

**ORDINANCE NO. 23-01-19-01**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS, AMENDING THE OFFICIAL ZONING MAP BY CHANGING THE ZONING DISTRICT FOR THE APPROXIMATELY 1.026-ACRE TRACT KNOWN AS ABSTRACT 2152, SURVEY 35 OF THE H & O.B. RAILROAD COMPANY, COMMONLY REFERRED TO AS BEING LOCATED AT 21504 BOGGY FORD ROAD FROM THE C-1C ("PROFESSIONAL, BUSINESS OFFICE, LOW DENSITY RETAIL") DISTRICT TO P-1B ("DEVELOPED PARK DISTRICT, ACTIVE"); AND PROVIDING FOR RELATED MATTERS.**

**WHEREAS**, the owners of the approximately 1.0226-acre tract known as Abstract 2152, Survey 35 of the H & O.B. Railroad Company, commonly referred to as being located at 21504 Boggy Ford Road have filed an application requesting the change in zoning of this property from the C-1C ("Professional, Business Office, Low Density Retail") district to P-1B ("Developed Park District, Active"); and

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

**WHEREAS**, after giving ten (10) 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 hearing held on December 9, 2021 and the City Council at its public hearing held on January 19, 2023, 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 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 approximately 1.026-acre tract known as Abstract 2152, Survey 35 of the H & O.B. Railroad Company, commonly referred to as being located at 21504 Boggy Ford Road from the C1-C ("Professional, Business Office, Low Density Retail") district to P-1B ("Developed Park District, Active") zoning district.

**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 19th day of January 2023.

  
Ed Tidwell, Mayor



ATTEST:

  
Lucy Aldrich, City Secretary

On a motion by Councilman Sullivan, seconded by Councilman Marion, the above and foregoing ordinance was passed and approved.

**LAGO VISTA CITY COUNCIL  
STAFF LAND USE REPORT – JANUARY 19, 2023**



<b>P&amp;Z CASE NO:</b>	<b>21-1964-R-REZ:</b> 21504 Boggy Ford Road
<b>APPLICANT:</b>	Teresa Cathleen Petross, Manager
<b>LANDOWNER:</b>	Lago Vista Property Owners' Association
<b>LOCATION:</b>	Northwest corner of Boggy Ford Road & American Drive
<b>ZONING:</b>	C1-C to P-1B ("Developed Park District, Active")
<b>PROPOSED USE:</b>	Park with unspecified amenities

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**UPDATE:**

- This initial request was advertised for the recommendation of the Planning and Zoning Commission to be considered at the January 6, 2022, City Council meeting, which was subsequently cancelled.
- The Development Services staff was thereafter instructed to wait for a request from the Lago Vista Property Owners' Association to amend the current Comprehensive Plan (the Future Land Use Map) regarding all their property that is not appropriately designated. Following some delays to generate an accurate and complete list, that request was approved by the Lago Vista City Council in Ordinance No. 22-10-22-01, following a recommendation of the Planning and Zoning Commission.
- There was no apparent reason to remand the zoning change request back to the Planning and Zoning Commission as their unanimous recommendation for approval remained valid. However, any change in the date of the public hearing originally scheduled for January 6, 2022, mandated a new and corrected advertisement in the official legal journal. In the hope of a less crowded agenda, January 19, 2023, was targeted.

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**POTENTIAL ALTERNATIVE DECISIONS:**

- A. Approve a zoning change to P-1B ("Developed Park District, Active").
  - B. Approve a zoning change to the P-1A ("Undeveloped Park, Active") district.
  - C. Deny any zoning change.
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**LAGO VISTA CITY COUNCIL  
STAFF LAND USE REPORT – JANUARY 6, 2022**



<b>P&amp;Z CASE NO:</b>	<b>21-1964-R-REZ:</b> 21504 Boggy Ford Road
<b>APPLICANT:</b>	Teresa Cathleen Petross, Manager
<b>LANDOWNER:</b>	Lago Vista Property Owners' Association
<b>LOCATION:</b>	Northwest corner of Boggy Ford Road & American Drive
<b>ZONING:</b>	C1-C to P-1B ("Developed Park District, Active")
<b>PROPOSED USE:</b>	Park with unspecified amenities

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**PLANNING AND ZONING COMMISSION RECOMMENDATION:**

- While discussed in the context of this application, in many ways the primary focus of that same relatively lengthy discussion was on various potential future improvements to the zoning ordinance requirements. The general desirability of the requested zoning change was seemingly never seriously in question. Even the potential for outdoor activity related to a "developed park" (as opposed to an "undeveloped park") would presumably be less impactful on adjacent residential property than some of the commercial uses (such as convenience stores) currently permitted by the ordinance in the existing zoning district.
- Moreover, the staff made sure to point out that the intent of the land use report as it relates to those issues was to bring them to the attention of the Commission for possible future ordinance amendment recommendations to the City Council. It was not to imply that these desired improvements were in any way the responsibility of the applicant. That was particularly emphasized regarding the Future Land Use Map and associated land use recommendations contained within the current adopted Comprehensive Plan.
- Notwithstanding the discussion about the benefit of future relatively minor zoning ordinance changes, by far the bulk of the deliberation discussion involved the very carefully crafted language that the Commission members felt would justify the findings required in Section 13.20(d). All three elements were discussed in significant detail and included as part of the successful motion. That motion to recommend approval of the change to the P-1B zoning district was unanimously approved by all six of the Commission members in attendance at the meeting.

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**POTENTIAL ALTERNATIVE DECISIONS:**

- A. Approve a zoning change to P-1B ("Developed Park District, Active").
  - B. Approve a zoning change to the P-1A ("Undeveloped Park, Active") district.
  - C. Deny any zoning change because it is inconsistent with the current Comprehensive Plan as indicated on the Future Land Use Map.
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**LAGO VISTA PLANNING AND ZONING COMMISSION  
STAFF LAND USE REPORT – DECEMBER 9, 2021**



<b>P&amp;Z CASE NO:</b>	<b>21-1964-R-REZ:</b> 21504 Boggy Ford Road
<b>APPLICANT:</b>	Teresa Cathleen Petross, Manager
<b>LANDOWNER:</b>	Lago Vista Property Owners' Association
<b>LOCATION:</b>	Northwest corner of Boggy Ford Road & American Drive
<b>ZONING:</b>	C1-C to P-1B ("Developed Park District, Active")
<b>PROPOSED USE:</b>	Park with unspecified amenities

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**GENERAL INFORMATION / LOCATION:**

- The subject property is the relatively large (1.026-acre), vacant tract of land directly opposite American Drive from the "Activity Center," one of the many facilities owned operated by the Lago Vista POA. The Development Services Department staff is not aware of any improvements on the subject property other than what appears to be a path cleared for temporary or intermittent access. It runs between Patton Drive and Boggy Ford Road near the center of the property.
- According to the application form, the requested change from the existing C1-C ("Professional, Business Office, Low Density Retail") commercial district to the P-1B ("Developed Park District, Active") is to "change the use to that of a Park, allowing construction of all desired amenities." While it is common for an applicant to be more explicit or specific about the intended use, the ordinance does not preclude a "speculative" zoning district change to any of the four park districts, as opposed to a requested change to a multifamily or commercial district.
- The zoning ordinance would limit these "desired amenities" to the following uses: picnic shelters with associated improvements such as barbecue pits; game courts, playing fields or swimming pools with bath houses, restrooms, locker rooms, equipment rental or snack shops; and a community center. However, a community center is also a permitted use in the C-1C district, so there is presumably an intent to provide something more than an expansion of the existing "Activity Center" that is located across the street. A marina is a permitted use that is presumably not relevant to the subject property. The zoning ordinance would also permit administrative offices to support the operation of the park or POA. It would also allow an on-site residence for a park manager in accordance with the R-1A or R-1M development standards.

**SITE PLAN / CONTEXT CONSIDERATIONS:**

- Given the broad range of potential uses permitted by the zoning ordinance that has not been limited by the application, contextual compatibility might be a more difficult determination had the existing zoning designation been one of the single-family residential districts. However, the vast majority of the property on any corner of this same intersection is currently in the C1-C or R-4 zoning districts.
- However, both adjacent vacant properties on Thurber Lane are in the R-1B, single-family residential zoning district. The adjacent property at 21506 Boggy Ford Road that includes an existing residence is also in the R-1B zoning district. Nonetheless and as mentioned above, the current ordinance does not require design review approval for a zoning change to any of the park districts, regardless of the level of activity that might ultimately result from the specific use. Instead, restrictions will be limited those specified in the ordinance or adopted design criteria and identified by the staff during the required site development plan review.
- The current commercial zoning designation does not preclude the Planning and Zoning Commission from considering the compatibility between adjacent single-family residential uses and the relatively active outdoor activities that would be permitted following approval of the proposed request. The nature of the C-1 commercial district uses (as opposed to C-2, C-6 or LI districts) is that they are typically contained within the confines of a building. It was not long ago that a property owner objected to the prospect of a public trail being constructed and dedicated adjacent to his existing residence at a City Council meeting.



- Perhaps the most significant assurance of compatibility is that the property is not large enough to accommodate the most intense uses that would be allowed in the requested zoning district. While 1.026 acres is relatively large compared to the typical single-family residential uses in the surrounding area, it is not really large enough for the type of uses that might disturb an adjacent residence, such as a large commercial swimming pool or sports complex.
- Because of that, there is a tendency to question why one of the other park districts was not considered. While the P-2-“Park and Greenbelt District (Passive)” would be limited to benches, trails and playground equipment, the P-1A “Undeveloped Park (Active)” district would seemingly accommodate every likely use not already accommodated by the C-1C district except for swimming pools and playing fields.
- For comparison purposes, “Hancock Park” and “Greenshore Park” are currently within the P-1A “Undeveloped Park (Active)” zoning district and located within two miles of the subject property. Within one mile of the subject property, “Little Emerald Park” and “Heather Park” are largely unimproved but also within the P-1A zoning district.
- “Cody Park” and “Emerald Park” are currently within the P-1A “Undeveloped Park (Active)” zoning district and located within 1.5 miles of the subject property. However, it is questionable whether the boat ramps included at these two locations are permitted by that zoning district or whether that use is instead a component of a “marina” required by the P-1B district, an issue not relevant to the current application. “Marina View Park,” also within the P-1A zoning district and approximately 3 miles from the subject property includes a marina that is clearly precluded by the zoning ordinance. A zoning district change should be sought by the POA to address these likely violations.
- While the POA campground is within the P-1C zoning district specifically intended for that use, it is not particularly analogous to the subject property or the current application. Instead, the only comparable POA facilities that currently share the zoning district designation sought by this application are “Bar-K Park” and the “K-Oaks Clubhouse.” “Bar-K Park” consists of approximately 11 acres while the “K-Oaks Clubhouse” includes approximately 17.6 acres.

#### **RELEVANT ORDINANCE PROVISIONS / COMPREHENSIVE PLAN CONSIDERATIONS:**

- Before any privately owned improvements can be permitted, the property must be platted which requires the owner to demonstrate its ability to be served by all essential utilities. Although the Development Services Department will need to obtain written confirmation from the Public Works Department at the time of the plat application, it seems likely that both municipal water and wastewater services are currently available at the subject property. Pending the identification of any needed “public” drainage improvements (determined by the earlier of a “site development plan” or a “subdivision construction plan” review), the property would qualify for plat approval following completion or bonding of any such components and the dedication of required easements.
- The development standards for any structures in the desired new zoning district would not change from the current C-1C zoning district. That would include the maximum height of any structures which would remain at 28 feet above the high point of the lot, after the lot is created by the required plat. However, it is less clear what the maximum height of a structure would be in the P-1A district notwithstanding the limitation on the types of structures allowed.
- Perhaps this should be considered in a future amendment along with a requirement for design review for any P-1B development and the elimination of the ability for a park manager’s residence to be constructed to the R-1M standards which allows manufactured homes and other forms of industrialized housing without compliance with the otherwise applicable standards. I suspect that the adjacent and nearby property owners would be unpleasantly surprised to learn that either the City or the POA could locate a manufactured home within the P-1B zoning district without some restrictions or controls on its appearance.

- Section 13.20(b)(1) of Chapter 14 includes a list of material to be submitted with a zoning change request that were not provided by this applicant. However, it has long been the practice for the City staff, specifically the GIS Manager, to provide most items on that list rather than the applicants. I strongly suspect that relying on the applicants to provide this material historically left the Planning and Zoning Commission members without a quality representation of this critically important information and compromised their ability to make accurate determinations.
- However, by far the most significant issue that relates to the zoning ordinance and the Comprehensive Plan is one that is frequently identified by the staff as problematic and in urgent need of attention. It seems incontrovertible that the community would welcome any appropriate type of park at this location rather than a commercial development permitted by the current zoning district. Unfortunately, if Section 13.20(d) of Chapter 14 is strictly interpreted and applied, this change cannot be approved by the City Council or recommended by the Planning and Zoning Commission. Unlike the more typical commercial corridors within the jurisdiction where the anticipated future trends or development patterns upon which the Future Land Use Map is unknown or unclear, the intent in the present instance is unambiguous.
- The Future Land Use Map designates this property as “low density residential” to ensure compatibility with the viable “low density residential” property that it is located immediately adjacent to. Moreover, this designation is consistent with the segregation of dissimilar uses or rational transitions that are typical for this area on the Future Land Use Map. While there are a number of future parks, including POA parks identified on the Future Land Use Map and the Future Parks and Trails Map within the Comprehensive Plan, this property is not one of them.
- As such, the findings required by Section 13.20(d) are difficult to rationalize. While you might theoretically argue that since the POA is currently unable to sell the property, that it is therefore unlikely to be used for “low-density residential” development. However, that presupposes that their bylaws or Charter can never be amended and simultaneously ignores that all three findings are required. Unlike other areas within the City, there has been very little development in this vicinity that might be interpreted as a failure for an anticipated pattern to be realized or even a “manifest error” in the Comprehensive Plan, despite the failure of the local ordinance to specifically recognize a “manifest error” as an equivalent finding. The only seemingly permissible rationalization is the failure of the Future Land Use Map to specifically recognize that any P-1A park use is compatible with single-family residential development. However, that rationalization would be difficult to assert regarding the more intense uses permitted in the P-1B district. It is critically important that the Planning and Zoning Commission address this issue in the future by putting it back on the agenda.

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**POTENTIAL ALTERNATIVE RECOMMENDATIONS:**

- A. Recommend approval of a zoning change to P-1A (“Undeveloped Park, Active”) district.
  - B. Recommend approval of a zoning change to P-1B (“Developed Park District, Active”).
  - C. Recommend denial of the application for a zoning change because it is inconsistent with the current Comprehensive Plan as indicated on the Future Land Use Map.
-



21-1964-R-REZ  
21504 Boggy Ford Road

Attachment 1

Application



**CITY OF LAGO VISTA • DEVELOPMENT SERVICES**  
**5803 THUNDERBIRD STREET • P.O. BOX 4727 • LAGO VISTA, TX 78645**

Tel. (512) 267-5259

Fax (512) 267-5265

**NOTE:** Applicants should seek legal advice concerning the applicability of any existing private covenants or deed restrictions and their ability to be enforced or waived by other specific property owners.

**APPLICATION FOR ZONING DISTRICT CHANGE**

**Contact Person:** Teresa Cathleen Petross, Manager **Fee:** See Ordinance Appendix A (non-refundable)  
**Contact Phone:** 512-267-2895 **Contact Email:** gm@lvpoa.org  
**Property Owner(s):\*** Lago Vista Property Owners' Association  
**Owner's mailing address:** PO Box 4766, Lago Vista, TX 78645

**COMPLETE LEGAL DESCRIPTION OF SUBJECT PROPERTY**

Subdivision, Section and Lot Number(s) if platted. Attach metes & bounds or equal description otherwise\*

ABS 2152 SUR 35 H & O B R R CO ACR 1.026

Parcel Identification Number = 166814

Address = 21504 Boggy Ford

**Municipal Address(es)\* if applicable:** 21504 Boggy Ford Rd.

**NATURE OF REQUEST**

**Current Zoning District(s):** C-1 **Requested District:** P-1B

**Purpose or Basis of Request\* (if PDD, include whether concept and/or detail plan approval is sought):**

To change use to that of a Park, allowing construction of all desired amenities.

**Additional individual(s) authorized to act on behalf of the property owner(s)\* regarding this application:**

**Name of Agent:** \_\_\_\_\_ **Email:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

**NOTE:** Applications must be complete including all applicable portions of this form, payment of fees and all required drawings or documentation. All applications are accepted provisionally pending a completion review. PLEASE TAKE SPECIFIC NOTICE AND INCORPORATE OR ADDRESS ALL LOCAL ORDINANCE REQUIREMENTS IN YOUR APPLICATION.

Cathy Petross  
Property Owner's signature(s)\*

10/22/21  
Date

\*Attach additional sheets as required

21-1964-R-REZ

21504 Boggy Ford Road

Attachment 2

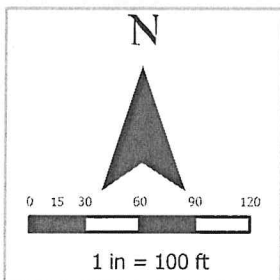
Site Plan (none submitted)

21-1964-R-REZ

21504 Boggy Ford Road

Attachment 3

Maps



## 21504 BOGGY FORD RD

Request Type	Zoning Change	Project	21-1964-R-REZ
Change Requested	C-1 to P-1B	Date	11/23/2021
Map Purpose	Aerial & Topo Map	Drawn By	cmartinez

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

### Contours

— 10 ft

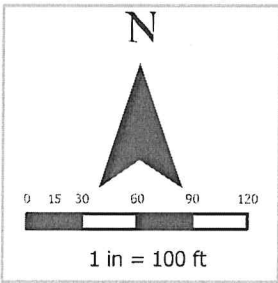
— 50 ft

Street








 Project Area

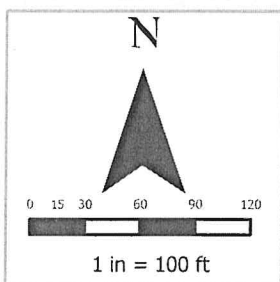
 TaxParcel





This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

-  Street  
 Project Area  
 TaxParcel  
**Zoning Districts**  
 C-1C  
 R-1B  
 R-2  
 R-4



## 21504 BOGGY FORD RD

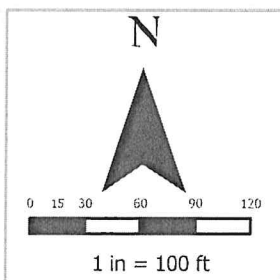
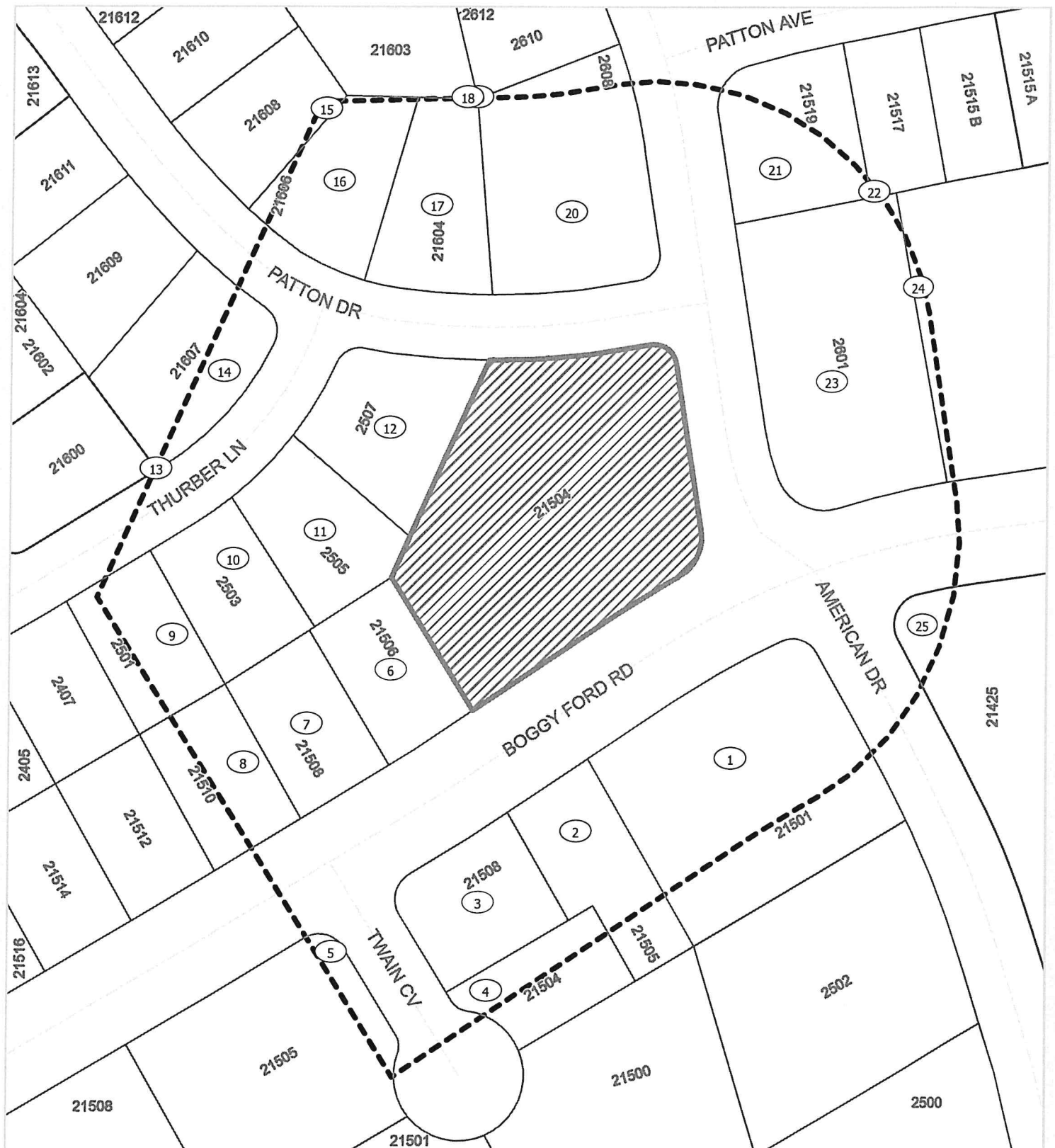
Request Type	Zoning Change	Project	21-1964-R-REZ
Change Requested	C-1 to P-1B	Date	11/23/2021
Map Purpose	Future Land Use Map	Drawn By	cmartinez

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Street
Project Area
TaxParcel
High Density Residential
Low Density Residential
Medium Density Residential
Neighborhood Retail/Office/Commercial

21-1964-R-REZ  
21504 Boggy Ford Road

Attachment 4  
Notice Comments



## 21504 BOGGY FORD RD

Request Type	Zoning Change	Project	21-1964-R-REZ
Change Requested	C-1 to P-1B	Date	11/23/2021
Map Purpose	Notification Boundary Map	Drawn By	cmartinez

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

	Street
	Project Area
	200ft Notice Boundary
	TaxParcel



## Notice of Public Hearing

**Project #:** 21-1964-R-REZ

**Hearing Date and Time:** Thursday, December 9, 2021, at 7:00 P.M. in the Council Chambers at City Hall, 5803 Thunderbird St., Lago Vista, Texas

**Project Property Location:** 21504 Boggy Ford Road (an approximately 1.026-acre tract known as Abstract 2152, Survey 35 of the H. & O.B. Railroad Company)

**200' Notification Mailing ID:** 6

November 24, 2021

GRIMES KENNETH M & BRENDA A  
BRENDA A GRIMES  
21506 BOGGY FORD RD  
LAGO VISTA, TX 78645

The Planning and Zoning Commission will make a consideration of a recommendation regarding a zoning change request to amend approximately 1.026-acre tract known as Abstract 2152, Survey 35 of the H. & O.B. Railroad Company commonly referred to as being located at 21504 Boggy Ford Road from the C-1 ("Professional, Business Office, Low Density Retail") district to the P-1B ("Developed Park District, Active") district.

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

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

Please return your comments as soon as possible. Comments received at least seven calendar days prior to the scheduled public hearing will be included in the packets distributed to the members of the body listed above. Individuals who do not own property within the notification boundary or those unable to deliver written comments within the required deadline must attend the public hearing to provide input. Please note that unexplained support or opposition is less useful to the voting members than comments with context and a specific basis.

☒ In Favor; ☐ Opposed

Comments:

Our house is very close to the property line next to that POA lot. We would love to see a nice quiet area with benches. The lot is not very large and there are some beautiful oak trees that we would love to see remain. A P-2 rating

Signed: Kenneth M. Grimes

Brenda A. Grimes

This whole page may be returned as follows:

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

would protect the peacefulness of that area.





## Notice of Public Hearing

Project # **20-0964-R-0027**

Hearing Date and Time: Thursday, December 4, 2021 at 7:00 P.M. in the Council Chambers at City Hall, 5815 Thunderbolt St., Lago Vista, Texas  
Project/Property Location: 2514 Buggy Ford Road (an approximately 1,026-acre tract known as Abstract 2152, Survey 25 of the H. & O.B. Railroad Company)  
ZMF Notification Waiting ID: 07

November 24, 2021

THOMAS ABRAHAM & WILSON  
CITY ENGINEER  
ALSTON, TEXAS

The Planning and Zoning Commission will make a consideration of a recommendation regarding a zoning change request to amend approximately 1,026-acre tract known as Abstract 2152, Survey 25 of the H. & O.B. Railroad Company commonly referred to as being located at 2514 Buggy Ford Road from the C-1 ("Professional, Business Office, Low Density Retail") district to the P-1B ("Developed Park District, Active") district.

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

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

Please return your comments as soon as possible. Comments received at least seven calendar days prior to the scheduled public hearing will be included in the packets distributed to the members of the body listed above. Individuals who do not own property within the notification boundary or those unable to deliver written comments within the required deadline must attend the public hearing to provide input. Please note that unexplained support or opposition is less useful to the voting members than comments with context and a specific basis.

☒ In Favor ☐ Opposed

Comments:

We would not even see a case here instead  
of a business with more facilities making more  
sales and revenue.

Signed: Mark Jensen

This whole page may be returned as follows:

E-mail: [development@lago-vista.org](mailto:development@lago-vista.org)  
Postal Address: City of Lago Vista, Development Services Dept., P.O. Box  
6727, Lago Vista, TX 78043-0672  
In Person at Front Counter: Development Services Dept., Lago Vista City Hall  
5815 Thunderbolt St.



## Notice of Public Hearing

Project #: 21-1964-R-REZ

Hearing Date and Time: Thursday, December 9, 2021, at 7:00 P.M. in the Council Chambers at City Hall, 5803 Thunderbird St., Lago Vista, Texas

Project Property Location: 21504 Boggy Ford Road (an approximately 1.026-acre tract known as Abstract 2152, Survey 35 of the H. & O.B. Railroad Company)

200' Notification Mailing ID: 21, 23, 24

November 24, 2021

LAGO VISTA PROPERTY OWNERS ASSOCIATION  
PO BOX 4766  
LAGO VISTA, TX 78645

The Planning and Zoning Commission will make a consideration of a recommendation regarding a zoning change request to amend approximately 1.026-acre tract known as Abstract 2152, Survey 35 of the H. & O.B. Railroad Company commonly referred to as being located at 21504 Boggy Ford Road from the C-1 ("Professional, Business Office, Low Density Retail") district to the P-1B ("Developed Park District, Active") district.

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

E-mail: development@lago-vista.org  
Phone Number: 512-267-5259

Please return your comments as soon as possible. Comments received at least seven calendar days prior to the scheduled public hearing will be included in the packets distributed to the members of the body listed above. Individuals who do not own property within the notification boundary or those unable to deliver written comments within the required deadline must attend the public hearing to provide input. Please note that unexplained support or opposition is less useful to the voting members than comments with context and a specific basis.

☒ In Favor; ☐ Opposed

Comments:

Signed: \_\_\_\_\_

This whole page may be returned as follows:

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