation routes will be critical to ensure if one is blocked people can escape.

Action 2: Coordinate public education presentations by Texas Forest Service and the Fire Department to help reduce fire hazard on private properties.

Conduct public outreach to educate citizens on the full range of hazards: educational information will be presented through digital signage on major thoroughfare, newsletters, and on the city website, to increase awareness of ways the public may protect themselves and mitigate homes and businesses from hazard events.

Action 3: Develop a mass debris removal plan in the event of a natural disaster.

Winter storm Uri, in February 2021, underscored the importance of a mass debris removal plan as essential for protecting infrastructure, reducing repair costs, ensuring resident safety, and maintaining critical services during power outages caused by unforeseen events.

Action 4: Study fire hydrants in need of replacing and ensure fire flow levels are sufficient.

Evaluate and upgrade fire hydrants across the community to enhance water delivery efficiency during emergencies and reduce fire-related damage.

Action 5: Consider applying for grant to fund a Community Wildfire Protection Plan.

Apply for a grant through the US Forest Service to fund a Community Wildfire Protection Plan.

WILDFIRE RISK

The Characteristic Fire Intensity Scale, shown on the next page, **Wildfire Intensity Risk**, specifically identifies areas where significant fuel hazards and dangerous fire behavior potential exist.

The Fire Intensity Scale (FIS) provides a standard scale to measure potential wildfire intensity. FIS consists of 5 classes where the order of magnitude between classes is ten-fold. The minimum class, Class 1, represents very low wildfire intensities and the maximum class, Class 5, represents very high wildfire intensities.

The Wildfire Intensity Scale does not incorporate historical occurrence data and only evaluates the potential fire behavior for an area. Knowledge of historical fire occurrence data may help natural area managers have a greater understanding of areas where dangerous fire potential exists in relation to nearby homes or other valued assets.

Wildfire intensity is influenced by fuels, weather, and topography. Fuels are anything that can burn in a wildfire and can include grasses, shrubs, trees, and dead leaves. The accumulation of fuel increases the potential for wildfires and allows fires to burn hotter, larger, longer, and faster, making them more difficult and dangerous to manage.

Naturally-occurring wildfires thin out fuels in natural areas; however, historical fire suppression activities have disrupted these natural processes. Consequently, many natural areas have become overgrown and contain greater intensity of fuels leading to more damaging wildfire activity when wildfires occur. Effectively managing fuel loads, and reducing loads when and where appropriate, helps to reduce the risk of fires and maintain functioning ecosystems.

As depicted on the map, areas with the highest risk of wildfire are located in the less developed regions of Lago Vista. For more information visit the Texas A&M Forest Service website.

Data Source: Texas Wildfire Risk Assessment, Pyrologix 2023 (includes fuel disturbances through 2022)

THE SPECIFIC CLASSES OF FIRE INTENSITY ARE AS FOLLOWS:

CLASS 1, VERY LOW:

- *Very small, discontinuous flames, usually less than 1 foot in length; very low rate of spread; no spotting. Fires are typically easy to suppress by firefighters with basic training and non-specialized equipment.*

CLASS 2, LOW:

- *Small flames, usually less than two feet long; small amount of very short-range spotting possible. Fires are easy to suppress by trained firefighters with protective equipment and specialized tools.*

CLASS 3, MODERATE:

- *Flames up to 9 feet in length; short-range spotting is possible. Trained firefighters will find these fires difficult to suppress without support from aircraft or engines, but dozer and plows are generally effective. Increasing potential for harm or damage to life and property.*

CLASS 4, HIGH:

- *Large Flames, up to 40 feet in length; short-range spotting common; medium range spotting possible. Direct attack by trained firefighters, engines, and dozers is generally ineffective, indirect attack may be effective. Significant potential for harm or damage to life and property.*

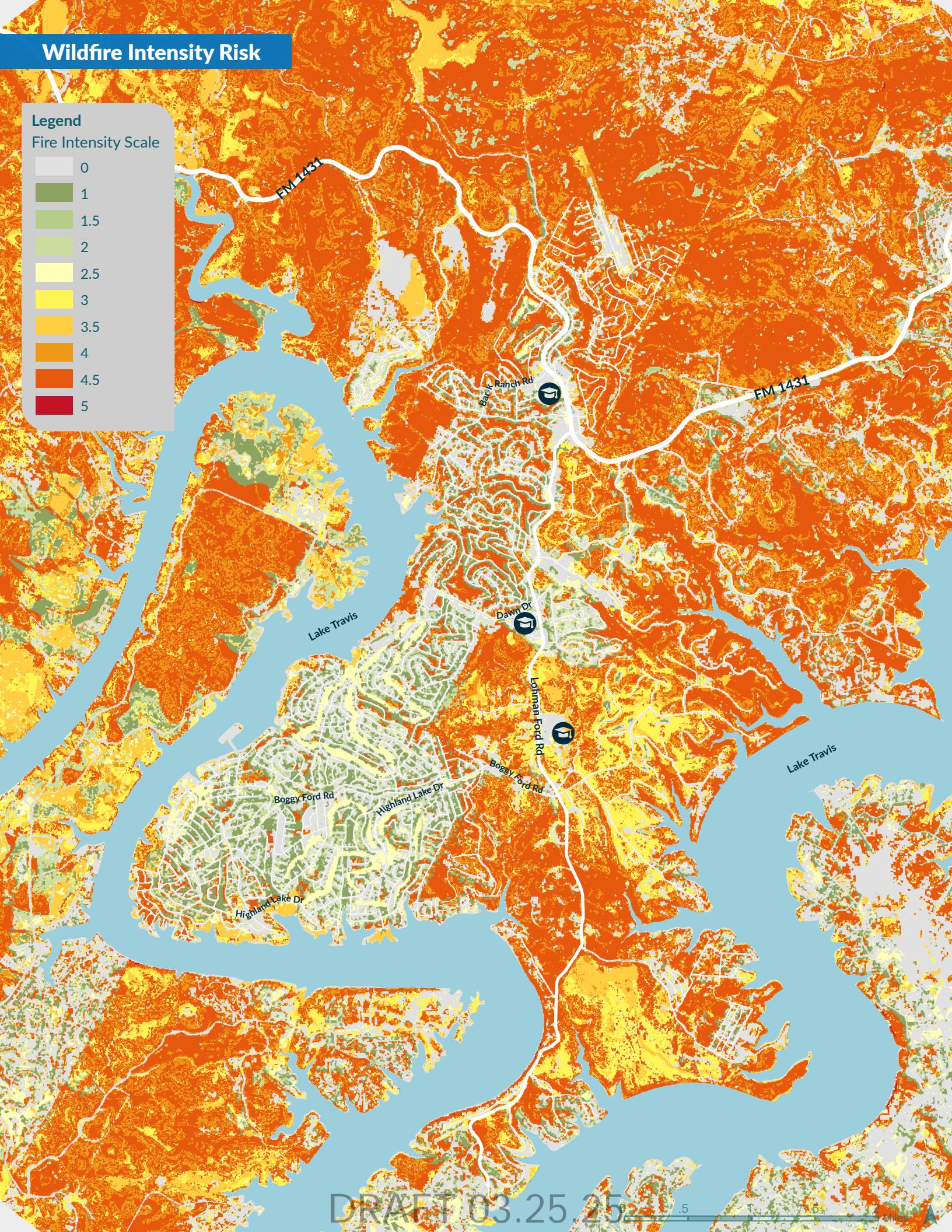
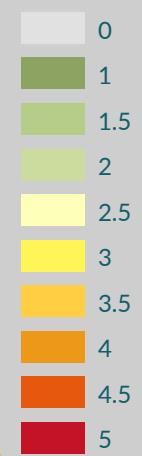
CLASS 5, VERY HIGH:

- *Flames exceeding 200 feet in length; expect extreme fire behavior.*

Wildfire Intensity Risk

Legend

Fire Intensity Scale



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1.5

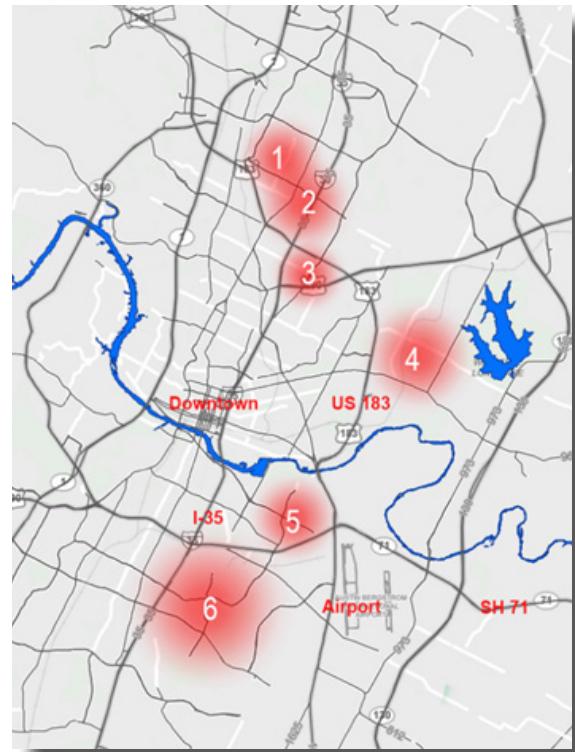
2 miles

Action 6: Consider building a storm shelter or resilience hub as a part of the new city hall.

City Halls tend to function as a resource hub for residents, consider expanding any new City Hall to function as a resilience hub for information, supplies, and potentially shelter during severe weather events.

CITY OF AUSTIN RESILIENCE HUB PILOT PROJECT

In 2021, Austin City Council passed a resolution to create a network of Resilience Hubs with the City. The Office of Resilience, Office of Sustainability, HSEM, Austin Public Health, Austin Fire Department, Economic Development, and Equity Office worked together to coordinate the planning and implementation of Resilience Hubs leading to a pilot project that tested City-owned facilities as hubs for resilience resources, education and support. The Resilience Hubs are complementary to emergency response and operations that are trusted neighborhood spaces that strengthen community ties and provide basic needs when disaster strikes. The Resilience Hub pilot included City-owned facilities that offer services and support for the community before, during, and after a disaster. Shown in the map to the right, the pilot program focused on City-owned facilities in six areas around Austin. The focus areas were selected through input from residents and collaboration with community organizations.



KEY BENEFITS

- **Enhanced Emergency Preparedness and Response**

Resilience hubs serve as centralized locations to distribute food, water, medical supplies, and information when disasters strike. They often include backup power and communications systems, improving a neighborhood's ability to manage outages and infrastructure failures.

- **Strengthened Community Cohesion**

Resilience hubs double as community gathering spaces where residents can build relationships through workshops, events, and skill-sharing. Stronger social ties help neighborhoods respond more effectively to crises and recover faster afterward.

What might I find at a Resilience Hub?



Action 7: Install backup generators at critical facilities.

The 2023 Travis County Hazard Mitigation Plan recommends installation at these locations: City Hall, WP #1 and WP#3 intakes, Public Works Facility which includes Water Plant #1, and at 3 booster stations. Examine if any other locations are important and pursue funding for improvements.

Action 8: Encourage the use of firewise landscaping and implement adequately spaced and located firebreaks in open space.

Strengthening enforcement of speed limits, stop sign compliance, and pedestrian right-of-way laws will help improve safety for all road users. Collecting and analyzing traffic data will allow the city to identify high-risk areas, implement targeted interventions, and track progress over time.

Objective 2: Provide cost effective and efficient infrastructure.

Action 1: Complete all necessary recommendations from the 2024 Wastewater Master Plan and 2024 Water Master Plan.

Continue prioritizing infrastructure updates as identified in the recently completed Water and Wastewater Master Plans.

Action 2: Develop a comprehensive regional stormwater management plan.

Due largely to the topography of the area, residents have reported issues related to stormwater management. Consider a comprehensive look at issues and solutions for Lago Vista.

Objective 3: Implement policies to promote conservation of important resources.

Action 1: Establish a plan to periodically review and update the Drought Contingency Plan. Consider increasing the penalties and enforcement of water conservation violations.

Ensure the Drought Contingency Plan is kept up to date with accurate triggers for water conservation stages and penalties which discourage violations.

Action 2: Contact Central Texas Water Coalition about hosting a “Water Day” for citizen education.

The Central Texas Water Coalition (CTWC) is a nonprofit organization advocating for policies that will preserve the Highland Lakes as irreplaceable natural resources that supply water for Central Texas' 2 million residents and provide an important regional economic engine for the state of Texas.

Action 3: Study the feasibility of an integrated stormwater management system to include low water use landscapes and bioswales, rain gardens and other stormwater management infrastructure in civic spaces, parks, open spaces, and streets.

An integrated stormwater management approach requires the incorporation of drainage systems into a multifunctional green infrastructure network. In areas where traditional gray infrastructure, such as underground pipes and culverts, is not feasible, this approach provides effective stormwater management solutions by utilizing above-ground systems to control runoff while enhancing environmental and community benefits.

Action 4: Create incentives, standards, and metrics for low impact design on city-owned property and in private developments, primarily encouraging stormwater management strategies, low water use, etc.

By promoting strategies like permeable surfaces, drought-tolerant landscaping, and rainwater harvesting, Lago Vista can reduce environmental impact while fostering a more resilient and attractive community.

FUTURE LAND USE

LAGO VISTA WILL MANAGE THE DIRECTION OF GROWTH AND DEVELOPMENT THROUGH A THOUGHTFULLY PLANNED LAND USE PATTERN.

Lago Vista will preserve its unique identity as a scenic Hill Country city, defined by its breathtaking lake views, peaceful natural surroundings, and strong sense of community. As the city grows, it will prioritize development that enhances, rather than diminishes, these defining characteristics. However, encouraging development is key to sustaining Lago Vista's economic health and quality of life. Growth provides opportunities for new businesses, housing options, and public amenities, all of which contribute to a vibrant and financially stable city. Without strategic expansion, the city risks stagnation, leading to increased reliance on property taxes and fewer opportunities for economic diversification.

By planning for well-integrated residential, commercial, and recreational spaces, Lago Vista can attract investment while preserving the natural features and small-town atmosphere that residents cherish. To maintain the beloved small-town charm of Lago Vista, it is essential that new development is guided in a manner that aligns with community values and conserves both fiscal and natural resources. Preserving natural resources and encouraging placemaking requires a proactive approach to land use planning. Low-impact development practices, conservation-minded policies, and infrastructure investments that support walkability, sense of place, and connectivity will ensure that Lago Vista grows in a sustainable manner. Protecting scenic vistas, green spaces, and environmentally sensitive areas will maintain the city's appeal for both residents and visitors.

Objective 1: Ensure Lago Vista continues to prosper through managed growth and thoughtful planning.

Action 1: Adopt an infrastructure extension policy which requires annexation as a prerequisite to extend an urban level of infrastructure (e.g., water, wastewater, storm sewer) and services (e.g., city police, waste collection) to lands within the ETJ.

Laws surrounding annexation have drastically changed in recent years and with these changes, it is more important than ever that the City ensure the benefits of municipal infrastructure are reserved for properties within the city limits.

Action 2: Adopt and ensure the consistent application of the Future Land Use Map to guide the growth and development of Lago Vista.

Ensuring consistent application of the Future Land Use Map will create a predictable environment for developers, encouraging investment, and enforcing that development aligns with community goals and infrastructure capacity.

Action 3: Encourage the use of conservation subdivisions, where appropriate, to preserve open space.

Conservation subdivisions, one of the most common forms of conservation development, protect a significant portion of the development site as open space, while clustering small lot sizes on developed parcels at development densities specified by local development regulations. This type of development is better for the environment than standard large lot subdivision developments due to the natural space being less fragmented and more ecologically productive.

Action 4: Seek opportunities to preserve open space such as educating landowners of large parcels on the tax benefits of donating or preserving open space, updating the parkland dedication ordinance, issuing bonds to raise funds for protecting open space, or other such methods.

Cities have limited tools to preserving open space aside from buying land outright. Open space conservation was a high priority of the Council, Advisory Committee, and residents. Explore proactive solutions to preserve open space.

Action 5: Provide educational opportunities for staff, policymakers, and citizen board members on key issues, planning best practices, and cutting-edge tools to achieve success.

Conservation subdivisions, one of the most common forms of conservation development, protect a significant portion of the development site as open space, while clustering small lot sizes on developed parcels at development densities specified by local development regulations. This type of development is better for the environment than standard large lot subdivision developments due to the natural space being less fragmented and more ecologically productive.

Action 6: Consider coordinating an Implementation Bootcamp designed to educate City staff and policymakers on plan implementation and chart a successful path forward.

Following the adoption of this Plan, consider organizing an Implementation Bootcamp to prioritize next steps, budget appropriately for coming years, and ensure this Plan is successfully implemented.



Bison Trail overlooking Lago Vista

ECONOMIC DEVELOPMENT

LAGO VISTA WILL CULTIVATE A THRIVING ECONOMY THAT SUPPORTS DIVERSE RETAIL OFFERINGS, SERVICES, AND EMPLOYMENT OPPORTUNITIES.

Lago Vista will cultivate a thriving economy by strengthening efforts to attract businesses that meet the needs of residents and visitors. A strong local economy is important because it directly impacts the quality of life within a community by creating jobs, supporting local businesses, fostering a sense of community, and ensuring that money circulates within the area, leading to improved access to services and better infrastructure for residents; essentially, a thriving local economy contributes to a higher standard of living for the people who live there.

This is achieved primarily through the identification and support of key industries that align with Lago Vista's strengths and potential to foster job creation and economic growth. Encouraging local tourism opportunities will play a key role in establishing Lago Vista as a getaway destination, driving economic growth and job creation. The city's natural beauty, recreational amenities, and proximity to Lake Travis provide a strong foundation for expanding tourism-related businesses such as lodging, dining, outdoor adventure experiences, and boutique attractions. Investing in marketing initiatives, events, and partnerships with regional tourism organizations will help raise Lago Vista's profile, drawing visitors who contribute to the local economy.

A balanced approach to economic development will ensure that Lago Vista's growth benefits both residents and businesses by providing employment opportunities and a diverse commercial landscape. Thoughtful planning and investment in infrastructure will support a mix of industries, from retail and hospitality to professional services and technology-driven enterprises.

Objective 1: Strengthen local economic development to bring businesses to Lago Vista.

Action 1: Identify ways to streamline the development process to encourage economic development.

One of the most important non-financial tools is a city's ability to make development easy, predictable, and therefore a good investment. Continue to hold development meetings and create a development package for prospective businesses and developers.

Action 2: Consider implementing a tracking system to monitor air traffic and types of cargo at the airport.

A tracking system for air traffic and cargo types at the airport would provide valuable data to support economic development, ensure regulatory compliance, and enhance planning efforts for future airport operations.

Action 3: Consider establishing a Type B EDC to spur local economic development, fund community projects, and attract businesses.

A Type B EDC can bring significant economic benefits to a community by fostering job creation, funding infrastructure development, supporting parks, and supporting overall growth through strategic investments in various industries and projects. While the Type B corporation has a significant degree of autonomy, there are often requirements for public hearings and input regarding proposed projects, ensuring that the community has a voice in the decision-making process.

Action 4: Support efforts to establish forward thinking infrastructure systems and human resources, such as improved broadband for enhanced telework opportunities.

Investing in forward-thinking infrastructure, such as improved broadband, would expand telework opportunities, attract remote professionals, and position Lago Vista as a competitive location for businesses that rely on digital connectivity.

Action 5: Partner with or maintain existing partnerships with local higher education centers, private and public schools, businesses, and other entities for workforce training programs.

Workforce training programs could help develop a pool of skilled workers in Lago Vista and encourage job growth. Strengthening partnerships with higher education institutions, schools, and businesses would help residents and high school students have access to the skills and certifications needed for gainful employment.

Action 6: Maintain and/or expand support for a business attraction, retention, and expansion (BRE) program which focuses on small-scale medical facilities such as urgent care, doctor's offices, dental offices, etc.

Business attraction, retention, and expansion programs should support the retention and expansion of existing businesses, support startups and entrepreneurs, enable existing businesses to grow and reach their potential, and support major anchors in expanding nationally and internationally with products and services. Data for each company should be tracked and maintained in an on-line system to maintain accountability and information that can help cross pollinate opportunities between organizations.

Action 7: Cultivate a predictable investment climate that attracts high-quality development practices (e.g., building form, architecture, and quality signage and landscaping) by protecting property investments from incompatible or ad hoc development decisions.

Establishing clear and consistent development standards for building form, architecture, signage, and landscaping will help maintain a cohesive and visually appealing community character. Update or create regulations such as a sign ordinance based on a unified vision for character or other similar regulations to encourage high quality development.

Action 8: Create a “buy local” campaign to support local Lago Vista businesses.

The Economic Development Department of the City can work with the Economic Development Advisory Committee or future Economic Development Corporation to engage local businesses and stakeholders to build support for the program and identify their needs.

Objective 2: Encourage local tourism opportunities to establish Lago Vista as a destination.

Action 1: Continue to work with the EDAC and support efforts to brand Lago Vista as “Gateway to Getaway.”

Continue to collaborate with the Economic Development Advisory Committee (EDAC) and support efforts to brand Lago Vista as the “Gateway to Getaway” to strengthen the city’s identity as a destination for relaxation, recreation, and quality living. This initiative can enhance economic development and attract visitors who seek a scenic retreat close to the lake.

Action 2: Leverage Lago Vista's "Platinum Scenic City" designation for grant applications, attracting quality developments, and fostering civic pride.

Lago Vista can leverage its Platinum Scenic City designation by incorporating it into grant applications, marketing materials, and zoning policies to attract funding and high-quality developments that align with scenic standards. Additionally, the city can foster civic pride by promoting the designation through public awareness campaigns, beautification initiatives, and tourism branding.

Action 3: Define target industries which complement the "Gateway to Getaway" brand such as wineries, health and wellness spas, music venues, hotels, resorts, etc.

A Type B EDC can bring significant economic benefits to a community by fostering job creation, funding infrastructure development, supporting parks, and supporting overall growth through strategic investments in various industries and projects. While the Type B corporation has a significant degree of autonomy, there are often requirements for public hearings and input regarding proposed projects, ensuring that the community has a voice in the decision-making process.

Action 4: Explore incentives to attract target industries.

Once target industries are defined, explore incentives to attract chosen industries and boost the "Gateway to Getaway" brand. Tailored incentives, such as tax abatements or infrastructure support, can make the city more competitive in attracting high-value developments.

Action 5: Identify how local Hotel Occupancy Tax (HOT) funds could be allocated to other eligible uses under state law to expand and diversify tourism offerings.

A hotel occupancy tax (HOT) is a tax charged to guests renting a room or space in a hotel costing 15 dollars or more each day. Uses of local HOT revenue are limited and in general may only be used to promote tourism and the convention and hotel industries. However, categories of HOT-funded projects can include encouragement, promotion, improvement, and application of the arts; enhancement and upgrading of existing sports facilities or fields; constructing, improving, enlarging, equipping, repairing, operating, and maintaining a coliseum or multi-use facility; etc.

Action 6: Review requirements to become a DarkSky International community before applying.

Step 1: Review International Dark Sky Community Program Guidelines and Self-Checklist.

Step 2: Conduct a lighting inventory to determine scope of cost and effort to retrofit all publicly owned lighting.

Step 3: Gather evidence of public support, education efforts, and obtain a nomination from a DarkSky member.

Step 4: Submit application.

DARK SKY COMMUNITY CERTIFICATION

The International Dark Sky Places Program is a conservation-based program rooted in grassroots advocacy to protect dark skies and the nocturnal environment. The program is structured around a rigorous set of guidelines to ensure that each certified place participates in actions and stewardship that improve the quality of the nightscape environment. The International Dark Sky Place certification functions more as an award and provides international recognition for the applicant's efforts, as it does not carry any legal or regulatory authority from DarkSky International itself.

ELIGIBILITY CRITERIA

MANAGEMENT

The Community will coordinate with the local level of authority to write and adopt a lighting policy. Unincorporated or otherwise informally organized communities are eligible for Community status if their governing jurisdictions enact public policy consistent with the requirements of the Community Guidelines and which are legally binding in at least the territory of the community.

NIGHTTIME PUBLIC ACCESS

Outreach events are made available to both residents and visitors to the Community.

NIGHT SKY QUALITY

There are no night sky quality requirements for a Community. However, the Community will still participate in monitoring night sky quality to assess changes in this resource and as a way to further drive community engagement.

RESOURCES

The Community demonstrates its commitment to dark skies and quality lighting by:

- *Retrofitting all publicly owned lighting within five years*
- *Encouraging residents and businesses to participate in the dark sky movement with the use of, for example, flyers, events, informative websites, public service announcements, and funding of lighting upgrades*
- *Providing examples of success in light pollution control with private lighting or new development*
- *Presenting opportunities to learn about and engage with the night sky*

CERTIFICATION PROCESS

PHASE 1: INITIAL INQUIRY

Applicant reviews eligibility with IDA (International DarkSky Association) staff; notifies IDA of intent to pursue IDSP application Average Timeline: 45 days* (*Phase I timeline varies depending on eligibility status and complexity of proposed place)

PHASE 2: FORMAL APPLICATION

With support from IDA staff applicant actively works to meet the application requirements. Average Timeline: 1-3 years

PHASE III: CERTIFICATION

Applicant waits while review is in process Average Timeline: 90-150 days

PARKS AND RECREATION

LAGO VISTA WILL IMPROVE ITS PARK SYSTEM TO PROVIDE SPACES FOR PEOPLE TO PLAY, GATHER, AND ENJOY NATURE.

The City of Lago Vista currently has a small parks system but is poised to incrementally expand its offerings to better serve local residents. As the City experiences gradual population changes and shifting recreational trends, thoughtful planning is essential to ensure that parks and programs keep pace with community needs. Lago Vista aims to create family-friendly spaces where neighbors can connect, stay active, and immerse themselves in the natural beauty of the Texas Hill Country.

At the core of this vision is a commitment to improving amenities that promote personal well-being, reinforce active and healthy lifestyles, and uphold Lago Vista's collective sense of pride. Prioritizing accessibility and responsiveness, the City intends to maintain transparent and sustainable practices, ensuring that each improvement reflects responsible stewardship of public resources and environmental assets. Whether updating playgrounds, maintaining trails, or refining service standards, each effort will be guided by a careful balance of community aspirations and incremental planning.

It is important to recognize the power of unique experiences to draw visitors and build vibrant community focal points. The City can leverage the area's natural setting and lake-side appeal to strengthen recreational tourism opportunities while preserving its intimate, welcoming character. Through focused objectives and actions, the City will chart a future in which parks evolve alongside residents' needs—enhancing local quality of life and celebrating the shared spaces that bring the community together.

Objective 1: Improve park and recreation opportunities that enhance personal well-being, promote active lifestyles, and foster public pride by maintaining amenities and programs that cater to diverse interests, ages and abilities.

Action 1: Develop strategic partnerships and programs with volunteer groups or local nonprofits to encourage and facilitate volunteer park maintenance and clean up groups.

Implementing a formal structure (e.g., an adopt-a-park program or scheduled volunteer days) creates consistent opportunities for residents to invest in their local parks and the City can more efficiently address routine upkeep, beautification projects, and minor facility improvements.

Action 2: Maintain and strengthen the existing partnership with LVISD to maximize shared use opportunities such as shared maintenance costs, shared use facilities such as playgrounds or athletic fields, and general planning for facilities.

Strengthening the partnership with the LVISD is a crucial step in maximizing shared resources and creating more recreational opportunities for the entire community. By working together on initiatives such as joint maintenance of facilities, co-sponsorship of sports leagues or events, and shared use of playgrounds, athletic fields, and other recreational assets, both entities can reduce costs and provide more diverse programming.

Action 3: Publish a list of volunteer and donation opportunities on the City's website to help improve City parks (e.g., Maintenance cost mitigation (adopt-a-park, adopt-a-trail) and create a process to track volunteer hours, in-kind, and donations.

By advertising initiatives like adopt-a-park or adopt-a-trail, residents, local businesses, and civic groups can directly contribute time, resources, or financial support to beautify and maintain public spaces. In tandem, establishing a process to track volunteer hours, in-kind contributions, and monetary donations helps the City measure community impact and acknowledge contributors.

Action 4: Increase shade coverage in City-owned parks through tree planting programs or installation of shade structures.

Introducing more natural and constructed shade elements in parks can provide cooler, more comfortable environments for park users to exercise, socialize, and relax—especially in hotter parts of the year. Shade structures, such as canopies or shade sails should be tailored to specific amenities like playgrounds or seating areas, increasing usability of these facilities.

Action 5: Explore updates and improvements to Sunset Park.

Consider tournament ready ball fields, trails, dog park, concert space, disc golf course or other regional park amenities.

Objective 2: Establish standards and policies for the operations and maintenance of city parks and programs to ensure transparency, responsiveness to community needs, environmental and fiscally sustainable practices, and operational efficiency.

Action 1: Establish a clear and compelling mission and vision statement for the Parks and Recreation Department.

A vision statement for the Parks and Recreation Department creates a mission that guides operational decisions, from routine maintenance protocols to long-term program development. By establishing a set of core values staff can align everyday actions and resource allocation with community aspirations.

Action 2: Consider establishing a formal Parks and Recreation Commission or Board.

Consider converting the current Parks and Recreation Advisory Committee (PRAC) into an elected or volunteer-run Commission or Board to help to grant the PRAC more authority and formalize their dedication and commitment to improving parks and recreation. This Commission or Board can evaluate maintenance priorities, new facility proposals, and programming initiatives to help make park related decisions for the City and provide public oversight over the Lago Vista park system.

Action 3: Review and strengthen requirements for parkland and trail dedication from new development.

A parkland dedication ordinance is a vital tool for ensuring that there is a mechanism to preserve and enhance accessible green spaces for current and future residents. This ordinance requires new residential developments to set aside land or pay fees specifically allocated toward parks. Such an ordinance not only balances urban growth with environmental stewardship but also supports the city's long-term vision of cultivating parkland for current and future generations.

Parkland dedication ordinances may be structured to require new developments to include land for public parkland and/or trails, options to accept fees in lieu of land, and consider development fees that would pay for amenities in addition to land. While less common, several cities in Texas also have trail dedication ordinances, which require development to build trails if identified on a Trails Master Plan.

Lago Vista's current parkland dedication ordinance requires dedication to the City of one acre of parkland for every 30 dwelling units or the developer may choose to pay a per unit fee instead of dedicating land. Due to increased interest in development and public demand for more parks, it could be time for a review to ensure the ordinance is meeting the community vision for parkland. While the current ordinance is strong, the City could consider adding a park development fee or incorporating trail dedication requirements.



Action 4: Prioritize drought tolerant native plants in landscape design and when restoring degraded areas within the park system.

Using plant species adapted to the region's climate minimizes the need for fertilizers or chemical treatments, thereby lowering ongoing expenses and environmental impacts. Furthermore, native plants often provide essential habitats for local pollinators and wildlife, reinforcing the city's commitment to biodiversity.

Action 5: Ensure that all future amenities in City-owned parks have ADA-compliant paths, restrooms, and facilities.

By incorporating accessible design principles and ADA standards into critical elements such as paved walkways, restrooms, parking, and seating—park projects avoid the need for costly retrofits down the line. This inclusive approach also has a broad positive impact, helping seniors and families with strollers benefit from smooth pathways, while increased connectivity and wayfinding make it easier for all visitors to navigate and engage with park features.

Action 6: Seek to add revenue-generating enhancements in parks such as pavilions, event-focused facilities, and pay-to-use amenities within the parks.

Consider implementing a fee structure for park amenities which need reservations or rental fees that introduces a distinction between resident and non-resident rates.

Action 7: Develop a maintenance plan for the city-owned parks.

Establishing a comprehensive maintenance plan is crucial for maintaining consistent quality, cleanliness, and safety standards across all city-owned parks. This Plan should outline scheduled tasks and responsibilities for daily, weekly, and seasonal upkeep (e.g., mowing, landscaping, waste collection, repairs, and equipment servicing).

Objective 3: Create unique experiences in Lago Vista for the purposes of recreational tourism and creating community focal points.

Action 1: Develop a concept plan for the undeveloped parkland area near Ann Murrow 4th of July Circle.

The Parks and Recreation Advisory Committee has identified this potential park as a priority project and supports the development of a small trail, playscape, benches, tables, a gazebo, and potential butterfly garden.

Action 2: Develop a community garden program that will determine installation and maintenance efforts and establish a local board or volunteer group to maintain these types of facilities.

Developing a community garden program can be a dynamic way for Lago Vista to create unique opportunities and community gathering spaces while promoting local sustainability. Consider a demonstration garden featuring hands-on programs and agricultural education, while also hosting special events, workshops, or school partnerships.

Action 3: Consider developing a city-wide Trails Master Plan.

This Plan would need to evaluate the developability of the city-owned parcels and “strips” of land for future parks or trails, seek to expand trail investments throughout the community using existing right-of-way, easements, or targeted acquisition locations, and investigate the feasibility of including mountain bike trails in Lago Vista.

OUTSTANDING TRAIL SYSTEMS: SAN GABRIEL RIVER TRAIL GEORGETOWN, TEXAS

The San Gabriel River Trail is 6.6 miles long and follows the scenic North and South San Gabriel Rivers. The trail is eight feet wide and comprised of mixed surfaces including crushed granite, concrete, and asphalt.



Known for its charming downtown and proximity to Austin, Georgetown sought to leverage its scenic San Gabriel River corridor and rolling landscapes. In 2023, the City expanded the San Gabriel River Trail, improving connectivity between multiple parks, athletic fields, and downtown attractions. With wayfinding signage, pedestrian bridges, and lighting, the trail has become an integral community amenity.

The enhanced riverfront has attracted hikers, joggers, and families, who in turn patronize downtown shops and restaurants. Events like fun runs and nature festivals draw participants from across the region, contributing to hotel and retail revenues.

Urban trail loops that link natural features with business districts can simultaneously provide safe recreational outlets for residents and encourage out-of-town visitors to explore local commerce.

Overall, Georgetown's focus on trail development has enhanced the quality of life for residents, diversified the city's tourist appeal, and sustained an ongoing cycle of economic vitality connected to outdoor recreation.



The San Gabriel River Trail is 6.6 miles long and follows the scenic North and South San Gabriel Rivers.

Action 4: Evaluate the feasibility and location for a future skatepark that incorporates diverse features and skill levels to attract users of all ages and skill-levels.

Desire for a skatepark was frequently mentioned by the public during this planning process with several members of the public suggesting it be located near the police station.

Action 5: Evaluate the feasibility of developing a park on the city-owned property located in between Canyon Drive, Lago Vista Way and Bonanza.

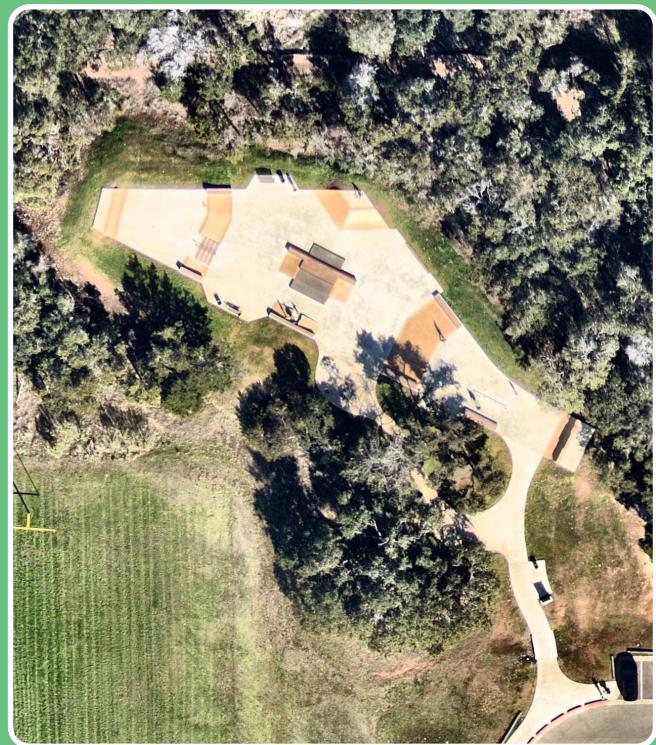
Commonly referred to as the Bonanza parcel, this parcel has quite a steep slope and would need to be evaluated by a landscape architect to determine developability.

Action 6: Consider introducing City operated recreational programming to provide recreational programming and activities to residents of all ages.

As Lago Vista continues to grow, consider providing public recreational programming, particularly if the City builds an indoor recreation center.

WHAT SKATEPARKS BRING TO A COMMUNITY

Skateparks offer more than just being a recreational facility they also serve as a local gathering space for a niche group of park users. Skateparks can also strengthen local relationships between the youth and adults, fostering pride and ownership for their local skatepark. These types of facilities provide safe, inclusive spaces where participants of all ages and skill levels can learn, hone new skills, and support one another in a shared pursuit. By offering a dedicated venue for wheeled sports, skateparks encourage participation among youth who may be less inclined toward traditional team sports.



Pictured above, the City of Dripping Springs Dorian Z. Kweller Memorial Skatepark was opened in 2024. The skatepark has multiple features to skate, shaded seating, and parking.

PARK ENHANCEMENTS

This section presents actions that the Parks and Recreation Department can focus on at each specific parks. The following identified improvements may be integrated into a more substantial Capital Improvement Project earmarked for that park, while others could be placed into a maintenance plan or replacement schedule, as appropriate.

UPPER BAR-K PARK / SPORTSPLEX:

- *Repair splash pad and enhance surrounding seating area.*
- *Repair foundation and nets of both tennis courts.*
- *Repair existing sidewalks and replace crushed granite park pathways and trails with concrete sidewalks throughout the park in order better enhance access for all types of park users.*
- *Conduct annual turf maintenance on sports fields (aeration, irrigation, seeding, fertilization).*
- *Construct a large pavilion near the baseball field for team gatherings.*
- *Renovate and modernize the ballfield clubhouse and bathrooms.*
- *Remove existing play structure and replace with new playground equipment.*
- *Replace pool tables, chairs, and loungers.*

BOWDEN POINT:

- *Construct screening and fencing around the park for additional safety and noise reduction.*
- *Install a small, looped trail that provides access to the art and flower beds in the park.*
- *Re-purpose and improve monument signage at the corner of Boggy Ford and Highland Lakes Blvd.*
- *Add additional parking.*

LAGO VISTA GOLF COURSE

- *Consider revitalizing the club house as a community hub with later hours, free Wi-Fi, and community events.*
- *Implement fire prevention measures for the clubhouse and golf cart storage area.*
- *Construct new lighting for the courts.*
- *Resurface and repaint the courts.*

SUNSET PARK:

- *Construct trails connecting Sunset Park to the Balcones Canyonlands.*
- *Pave and stripe all parking areas.*
- *Install paved sidewalks and park pathways to and from different park amenities and parking areas.*
- *Consider creating a landscaping / planting plan for the entire park.*
- *Construct pavilions with seating areas for more public gathering opportunities.*
- *Construct a Bankshot (equipment is available; requires a concrete platform and fenced area).*
- *Construct shade covers over baseball and softball bleachers.*
- *Install new nets for the soccer goals and a volleyball net.*

VETERANS MEMORIAL PARK

- *Repair leaning eagle statue.*
- *Construct a park sign near Dawn Drive or the parking areas.*
- *Enhance coverage and update overall lighting.*
- *Partner with the KLVB organization to regularly maintain and update the landscaping beds.*
- *Annually clean and maintain the remembrance bricks and rock pillars.*
- *Add additional benches and seating areas.*







FROM VISION TO REALITY: IMPLEMENTATION

6

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PLAN IMPLEMENTATION

The success of this Plan will be measured through the implementation actions. The planning process ensures that future development can occur in an organized and coordinated fashion. The future of Lago Vista will be shaped by policies and recommendations laid out in this Plan. This Plan's directives will often require interpretation, adaptability, and flexibility. The recommendations should be thoughtfully approached and evaluated based on compliance and implementation with the goals and initiatives set forth within this Plan.

PARTNERING FOR SUCCESS

Implementing the community's vision will take coordinated effort from various community leaders, including individual citizens, appointed and elected officials, and outside agencies and entities. Increasingly, jurisdictions are acknowledging that ultimate success of a comprehensive plan involves a combined effort from City and non-City partners. The City has a responsibility to partner with all local, state, and federal public and private partners that can be of assistance in bettering Lago Vista now and in the future.

At a minimum, this includes:

- *Lago Vista elected and appointed officials;*
- *City Administration and staff;*
- *Lago Vista Property Owners Association;*
- *Travis County;*
- *Texas Department of Transportation;*
- *North Lake Travis Chamber of Commerce;*
- *Lago Vista Independent School District (LVISD);*
- *Lower Colorado River Authority (LCRA); and*
- *Local community groups and organizations.*

ROLES AND RESPONSIBILITIES

City representatives, City staff, and dedicated citizens make up the "champions" of this Plan. Their roles are crucial to the effective implementation and follow through of this Plan. City Council, City staff, and the Planning and Zoning Commission should assess all decision-making and recommendations for consistency with this Plan as outlined below.

CITY STAFF

- *Managing day-to-day implementation of the Plan, including ongoing coordination*
- *Supporting and carrying out capital improvement planning efforts*
- *Managing drafting of new or amended land development regulations*
- *Conducting studies and developing additional plans*
- *Reviewing development, zoning, and other land use applications for consistency with this Plan*

PLANNING & ZONING COMMISSION

- *Making recommendations related to development and redevelopment*
- *Ensuring that development is consistent with the vision of this Plan*
- *Preparing a periodic progress report with the help of City staff to review goals to evaluate consistency with the plan's vision*

CITY COUNCIL

- *Adopting amendments to the Plan by ordinance*
- *Adopting new or amended land development regulations to implement this Plan*
- *Approving inter-local agreements*
- *Establishing the overall action priorities and timeframes for initiation and completion*
- *Considering and approving funding commitments*
- *Approving projects, activities and budgets in a manner consistent with this Plan*

MONITORING AND BENCHMARKING

The City of Lago Vista will monitor the plan implementation and the corresponding effects on the community environment, community prosperity, and community livability. Creating a benchmarking and monitoring system will keep a record of accomplishments and measure the successes within the City. It will also reveal any opportunities that arise to modify and amend the Plan.

Realizing the communities vision involves actively and deliberately working toward the action steps in the implementation table. This Plan created goals, objectives and recommendations to help guide the growth and development of the City. This chapter will focus on the implementation table, providing guidance and accountability for the City and other parties.

As part of the ongoing implementation process, benchmarking and monitoring should take place regularly and be summarized in a succinct report. These regular reports should include a status update on implementation, important actions and accomplishments, and identification and recommendation of needed actions and programs to be created and implemented in the future. An annual report of this Plan report should be presented at a work session and regular session of the City Council.

UNDERSTANDING THE IMPLEMENTATION TABLE

The **Implementation Table**, on the next page, provides a condensed summary of recommendations for this Plan showcasing the goals, objectives, and recommendations together in a table format to highlight the timeframe, involved entities, and action type(s) for each of the actions. In many cases, there are partner organizations, entities, or stakeholders with whom collaboration and cooperation are essential to successfully implement the recommended strategies. These partners play a critical role in contributing resources, expertise, or support to achieve the Plan's goals.

The action types could be one or more of the following:

- *Operations (O): New or changed programs, staffing, or operational procedures.*
- *Policy (P): Procedures or policies that are used to guide the City decision-making.*
- *Investment (I): Allocating financial resources to fund specific projects, initiatives, or infrastructure developments.*
- *Study (S): More in-depth research, analysis, or assessment needed to gather information or data essential for informed decision-making.*
- *Regulation (R): Council adopted regulations used to guide the City.*

In addition to the action types for the plan, there are also timelines assigned to each action. The actions are allocated among four levels of prioritization and reflect the action's priority as determined by the comprehensive planning process. The four categories of timeframe are:

- *Short-Term – Represents the recommendations that should be initiated in the next 1-3 years following adoption. These strategies have been determined to be feasible for implementation in the near term.*
- *Mid-Term – Represents the strategies that should be initiated in the next 4-6 years following plan adoption. These strategies require more complex planning and budgeting decisions.*
- *Long-Term – Represents the strategies that should be initiated in the next 7-10 years following adoption. These items support long-term visionary items and require significant planning and funding resources.*
- *Ongoing – Represents recommendations that do not have a specific timeframe and should be implemented over time or should be continually implemented on an established schedule.*

IMPLEMENTATION TABLE

ACTIONS	ACTION TYPE	TIMEFRAME (YEARS)			INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)		
		0-2	3-5	6-10			
GOAL 1 - COMMUNITY CHARACTER: LAGO VISTA WILL PRESERVE ITS UNIQUE IDENTITY AS A SCENIC, HILL COUNTRY CITY WITH A CLOSE-KNIT COMMUNITY, BEAUTIFUL LAKE VIEWS, AND PEACEFUL NATURE.							
Objective 1: Strive to strengthen neighborhoods as places of quality, community, and livability.							
1.1.1	Develop an information library of housing assistance resources for residents either online or at City offices and keep it up to date.	Operational	X	X	X		
1.1.2	Incentivize the development of senior housing through expedited permitting, fee reduction or waivers, or public-private partnerships.	Investment	X		DS, CM		
1.1.3	Encourage the development of strategically located higher density residential developments using the future land use plan and location criteria developed by the Advisory Committee.	Policy	X	X	X		
1.1.4	Educate the public on the strength of the current tree preservation ordinance.	Operational	X		DS, CM		
Objective 2: Expand or build municipal facilities to create places to gather as a community.							
1.2.1	Construct an indoor community center in the municipal complex on Dawn Drive that serves as a central hub for residents, offering versatile spaces for fitness, sports, recreation, gatherings, senior and youth programming, and community gathering.	Investment		X	DS, CM, P&Z, P&R		
1.2.2	Build a new City Hall in the municipal complex on Dawn Drive and anchor it as the civic hub of the community.	Investment	X		DC, CC, P&Z, CM		

Involved Departments Abbreviations

CM - City Manager

EDAC - ED Advisory Committee

GCAC - Golf Course Advisory Committee

DS - Development Services

PRAC - Parks and Recreation Advisory Committee

P&Z - Planning and Zoning

PL - Public Library

AAB - Airport Advisory Committee

P&R - Parks and Recreation Dept.

PW - Public Works

PD - Police Department

CC - City Council

ED - Economic Development

LAB - Library Advisory Board

FD - Fire Department

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ACTIONS	ACTION TYPE	TIMEFRAME (YEARS)			INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)
		0-2	3-5	6-10	
1.2.3 Expand the library and upgrade its amenities.	Investment	X			PL, CC, CM, LAB
1.2.4 Continue to adequately staff the library and hire a Children's Librarian.	Operational	X	X	X	PL, LAB
1.2.5 Offer senior computer safety courses and other programming for seniors at the library or future indoor community center.	Operational	X	X	X	PL, P&R
1.2.6 Support opportunities for year-round programming, special event activities that reinforce community perceptions of sense of community and small-town character.	Operational	X	X	X	CC, P&R, CM, PRAC
1.2.7 Explore a financing district or mechanism for public improvements to spur investment on Dawn Drive.	Study	X			DS, CM

Objective 3: Bolster civic engagement to foster community trust and pride.

1.3.1	Hire or contract services for a grant writer to assist the City in finding and applying for grants to fund plan implementation.	Operational	X			CM, CC
1.3.2	Explore the possibility for cross municipal partnerships between Cedar Park, Jonestown, or other communities for regional trails, transportation, open space preservation, or other such partnerships.	Study		X		CM, DS, P&R, CC, PRAC
1.3.3	Enhance the City's community outreach and engagement strategies to foster dialogue, build community trust, and encourage informed and civil civic participation.	Operational	X	X	X	CM, DS

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ACTIONS	ACTION TYPE	TIMEFRAME (YEARS)			INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)
		0-2	3-5	6-10	
GOAL 2 - MOBILITY: LAGO VISTA WILL PRESERVE ITS UNIQUE IDENTITY AS A SCENIC, HILL COUNTRY CITY WITH A CLOSE-KNIT COMMUNITY, BEAUTIFUL LAKE VIEWS, AND PEACEFUL NATURE.					

Objective 1: Support improvements to multi-modal transportation throughout Lago Vista.

2.1.1	Amend the zoning and subdivision ordinances to require new residential developments to connect new networks of sidewalks, paths and/or bike routes within neighborhoods to nearby collectors and arterial streets or adjacent developments.	Regulation		X	DS, CC, CM, P&Z, PW
2.1.2	Consider implementing enhanced development standards that apply to PDDs to encourage higher quality, pedestrian oriented development.	Regulation		X	DS, CC, CM, P&Z, PW
2.1.3	During the next update to the Transportation Master Plan or as part of a Trails Master Plan, identify bicycle or golf cart routes to create a multi-modal network.	Study		X	DS, CM, CC, P&Z
2.1.4	Provide education to the public on where golf carts are allowed to be operated within the City as well as the rules for operation.	Operational	X	X	CM, DS, PD
2.1.5	Research best practices to prepare an update to the development codes and regulations to facilitate the growth of EV charging infrastructure. Consider adopting EV-ready building codes, creating incentives, rebates, or expedited permitting processes.	Study		X	DS

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		0-2	3-5	6-10	

Objective 2: Facilitate safe and well-planned transportation infrastructure.

2.2.1	Coordinate with TxDOT and other area partners to identify and evaluate opportunities for transportation demand management and smart city technologies to improve transportation efficiency.	Operational	X	X	X	DS, CM, PW, TxDOT
2.2.2	Review and amend the development regulations to improve overall street connectivity through implementation of the thoroughfare plan.	Regulation		X		DS, CM, PW, CC
2.2.3	Actively participate in regional transportation planning efforts, such as the CapMetro Transit Plan 2035, to promote funding and infrastructure improvements which benefit Lago Vista.	Operational	X			PW, DS, CM, CapMetro
2.2.4	Emphasize traffic safety on neighborhood streets by working with the police department to increase enforcement, collect data, and define metrics to measure increases in safety.	Policy	X			DS, CM, PW, PD
2.2.5	Perform engineering level traffic safety analysis at the intersection of Dodge Trail at Diamond Trail and Boggy Ford Road east of Lincoln/Drapers Cove and determine appropriate design mitigations.	Study		X		DS, CM, PW, PD
2.2.6	Identify projects for transit supportive infrastructure which could be funded by the Build Central Texas Fund through CapMetro.	Study	X			PS, CM, PW, CapMetro

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		0-2	3-5	6-10			
GOAL 3 - CITY SERVICES: LAGO VISTA WILL PROVIDE HIGH-QUALITY MUNICIPAL SERVICES THAT PRIORITIZE EFFICIENCY, SUSTAINABILITY, RELIABILITY, AND ENHANCE THE QUALITY OF LIFE FOR RESIDENTS.							
Objective 1: Improve Public Safety, Emergency Preparedness, and Hazard Mitigation.							
3.1.1	Coordinate with the Emergency Services District (ESD) to develop a Community Evacuation Plan and make maps of routes available to all residents.	Study		X	ESD, DS, PW, CM		
3.1.2	Coordinate public education presentations by Texas Forest Service and the Fire Department to help reduce fire hazard on private properties.	Operational	X		Texas Forest Service, FD, DS, CM		
3.1.3	Develop a mass debris removal plan in the event of a natural disaster.	Study		X	PW, CM		
3.1.4	Study fire hydrants in need of replacing and ensure fire flow levels are sufficient.	Study		X	FD, PW, CM		
3.1.5	Consider applying for grant to fund a Community Wildfire Protection Plan.	Study		X	DS, CC, CM		
3.1.6	Consider building a storm shelter or resilience hub as a part of the new city hall.	Study	X		DS, CC, CM, PW, PD, FD		
3.1.7	Install backup generators at critical facilities.	Investment	X		CC, PW, CM		
3.1.8	Encourage the use of firewise landscaping and implement adequately spaced and located firebreaks in open space.	Policy	X		DS, CC, CM, PW, PRAC, P&R		

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DRAFT 03.25.25

ACTIONS	ACTION TYPE	TIMEFRAME (YEARS)			INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)
		0-2	3-5	6-10	

Objective 2: Provide cost effective and efficient infrastructure.

3.2.1	Complete all necessary recommendations from the 2024 Wastewater Master Plan and 2024 Water Master Plan.	Investment	X	X	X	PW, CC, CM
3.2.2	Develop a comprehensive regional stormwater management plan.	Study			X	PW, CC, CM

Objective 3: Implement policies to promote conservation of important resources.

3.3.1	Establish a plan to periodically review and update the Drought Contingency Plan. Consider increasing the penalties and enforcement of water conservation violations.	Regulation		X		DS, PW, FD, CM, CC
3.3.2	Contact Central Texas Water Coalition about hosting a "Water Day" for citizen education.	Operational	X	X	X	Central Texas Water Coalition, DS, FD, CM
3.3.3	Study the feasibility of an integrated stormwater management system to include low water use landscapes and bioswales, rain gardens and other stormwater management infrastructure in civic spaces, parks, open spaces, and streets.	Study	X			PW, DS, CM, P&Z
3.3.4	Create incentives, standards, and metrics for low impact design on city-owned property and in private developments, primarily encouraging stormwater management strategies, low water use, etc.	Regulation		X		CC, DS, CM, PW, P&Z

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DRAFT 03.25.25

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		0-2	3-5	6-10	

GOAL 4 - FUTURE LAND USE: LAGO VISTA WILL MANAGE THE DIRECTION OF GROWTH AND DEVELOPMENT THROUGH A THOUGHTFULLY PLANNED LAND USE PATTERN.

Objective 1: Ensure Lago Vista continues to prosper through managed growth and thoughtful planning.

4.1.1	Adopt an infrastructure extension policy which requires annexation as a prerequisite to extend an urban level of infrastructure (e.g., water, wastewater, storm sewer) and services (e.g., city police, waste collection) to lands within the ETJ.	Regulation		X	CC, DS, CM, PW, P&Z
4.1.2	Adopt and ensure the consistent application of the Future Land Use Map to guide the growth and development of Lago Vista.	Regulation	X		CC, DS, CM, P&Z
4.1.3	Encourage the use of conservation subdivisions, where appropriate, to preserve open space.	Policy	X	X	CC, DS, CM, P&Z
4.1.4	Seek opportunities to preserve open space such as educating landowners of large parcels on the tax benefits of donating or preserving open space, updating the parkland dedication ordinance, issuing bonds to raise funds for protecting open space, or other such methods.	Policy	X	X	X
4.1.5	Provide educational opportunities for staff, policymakers, and citizen board members on key issues, planning best practices, and cutting-edge tools to achieve success.	Operational	X	X	X
4.1.6	Consider coordinating an Implementation Bootcamp designed to educate City staff and policymakers on plan implementation and chart a successful path forward.	Operational	X	X	X

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		0-2	3-5	6-10	

GOAL 5 - ECONOMIC DEVELOPMENT: LAGO VISTA WILL CULTIVATE A THRIVING ECONOMY THAT SUPPORTS DIVERSE RETAIL OFFERINGS, SERVICES, AND EMPLOYMENT OPPORTUNITIES.

Objective 1: Strengthen local economic development to bring businesses to Lago Vista.

5.1.1	Identify ways to streamline the development process to encourage economic development.	Operational	X		DS, ED, EDAC	
5.1.2	Consider implementing a tracking system to monitor air traffic and types of cargo at the airport.	Operational		X	DS, AAB	
5.1.3	Consider establishing a Type B EDC to spur local economic development, fund community projects, and attract businesses.	Study	X		ED, EDAC, CC	
5.1.4	Support efforts to establish forward thinking infrastructure systems and human resources, such as improved broadband for enhanced telework opportunities.	Policy	X	X	X	DS, PW, CM
5.1.5	Partner with or maintain existing partnerships with local higher education centers, private and public schools, businesses, and other entities for workforce training programs.	Operational	X	X	X	DS, ED, EDAC, CM
5.1.6	Maintain and/or expand support for a business attraction, retention, and expansion (BRE) program which focuses on small-scale medical facilities such as urgent care, doctor's offices, dental offices, etc.	Operational	X	X	X	ED, EDAC, CM, CC
5.1.7	Cultivate a predictable investment climate that attracts high-quality development practices (e.g., building form, architecture, and quality signage and landscaping) by protecting property investments from incompatible or ad hoc development decisions.	Regulation	X	X	X	CC, P&Z, CM, DS

ACTIONS	ACTION TYPE	TIMEFRAME (YEARS)			INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)
		0-2	3-5	6-10	
5.1.8 Create a “buy local” campaign to support local Lago Vista businesses.	Operational	X			ED, EDAC, CM

Objective 2: Encourage local tourism opportunities to establish Lago Vista as a destination.

5.2.1 Continue to work with the EDAC and support efforts to brand Lago Vista as “Gateway to Getaway.”	Operational	X			ED, EDAC, CM
5.2.2 Leverage Lago Vista’s “Platinum Scenic City” designation for grant applications, attracting quality developments, and fostering civic pride.	Operational	X	X	X	ED, EDAC, CM
5.2.3 Define target industries which complement the “Gateway to Getaway” brand such as wineries, health and wellness spas, music venues, hotels, resorts, etc.	Study	X			ED, EDAC, CM
5.2.4 Explore incentives to attract target industries.	Study	X			ED, EDAC, CM, DS
5.2.5 Identify how local Hotel Occupancy Tax (HOT) funds could be allocated to other eligible uses under state law to expand and diversify tourism offerings.	Study	X			ED, EDAC, CM, DS
5.2.6 Review requirements to become a DarkSky International community before applying.	Study	X			ED, EDAC, CM, DS

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		0-2	3-5	6-10			
GOAL 6 - PARKS AND RECREATION: LAGO VISTA WILL IMPROVE ITS PARK SYSTEM TO PROVIDE SPACES FOR PEOPLE TO PLAY, GATHER, AND ENJOY NATURE.							
Objective 1: Improve park and recreation opportunities that enhance personal well-being, promote active lifestyles, and foster public pride by maintaining amenities and programs that cater to diverse interests, ages and abilities.							
6.1.1	Develop strategic partnerships and programs with volunteer groups or local nonprofits to encourage and facilitate volunteer park maintenance and clean up groups.	Operational	X	X	X	PR, PRAC, CM, GCAC	
6.1.2	Maintain and strengthen the existing partnership with LVISD to maximize shared use opportunities such as shared maintenance costs, shared use facilities such as playgrounds or athletic fields, and general planning for facilities.	Operational	X	X	X	LVISD, PR, PRAC, CM, PW	
6.1.3	Publish a list of volunteer and donation opportunities on the City's website to help improve City parks (e.g., Maintenance cost mitigation (adopt-a-park, adopt-a-trail) and create a process to track volunteer hours, in-kind, and donations.	Operational	X	X	X	PR, CM, PRAC	
6.1.4	Increase shade coverage in City-owned parks through tree planting programs or installation of shade structures.	Investment		X		PR, CC, CM, PRAC	
6.1.5	Update the phase two concept plan for Sunset Park. Consider tournament ready ball fields, trails, dog park, concert space, disc golf course or other regional park amenities.	Study			X	PR, DS, CC, CM, PRAC	

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		0-2	3-5	6-10	

Objective 2: Establish standards and policies for the operations and maintenance of city parks and programs to ensure transparency, responsiveness to community needs, environmental and fiscally sustainable practices, and operational efficiency.

6.2.1	Establish a clear and compelling mission and vision statement for the Parks and Recreation Department.	Operational		X		PR, CM
6.2.2	Consider establishing a formal Parks and Recreation Commission or Board.	Study		X		CR, CM, CC
6.2.3	Review and strengthen requirements for parkland and trail dedication from new development.	Regulation		X		DS, PR, CM, CC, P&Z
6.2.4	Prioritize drought tolerant native plants in landscape design and when restoring degraded areas within the park system.	Policy	X	X	X	PR, PRAC, PW, CM
6.2.5	Ensure that all future amenities in City-owned parks have ADA-compliant paths, restrooms, and facilities.	Policy	X	X	X	DS, PW, PR, CM, CC, P&Z, PRAC
6.2.6	Seek to add revenue-generating enhancements in parks such as pavilions, event-focused facilities, and pay-to-use amenities within the parks.	Study	X	X	X	PR, CM, PRAC
6.2.7	Develop a maintenance plan for the city-owned parks.	Study		X		PR, CM, PRAC

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		0-2	3-5	6-10	
Objective 3: Create unique experiences in Lago Vista for the purposes of recreational tourism and creating community focal points					
6.3.1	Develop a concept plan for the undeveloped parkland area near Ann Murrow 4th of July Circle.	Study		X	PR, DS, PRAC, CM
6.3.2	Develop a community garden program that will determine installation and maintenance efforts and establish a local board or volunteer group to maintain these types of facilities.	Operational	X		PR, PRAC, Youth Advisory Council
6.3.3	Evaluate the feasibility and location for a future skatepark that incorporates diverse features and skill levels to attract users of all ages and skill-levels	Study		X	DS, PR, CM
6.3.4	Evaluate the feasibility of developing a park on the city-owned property located in between Canyon Drive, Lago Vista Way and Bonanza.	Study	X		DS, PR, CM
6.3.5	Consider introducing City operated recreational programming to provide recreational programming and activities to residents of all ages.	Study		X	PR, CM
6.3.6	Consider developing a city-wide Trails Master Plan. This Plan would need to evaluate the developability of the city-owned parcels and "strips" of land for future parks or trails, seek to expand trail investments throughout the community using existing right-of way, easements, or targeted acquisition locations, and investigate the feasibility of including mountain bike trails in Lago Vista.	Study		X	PR, DS, CM, CC, P&Z, PRAC

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