

## **ORDINANCE NO. 24-05-02-02**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS, AMENDING THE OFFICIAL ZONING MAP BY CHANGING LOT 18005-B OF BAR-K RANCHES, SECTION 18, COMMONLY REFERRED TO AS 8019 BRONCO LANE FROM THE C-1 (“PROFESSIONAL OFFICE, NEIGHBORHOOD RETAIL”) ZONING DISTRICT TO THE C-2 (“GENERAL COMMERCIAL / RETAIL”) ZONING DISTRICT, TOGETHER WITH THE REQUIRED DESIGN APPROVAL; AND PROVIDING FOR RELATED MATTERS.**

**WHEREAS**, Ameritex Builders Inc., acting by and through Melissa Sloan, the owner of Lot 18005-B of Bar-K Ranches, Section 18, commonly referred to as 8019 Bronco Lane (referred to hereinafter as the “Property”), has filed an application requesting the change in zoning of this property from the C-1 (“Professional Office, Neighborhood Retail”) zoning district to the C-2 (“General Commercial / Retail”) zoning district; and

**WHEREAS**, Ameritex Builders Inc., acting by and through Melissa Sloan, has included a request for design approval in that same application in accordance with the provisions of Section 6.105 of Chapter 14, the Lago Vista Zoning Ordinance for the Property as set forth in Exhibit “A” attached hereto; and

**WHEREAS**, the Property currently resides within the corporate limits of the City of Lago Vista;

**WHEREAS**, after giving fifteen (15) days written notice to the owners of land in and within 200-feet of the area being rezoned, as well as having published notice to the public at least fifteen (15) days prior to the date of such hearings, the Planning and Zoning Commission and City Council each held separate public hearings on the proposed rezoning of the Property included in this Ordinance; and

**WHEREAS**, the Planning and Zoning Commission at its public hearings held on March 14, 2024, and April 11, 2024, and the City Council at its public hearing held on May 2, 2024, have both reviewed the request and the circumstances of the Property, and find that a substantial change in the circumstances of the Property, sufficient to warrant a change in the zoning of the Property, has transpired; and

**WHEREAS**, the City, by and through its legislative discretion, has adopted a comprehensive plan for the City of Lago Vista, and having considered and reviewed such comprehensive plan, the City Council finds the rezoning approved herein is consistent with the comprehensive plan which shall not be interpreted as inconsistent with this rezoning; and

**WHEREAS**, the City desires that development within its corporate limits occur in an orderly manner in order to protect the health, safety, and welfare of its present and future citizens, protect property values and provide for the growth of the City’s tax base; and

**WHEREAS**, the City desires to control the development standards for the Property, protect third party property owners in the City, and to ensure the benefits of planned development and an enhanced tax base that are achieved through rezoning the Property; and

**WHEREAS**, pursuant to Texas Local Government Code Section 51.001, the City has general authority to adopt an ordinance or police regulation that is for the good government, peace or order of the City and is necessary or proper for carrying out a power granted by law to the City; and

**WHEREAS**, pursuant to Chapter 211 of the Texas Local Government Code, the City has the authority to zone and rezone property; and

**WHEREAS**, the City Council finds that it is necessary and proper for the good government, peace or order of the City of Lago Vista to adopt this Ordinance.

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

**Section 1. Findings.** The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact. The Planning and Zoning Commission and City Council find that this Ordinance satisfies the requirements of Section 6.105 and Section 13 of the City of Lago Vista Zoning Ordinance, codified under Ordinance No. 98-04-27-03, as amended (the "Zoning Code").

**Section 2. Enactment.** The Zoning Ordinance and the Official Zoning Map and other applicable ordinances are hereby modified and amended by rezoning the Property from the C-1 ("Professional Office, Neighborhood Retail") zoning district to the C-2 ("General Commercial / Retail") zoning district together with the required design approval in accordance with Exhibit "A" and the conditions described in Exhibit "B."

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

**Section 4. Severability.** Should any section or part of this Ordinance be held unconstitutional, illegal, or invalid, or the application to any person or circumstance for any reasons thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this Ordinance are declared to be severable.

**Section 5. Penalty.** Any person, firm or corporation violating any of the provisions or terms of this Ordinance or of the Code of Ordinances as amended hereby, shall be subject to the same penalty as provided for in the Code of Ordinances, Section 1.109 General Penalty for Violations of Code; Continuing Violations of the City of Lago Vista, and upon conviction shall be punished by a fine not to exceed Two Thousand Dollars (\$2,000.00) for each offense.

**Section 6. Publication Clause.** The City Secretary of the City of Lago Vista is hereby directed to publish in the Official Newspaper of the City of Lago Vista the Caption, and Effective Date Clause of this Ordinance as required by Section 52.013 of the *Texas Local Government Code*.

**Section 7. Effective Date.** This Ordinance shall be in force and effect from and after its passage on the date shown below in accordance with the provisions of the *Texas Local Government Code* and the City's Charter.

**Section 8. Change of Zoning Map.** The City Manager is hereby authorized to and shall promptly note the zoning change on the official Zoning Map of the City of Lago Vista, Texas.

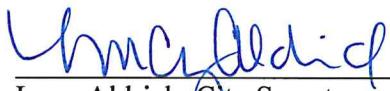
**Section 9. Proper Notice and Meeting.** It is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, *Chapter 551, Texas Local Government Code*.

**AND, IT IS SO ORDERED.**

**PASSED AND APPROVED** this 2nd day of May, 2024.

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

ATTEST:

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

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

## **PLANNING AND ZONING COMMISSION RECOMMENDATION**

The Planning and Zoning Commission considered this application at both their March 14, 2024, and April 11, 2024, meetings following a public hearing on each occasion. The public hearing was continued, and consideration of the application was deferred until the April 11, 2024, meeting to accommodate a much more complete effort related to the required design approval. They unanimously recommended approval of the zoning change to the C-2 zoning district along with the required design approval subject to the following conditions:

1. vehicular entry to the property shall be limited to the existing shared access drive with new intersections at that shared access drive revised in accordance with Chapter 11 during the site development plan review;
2. relocation of the proposed ground sign as required to remain outside of any protected "vision triangle" and lighting that is complaint with local "dark sky" ordinances;
3. that the required buffer adjacent to the rear property line shall include an 8-foot high fence constructed of cement-core planks or stone, located a minimum of 10 feet from that rear property line; and
4. that the required buffer within that setback (east of the fence) shall also include trees other than ornamental trees selected from the preferred list in the landscaping ordinance, planted at a spacing no greater than 20 feet on center with a height of no less than 12 feet with a minimum caliper of 3.5 inches at the time of planting, supplemented by evergreen shrubs planted at no greater than 7 feet on center.

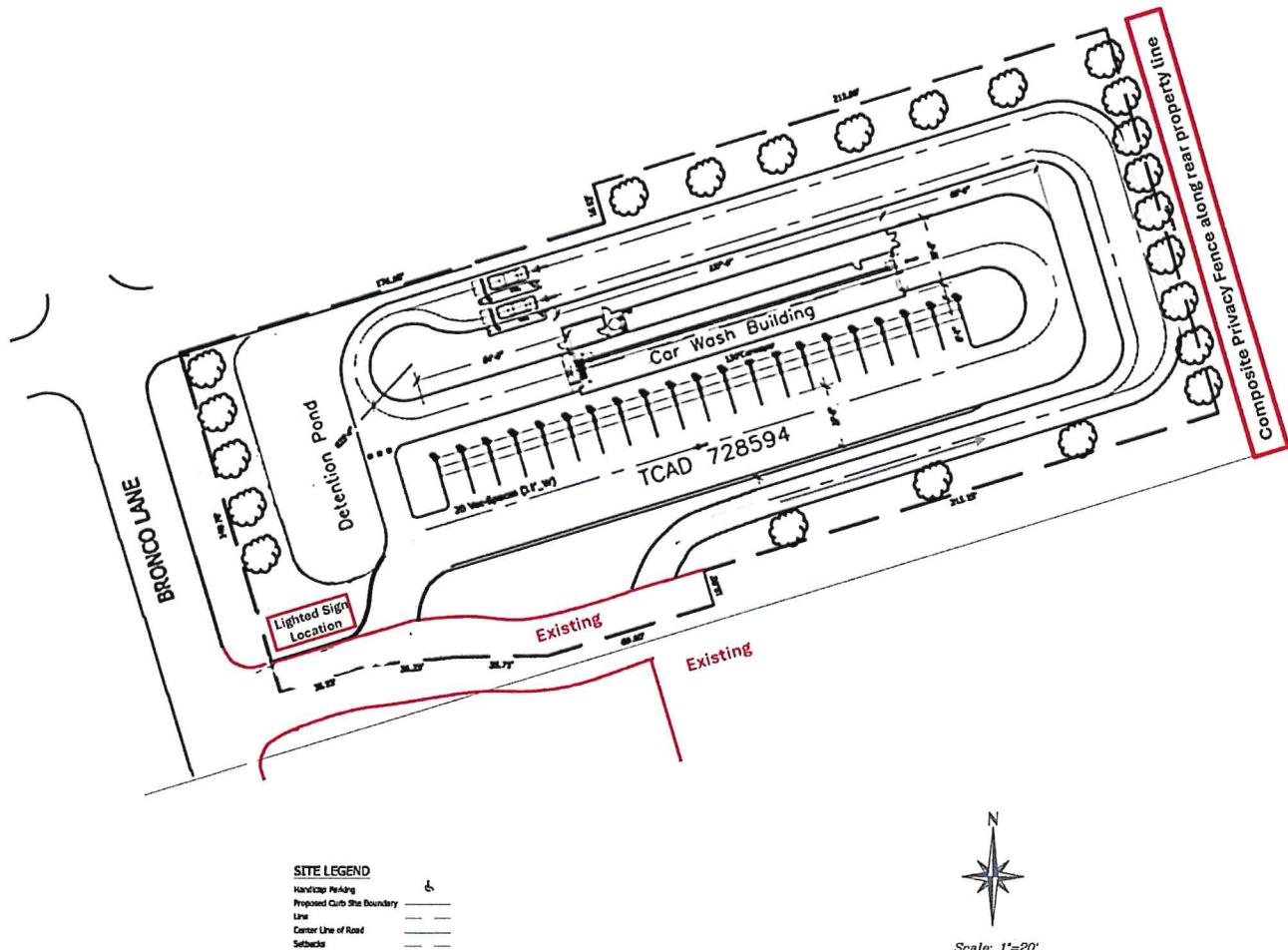
Six regular members were present along with one alternate member and all participated in the unanimous recommendation.

**EXHIBIT "A"**  
**Design Approval**



**DISCLAIMER**

ALTHOUGH THESE CODES HAVE BEEN DRAFTED IN DEVELOPING THIS DRAWING, SPECIFICATION OF SITE SPECIFIC CONDITIONS AND LOCAL BUILDING CODES IS THE EXCLUSIVE RESPONSIBILITY OF THE CUSTOMER AND/OR ARCHITECT AND ENGINEER. THIS DRAWING IS NOT AN ENGINEERING DRAWING NOR IS IT A CONTRACT DRAWING. IT IS THE PROPERTY OF THE CAR WASH FACTORY. PLEASE REFER TO OTHER MANUFACTURER'S APPROVALS FOR EQUIPMENT PLACEMENTS. THIS DRAWING IS NOT FOR CONSTRUCTION.



**CONCEPTUAL SITE PLAN**

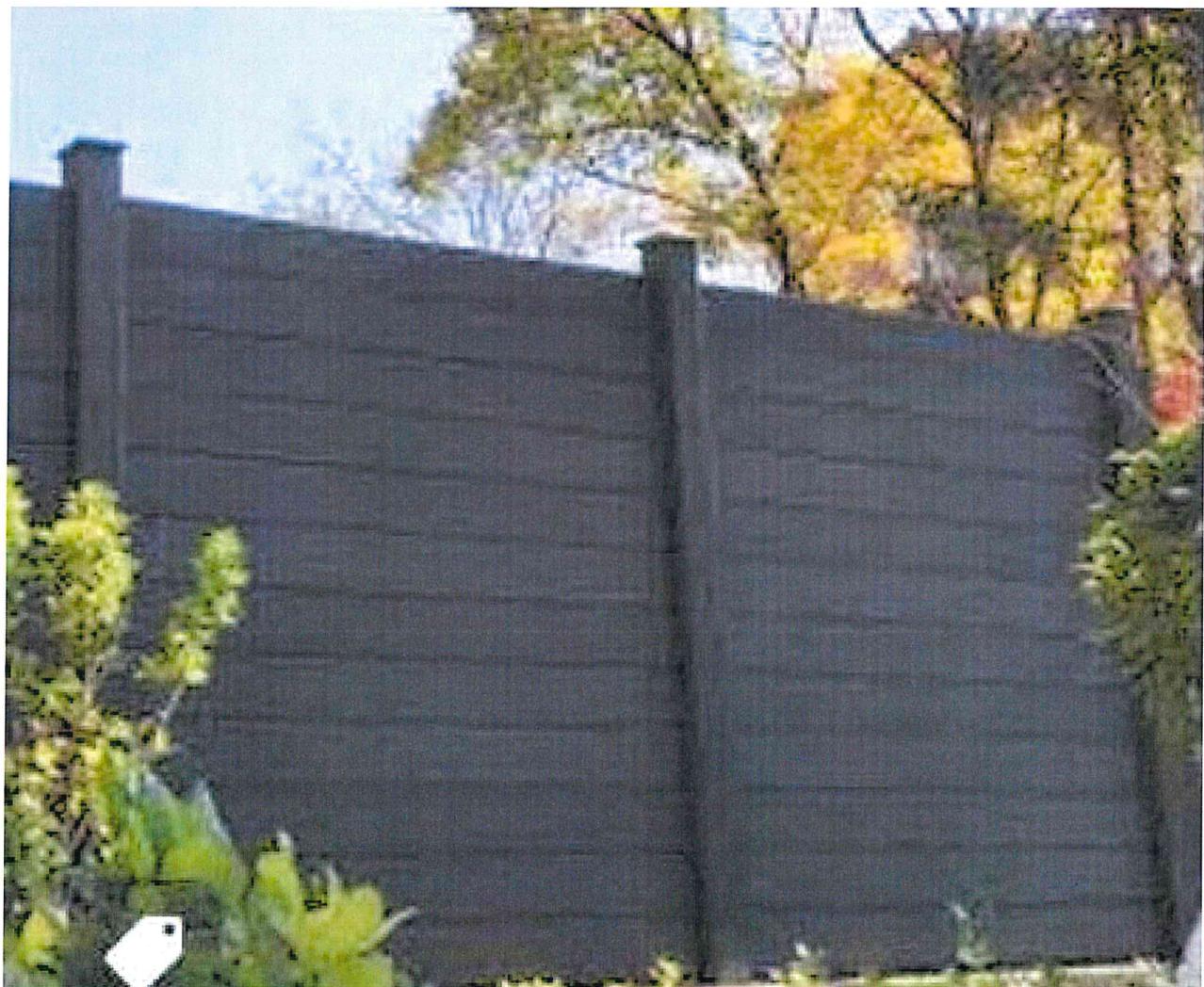
Exhibit "A" (1)

**EXHIBIT "A"**  
**Design Approval**



**REPRESENTATIVE EXTERIOR**

**EXHIBIT "A"**  
**Design Approval**



**SCREENING FENCE AT REAR OF PROPERTY**

## **EXHIBIT “B”**

### **Conditions**

The Property as described in **Exhibit “A”** attached hereto, has been approved as meeting the design review requirements in accordance with Section 6.105 of Chapter 14, the Lago Vista Zoning Ordinance, subject to compliance with the following conditions:

1. vehicular entry to the property shall be limited to the existing shared access drive with new intersections at that shared access drive revised in accordance with Chapter 11 during the site development plan review;
2. relocation of the proposed ground sign as required to remain outside of any protected “vision triangle” and lighting that is complaint with local “dark sky” ordinances;
3. that the required buffer adjacent to the rear property line shall include an 8-foot high fence constructed of cement-core planks or stone, located a minimum of 10 feet from that rear property line; and
4. that the required buffer within that setback (east of the fence) shall also include trees other than ornamental trees selected from the preferred list in the landscaping ordinance, planted at a spacing no greater than 20 feet on center with a height of no less than 12 feet with a minimum caliper of 3.5 inches at the time of planting, supplemented by evergreen shrubs planted at no greater than 7 feet on center.