

## **ORDINANCE NO. 24-02-01-03**

### **AN ORDINANCE OF THE CITY COUNCIL OF LAGO VISTA, TEXAS, AMENDING TABLE A OF CHAPTER 14 OF THE LAGO VISTA CODE OF ORDINANCES TO INCREASE CONSISTENCY BETWEEN THE MAXIMUM BUILDING HEIGHT PERMITTED IN CERTAIN RESIDENTIAL ZONING DISTRICTS; AND PROVIDING FOR RELATED MATTERS.**

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

**WHEREAS**, the City Council of the City of Lago Vista has previously specified the maximum permissible building height in each residential zoning district within Table A of Chapter 14, the Table of Development Standards included in the Lago Vista Zoning Ordinance; and

**WHEREAS**, the Planning and Zoning Commission of the City of Lago Vista has undertaken a review of those regulations and conducted a public hearing at their meeting on January 11, 2024; and

**WHEREAS**, the changes considered during that review address a concern that the maximum building height permitted in the R-1T (“single-family, tall”) residential zoning district may not be consistent with the maximum building height permitted in either the R-1L (“single-family, large lot”) residential zoning district or the R-1R (“single-family, rural”) residential zoning district; and

**WHEREAS**, the Planning and Zoning Commission of the City of Lago Vista has forwarded a recommendation to the City Council to amend those requirements contained within Table A of Chapter 14 of the Lago Vista Code of Ordinances as described below; and

**WHEREAS**, the City Council at its public hearing to consider this ordinance amendment held on February 1, 2024, reviewed the recommendation, and found the changes to be warranted.

**WHEREAS**, the City Council desires to amend the Lago Vista Code of Ordinances as described below.

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

**SECTION 1. FINDINGS OF FACT.** All the above and foregoing recitals are hereby found to be true and correct legislative findings of the City and are incorporated herein as findings of fact.

**SECTION 2. AMENDMENT.** The City Council of the City of Lago Vista, Texas, does hereby amend Table A of Chapter 14 of the Lago Vista Code of Ordinances as shown in Exhibit “A.”

**SECTION 3. REPEALER.** All ordinances, orders or resolutions heretofore passed and adopted by the City Council of the City of Lago Vista, Texas, are hereby repealed to the extent said ordinances, orders or resolutions or parts thereof are in conflict herewith.

**SECTION 4. SEVERABILITY CLAUSE.** If any section, subsection, article, paragraph, sentence, clause, phrase or word in this Ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, and the City Council hereby declares it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

**SECTION 5. EFFECTIVE DATE.** This Ordinance shall take effect immediately upon its passage and publication in accordance with the provisions of the *Texas Local Government Code*.

**SECTION 6. OPEN MEETINGS.** It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the *Texas Government Code*.

**AND, IT IS SO ORDERED.**

**PASSED AND APPROVED** this 1st day of February, 2024.



\_\_\_\_\_  
Kevin Sullivan, Mayor

ATTEST:



\_\_\_\_\_  
Lucy Aldrich, City Secretary



On a motion by Councilor Durbin, seconded by Councilor Smith, the above and foregoing ordinance was passed and approved.

**EXHIBIT "A"**

**CHAPTER 14**

**ZONING**

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**TABLE A TABLE OF DEVELOPMENT STANDARDS**

<b>TABLE A TABLE OF DEVELOPMENT STANDARDS</b>								
<b>RESIDENTIAL</b>	<b>Max. Impervious Cover %</b>	<b>Min. Living Area (sq. ft.)</b>	<b>Front &amp; Reverse Corner Setback (ft.)</b>	<b>Rear Setback (ft.)</b>	<b>Min. Side Yard Setback (ft.)</b>	<b>Total Side Yard Setback (ft.)</b>	<b>Corner Setback (ft.)</b>	<b>Bldg. Height (ft.)</b>
R-MH	60	n/a	10	15	5	10	10	15
R-1S								
R-1S (15A)	50	1,200	25	25	5	15	15	15
R-1S (15B)	50	1,500	25	25	5	15	15	15
R-1S (15C)	50	1,700	25	25	5	15	15	15 <sup>2</sup>
R-1S (18A)	50	1,200	25	25	5	15	15	18
R-1S (18B)	50	1,500	25	25	5	15	15	18
R-1S (18C)	50	1,800	25	25	5	15	15	18
R-1M	50	1,200	25	25	5	15	15	18
R-1L	20	2,100	35	35	10	30	20	35
R-1R	5	2,100	35	35	10	30	20	35
R-1T	50	1,800	25	25	5	15	15	35
RR-A	60	1,800	25	25	5	15	15	28

R-2								
Two-Family	50	900	25	25	5	10	15	15
Single-Family	50	1,200	25	25	5	10	15	15
R-4 <sup>1</sup>								
Multifamily (3 or more attached units)	50	Accord. to Building Code.	25	25	5	10	15	35 and not to exceed three stories.
Townhouse	50	1,200	25	25	5	10	15	25
Two-Family	50	900	25	25	5	15	15	25
Single-family	50	1,200	25	25	5	10	15	25

<sup>1</sup>In R-4, multifamily, two-family and/or single-family detached buildings may be constructed on the same lot. In that case, the separation between buildings on the R-4 lot shall be governed by the building code. The standards above for buildings in R-4 relate to the lot the structures would be constructed upon.

<sup>2</sup>Building height is 18' in the subdivision platted as The Cove at Lago Vista, only.

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# CHAPTER 14

## ZONING

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**TABLE A TABLE OF DEVELOPMENT STANDARDS**

TABLE A TABLE OF DEVELOPMENT STANDARDS								
RESIDENTIAL	Max. Impervious Cover %	Min. Living Area (sq. ft.)	Front & Reverse Corner Setback (ft.)	Rear Setback (ft.)	Min. Side Yard Setback (ft.)	Total Side Yard Setback (ft.)	Corner Setback (ft.)	Bldg. Height (ft.)
R-MH	60	n/a	10	15	5	10	10	15
R-1S								
R-1S (15A)	50	1,200	25	25	5	15	15	15
R-1S (15B)	50	1,500	25	25	5	15	15	15
R-1S (15C)	50	1,700	25	25	5	15	15	15 <sup>2</sup>
R-1S (18A)	50	1,200	25	25	5	15	15	18
R-1S (18B)	50	1,500	25	25	5	15	15	18
R-1S (18C)	50	1,800	25	25	5	15	15	18
R-1M	50	1,200	25	25	5	15	15	18
R-1L	20	2,100	35	35	10	30	20	35
R-1R	5	2,100	35	35	10	30	20	35
R-1T	50	1,800	25	25	5	15	15	28 35
RR-A	60	1,800	25	25	5	15	15	28
R-2								
Two-Family	50	900	25	25	5	10	15	15
Single-Family	50	1,200	25	25	5	10	15	15

R-4 <sup>1</sup>								
Multifamily (3 or more attached units)	50	Accord. to Building Code.	25	25	5	10	15	35 and not to exceed three stories.
Townhouse	50	1,200	25	25	5	10	15	25
Two-Family	50	900	25	25	5	15	15	25
Single-family	50	1,200	25	25	5	10	15	25

<sup>1</sup>In R-4, multifamily, two-family and/or single-family detached buildings may be constructed on the same lot. In that case, the separation between buildings on the R-4 lot shall be governed by the building code. The standards above for buildings in R-4 relate to the lot the structures would be constructed upon.

<sup>2</sup>Building height is 18' in the subdivision platted as The Cove at Lago Vista, only.

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# ORIGINAL “REDLINE VERSION” RECOMMENDATION ORDINANCE NO. 23-09-07-04

## CHAPTER 14

### ZONING

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#### TABLE A TABLE OF DEVELOPMENT STANDARDS

TABLE A TABLE OF DEVELOPMENT STANDARDS								
RESIDENTIAL	Max. Impervious Cover %	Min. Living Area (sq. ft.)	Front & Reverse Corner Setback (ft.)	Rear Setback (ft.)	Min. Side Yard Setback (ft.)	Total Side Yard Setback (ft.)	Corner Setback (ft.)	Bldg. Height (ft.)
Single-family								
R-0	50	1,200	25	25	0	10	15	15
R-MH	60	n/a	10	15	5	10	10	15
R-1S								
R-1AS (15A)	50	1,200	25	25	5	15	15	15
R-1BS (15B)	50	1,500	25	25	5	15	15	15
R-1CS (15C)	50	1,700	25	25	5	15	15	15 <sup>2</sup>
R-1DS (18A)	50	1,200	25	25	5	15	15	18
R-1ES (18B)	50	1,500	25	25	5	15	15	18
R-1F	50	1,500	25	25	5	15	15	18
R-1GS (18C)	50	1,800	25	25	5	15	15	18
R-1M	50	1,200	25	25	5	15	15	18
R-1LL	20	1,500 2,100	25 35 or as shown on a recorded plat whichever is greater.	25 35	5 10	15 30	15 20	18

R-1M	60		10	15	5	10	10	15
R-1R	5	2,100	35	35	10	30	20	28
R-1T	50	1,800	25	25	5	15	15	<span style="color:red">35 28; not to exceed two stories.</span>
RR-A	60	1,800	25	25	5	15	15	28
<b>R-2</b>								
<b>R-2</b> Two-Family	50	900	25	25	5	10	15	15
<b>R-2</b> Single-Family	50	1,200	25	25	5	10	15	15
<b>R-4</b> <sup>1</sup>								
<b>R-4</b> Multifamily <sup>+</sup> Apartment and (3 or more attached units):	50	Accord. to Building Code.	25	25	5	10	15	<span style="color:red">35 and not to exceed three stories.</span>
Townhouse	50	1,200	25	25	5	10	15	25
Two-Family	50	900	25	25	5	15	15	25
Single-family	50	1,200	25	25	5	10	15	25
<b>Townhomes in CR</b>	<b>60</b>	<b>980</b>	<b>20</b>	<b>5</b>	<b>5</b>	<b>10</b>	<b>5</b>	<b>28</b>
<b>Condominiums in CR</b>	<b>60</b>	<b>700</b>	<b>20</b>	<b>5</b>	<b>5</b>	<b>10</b>	<b>5</b>	<b>28</b>

<sup>1</sup>In R-4, multifamily, two-family and/or single-family detached buildings may be constructed on the same lot. In that case, the separation between buildings on the R-4 lot shall be governed by the building code. The standards above for buildings in R-4 relate to the lot the structures would be constructed upon.

<sup>2</sup>Building height is 18' in the subdivision platted as The Cove at Lago Vista, only.

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