

ORDINANCE NO. 19-08-01-04

AN ORDINANCE OF THE CITY COUNCIL OF LAGO VISTA, TEXAS, AMENDING TABLE B OF CHAPTER 14, THE ZONING ORDINANCE, TO ADD “CONTRACTOR, BUILDER OR SUBCONTRACTOR” AS A LISTED USE PERMITTED BY RIGHT OR WITH A SPECIAL USE PERMIT APPROVAL IN VARIOUS 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 established provisions regulating allowed uses within each zoning district in Table B within Chapter 14 of the Lago Vista Code of Ordinances; and

WHEREAS, those procedures do not specifically include various types of building contractors, who often require extensive interior storage requirement and/or shops in addition to more typical office space; and

WHEREAS, there has been a recent increase in the demand for locations for such uses within the City of Lago Vista; and

WHEREAS, this type of use is clearly comparable to other uses listed in Table B as permitted within the C-2, C-4 or LI zoning districts; and

WHEREAS, in the absence of a specific listed use, existing business of this type include locations within the C-1 zoning district; and

WHEREAS, in the absence of a specific listed use, existing business of this type include locations within the C-1 zoning district; and

WHEREAS, the appropriateness of locations within the C-1 zoning district for such facilities is highly dependent upon the ability to require a sensitive design of various critical elements of the building, site and landscaping; and

WHEREAS, the Planning and Zoning Commission of the City of Lago Vista has undertaken an extensive review of those regulations; 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 Chapter 14 of 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. All of 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. MODIFICATION. The City Council of the City of Lago Vista, Texas, does hereby amend Table B of Chapter 14 of the Lago Vista Code of Ordinances as shown in Exhibit “A.”

SECTION 3. SAVINGS CLAUSE. 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 *Tex. Loc. Gov't. 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 August, 2019.





Ed Tidwell, Mayor

ATTEST:



Sandra Barton, City Secretary

On a motion by Councilman Weatherly, seconded by Mayor Pro Tem Williams, the above and foregoing ordinance was passed and approved.

EXHIBIT "A"

CHAPTER 14

ZONING ORDINANCE

TABLE B

TABLE OF ALLOWED USES FOR ZONING

New and unlisted uses. The city manager or his designee may permit a use in a district that is not listed on Table B if the use is reasonably similar, comparable, and compatible with other uses permitted in the district or he may seek an amendment to Table B to add the unlisted use in the same manner as amendment to this chapter.

STRUCTURE/USE	R-0	R-1	R-2	R-4	R-1M	RR-A	C-1	C-2	C-3	C-4	G-1	U-1	PI	CR2	C-6	LI
Accessory Building or Use	V	V	V	V	V	V	V	V	V	V	V	V		V	V	V
Aircraft hangar, servicing, repair										V						
Amphitheater							V	V						V	V	V
Amusement arcade								V							V	V
Amusement Park								V							V	V
Antique shop							V	V							V	V
Apartments				V										V		
Apartment Hotel with Commercial							V	V						V	V	
Arboretums																
Arcades							SUP	SUP						SUP	SUP	SUP
Asphalt and concrete production																V
Assisted Living				V												
Auditorium								V							V	V
Auto sales and service								V							V	V

V is allowed provided it is for the primary use of tenants, customers or persons associated with a primary use.

¹ For permitted uses in P-1A, P-1B, P-1C and P-2, see Section 4.70.

² All uses must be in accordance with the City Council approved CR Master Plan.

SUP Permitted by special use permit only.

STRUCTURE/USE	R-0	R-1	R-2	R-4	R-1M	RR-A	C-1	C-2	C-3	C-4	G-1	U-1	P1	CR2	C-6	LI
Auto wash, tune-up, repair							V	V							V	V
Bakery							V	V							V	V
Bank, Savings and Loan							V	V							V	V
Barber, Beauty Shop							V	V							V	V
Bars, Nightclubs and Taverns								V			V			V	V	V
Bed and Breakfast Establishment		SUP	SUP	V			V	V						V		
Beverage Bottling or distribution								V							V	V
Bike/motorbike sales & service								V							V	V
Billiard/Pool Rooms								V						V	V	V
Boat storage (outside)								V	V					V		V
Boat Sales or Service								V	V							V
Boat slips/day slips									V					V		
Boat Ramp, Commercial							V	V	V				SUP	V		
Book/stationary shop							V	V							V	V
Bowling alley establishment								V							V	V
Building material sales								V							V	V
Bus depot								V							V	V
Cabinet shop/commercial								V		V						V
Cafeterias							V	V							V	V
Camera store							V	V							V	V
Canvas goods fabrication								V		V						V
Carpentry shop							V	V		V						V

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STRUCTURE/USE	R-0	R-1	R-2	R-4	R-1M	RR-A	C-1	C-2	C-3	C-4	G-1	U-1	PI	CR2	C-6	LI
Carpet, rug cleaners							V	V								V
Carting, hauling, storage warehouse								V							V	V
Catering establishments							V	V								V
Cemetery								V				V				
Chapel							V	V				V		V		
Child care institution							V	V						V		
Churches, Temples	V	V	V	V	V		V	V				V		V	V	
Clinics (medical)							V	V				V			V	V
Clothing store-men's and/or women's							V	V							V	V
Club, not nightclub							V	V					V	V	V	V
Coal, sand, soil, and gravel yards							SUP									V
College or university								V				V			V	
Community Home	V	V	V	V	V	V										
Community Center							V	V				V	V	V	V	
Condominiums														V		
Contractor, Builder or Subcontractor							SUP	V		V						V
Convalescent home/Nursing home				V			V									
Cottage				V										V		
Country club							V	V			V			V		
Craft, hobby shop							V	V							V	V
Dance halls								V								V

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¹ For permitted uses in P-1A, P-1B, P-1C and P-2, see Section 4.70.

² All uses must be in accordance with the City Council approved CR Master Plan.

⁸ Also see permitted uses in other zoning districts where single-family or two-family residences are allowed.

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