

COMPREHENSIVE PLAN

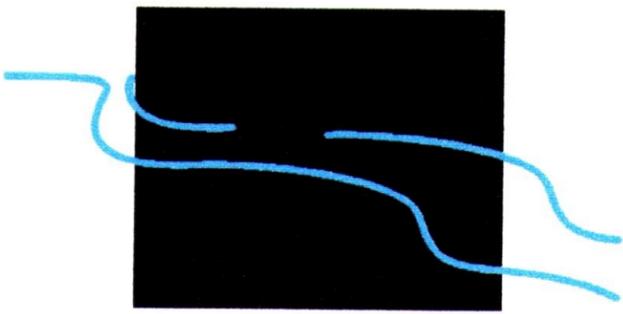


TABLE OF CONTENTS

TABLE OF CONTENTS	i
TABLE OF TABLES	iii
TABLE OF MAPS	iv
SECTION 1: BACKGROUND AND BASIC ASSUMPTIONS	
The Planning Period	1-1
Goals and Objectives	1-1
Demographic Growth Factors	1-13
Future Local Population Growth	1-13
Future Regional Population Growth	1-14
SECTION 2: ENVIRONMENTAL CONSIDERATIONS	
Soils	2-2
Waste Disposal and Water Quality	2-3
Floodplain Areas	2-4
Air Quality	2-5
Vegetation	2-5
Wildlife	2-6
The Deer Problem	2-7
SECTION 3: FUTURE LAND USE	
Land Use	3-3
General Long-range Land Use Policy Recommendations	3-3
Future Land Use Recommendations	3-3
Annexation	3-8
Rules Governing Annexation	3-9
Future Areas to be Annexed	3-10
Housing	3-12
Housing Stock	3-12
Housing Conditions	3-14
SECTION 4: TRANSPORTATION SYSTEMS	
Issues	4-2
Roadway System Recommendations	4-2
Non-motorized Transportation Recommendations	4-9

Air Transportation	4-12
Transit Service	4-12
SECTION 5: URBAN INFRASTRUCTURE	
Water Services	5-3
Sanitary Sewer Systems	5-3
Solid Waste	5-4
Electric Service	5-4
Stormwater Management	5-4
SECTION 6: COMMUNITY FACILITIES AND PROGRAMS	
City Government	6-6
Public Safety	6-7
Education	6-8
Health Services	6-8
Parks and Recreation	6-9
SECTION 7: HISTORICAL ELEMENTS	
Lakeway Historical Society	7-1
Future Direction	7-2
SECTION 8: CULTURAL AND ARTISTIC ENRICHMENT	8-1
SECTION 9: URBAN IMAGE	
Gateways	9-2
General Image	9-3
Signage	9-4
Urban Forestry	9-5
Sidewalks and Bicycle Paths	9-5

TABLE OF TABLES

Table 1.1: Projected Population of ETJ Developments	1-14
Table 1.2: State and Regional Projected Populations, 1990-2020	1-15
Table 3.1: Existing and Future Land Use	3-4
Table 3.2: Proposed Areas of Annexation	3-10
Table 3.3: Estimated Increase in Acreage for Areas of Annexation	3-12
Table 3.4: Estimated Number of Housing Units for Areas of Annexation	3-13
Table 3.5: Future Residential Buildout	3-14

TABLE OF MAPS

Map 3.1: Future Land Use

Map 3.2: Annexation

Map 4.1: Future Roadway Network (by Functional Classification)

Map 4.2: Future Recreation Lanes and Sidewalks

Section

1

BACKGROUND AND BASIC ASSUMPTIONS

THE PLANNING PERIOD (1999-2015)

The Lakeway Comprehensive Plan is designed to provide goals, objectives, and direction for the community for an approximate time frame of fifteen years. Although the issues and goals addressed in this plan may still be relevant many years from now, it is recommended that an annual State of the City Report be conducted to assess changes and new developments in the community, and that the Plan be updated regularly to reflect these changes.

GOALS AND OBJECTIVES

Environmental Considerations

GOAL 1: CONSERVE, PROTECT, AND MAINTAIN LAKEWAY'S SIGNIFICANT ENVIRONMENTAL RESOURCES.

Objectives:

- Conserve and enhance areas of natural beauty.
- Encourage site design that protects existing terrain, preserves significant vegetation and scenic views, and incorporates native trees and shrubbery into landscape plans.
- Manage sensitive environmental areas in order to prevent development that would endanger the environment or the public.
- Preserve and protect significant plant and wildlife habitat areas, including critical habitats for threatened and endangered species.

GOAL 2: *GIVE SPECIAL CONSIDERATION TO AIR AND WATER RESOURCES.*

Objectives:

- Water conservation and water pollution control should be used as a means to protect water quality and balance long-term water supply and demand.
- Ensure that no new development is detrimental to air or water quality.
- Support adequate enforcement of Federal and State air quality standards and emission controls.

GOAL 3: *CONTROL THE DEER POPULATION.*

Objectives:

- Continue to take measures to control the local deer population to ensure the health, safety, and welfare of the citizenry.
- Remain informed on all technological advances and alternative measures in controlling deer populations.
- Educate the public on ways to contribute to the management of the deer population.

Future Land Use

Land Use

GOAL 1: *MAINTAIN SINGLE-FAMILY RESIDENTIAL DEVELOPMENT AS THE PRIMARY LAND USE CATEGORY IN LAKEWAY.*

Objectives:

- Maintain the current zoning map designation of residential areas.
- Use the City's subdivision and building regulations as a means to ensure high quality residential development.

GOAL 2: *ENCOURAGE AND PROMOTE EFFICIENT, PRODUCTIVE, COMPATIBLE, ATTRACTIVE, AND ENVIRONMENTALLY FRIENDLY LAND USES IN LAKEWAY.*

Objectives:

- Maintain the existing residential character, primarily based on single-family residential neighborhoods.
- Improve and update existing land uses where necessary in order to promote harmony.
- Ensure that new development is in harmony with existing land uses.
- Carefully evaluate all future land use proposals to avoid the problems associated with noise, pollution, inefficient urban sprawl, and traffic congestion.

Housing

GOAL 1: *ENSURE CONTINUED HIGH QUALITY HOUSING STANDARDS TO MEET THE GROWING NEEDS OF THE HOUSING MARKET IN LAKEWAY.*

Objective:

- Encourage the development of single-family homes.

GOAL 2: *CONTINUE TO ENSURE THAT THE QUALITY OF HOUSING IN LAKEWAY IS WELL MAINTAINED, IN ORDER TO PRESERVE THE CHARACTER AND APPEARANCE OF LAKEWAY NEIGHBORHOODS.*

Objectives:

- Promote, enforce, and continue to look for ways to improve City standards for property maintenance.
- Establish a neighborhood-monitoring program to ensure that homes are in compliance with City standards.

Transportation Systems

GOAL 1: MAINTAIN AND UPGRADE LAKEWAY'S ROADWAY INFRASTRUCTURE TO PROVIDE BETTER VEHICULAR ACCESS, SAFETY, AND CIRCULATION.

Objectives:

- Establish an additional key entry corridor to enhance access to and from the City.
- Evaluate key roadways and roadway intersections within the City so that neighborhood access, traffic circulation, and vehicular/pedestrian safety can be enhanced.
- Promote ease of travel through the residential sectors of the City while respecting the character of these areas.
- Develop a well-defined roadway classification system that ensures an efficient hierarchy of movement.
- Establish an access management policy along RM 620.

GOAL 2: ENSURE A SAFE AND CONNECTED NON-MOTORIZED CIRCULATION NETWORK WITHIN THE CITY.

Objectives:

- Develop an interconnected system of recreation lanes, sidewalks, and hike and bike trails to allow residents a non-motorized transportation option to travel to commercial, recreational, residential, and educational destinations.
- Provide supporting facilities and amenities for non-automotive transportation, such as bicycle racks, at strategic locations.

Urban Infrastructure

Water Services

GOAL 1: *MAINTAIN A QUALITY RELATIONSHIP WITH THE MUNICIPAL UTILITY, AND WATER CONTROL IMPROVEMENT DISTRICTS THAT PROVIDE WATER SERVICE TO LAKEWAY IN ORDER TO ENSURE CONSISTENT, EXCELLENT SERVICE.*

Sanitary Sewer Service

GOAL 1: *MAINTAIN A QUALITY RELATIONSHIP WITH THE MUNICIPAL UTILITY DISTRICTS THAT PROVIDE SANITARY SEWER SERVICE TO THE CITY IN ORDER TO ENSURE CONSISTENT, EXCELLENT SERVICE.*

GOAL 2: *PLAY A LEADERSHIP ROLE IN PROVIDING ASSISTANCE TO AFFECTED RESIDENTS, SHOULD THEY DECIDE TO PURSUE INSTALLATION OF SANITARY SEWERS IN THEIR AREAS OF LAKEWAY, AND TAKE A PROACTIVE ROLE SHOULD ENVIRONMENTAL ISSUES ARISE REGARDING LAKE TRAVIS THAT COULD HARM PROPERTY VALUES IN THE CITY.*

Solid Waste

GOAL 1: *ENSURE THE PROVISION OF ADEQUATE SOLID WASTE COLLECTION.*

Objectives:

- Monitor waste collection techniques in order to ensure safe and effective operations.
- Continue to utilize and conduct public awareness programs of local recycling efforts.

- Continue to promote and implement the Lakeway Spring Clean-up Program.

Electric Utilities

GOAL 1: *MAINTAIN A QUALITY RELATIONSHIP WITH THE PEDERNALES ELECTRIC COOPERATIVE AND AUSTIN ENERGY IN ORDER TO ENSURE CONSISTENT, EXCELLENT SERVICE.*

Stormwater Management

GOAL 1: *MAINTAIN AND UPGRADE LAKEWAY'S STORMWATER DRAINAGE SYSTEM.*

GOAL 2: *ENSURE THE PROVISION OF ADEQUATE STORMWATER DRAINAGE SYSTEMS IN NEWLY DEVELOPED AREAS.*

Community Facilities and Programs

City Government

GOAL 1: *PROVIDE A FUNCTIONAL MUNICIPAL GOVERNMENT CENTER.*

Objective:

- Evaluate current and future municipal government facility needs. Develop and implement a ten-year plan to accommodate the required upgrades in facility, staffing and equipment.

GOAL 2: *ENSURE QUALITY CITY SERVICES FOR THE COMMUNITY OF LAKEWAY.*

Objective:

- Develop and implement a continuing education program for all City staff members encompassing all areas of municipal management and services as they apply to the City of Lakeway.

GOAL 3: *MAINTAIN, UPGRADE AND IMPLEMENT, WHEN APPROPRIATE, THE CURRENT DETAILED COMMUNITY EMERGENCY ACTION PLAN.*

GOAL 4: *MAINTAIN AND ENHANCE THE HIGH LEVEL OF VOLUNTEER PARTICIPATION IN MUNICIPAL GOVERNMENT AND RELATED CIVIC ORGANIZATIONS.*

Public Safety

Police Protection

GOAL 1: *CONTINUE TO PROVIDE EXCELLENT POLICE PROTECTION, ENHANCING THE QUALITY OF LIFE THROUGH THE PRESERVATION OF PEACE AND SAFETY IN LAKEWAY.*

Objectives:

- Continue to support the 911 system.
- Continue to provide “close patrol” services in order to enhance and ensure safety and security.
- Examine current staffing requirements in relation to the state standard number of police officers per capita, and make staffing adjustments as required.
- Examine the current and future police facility and equipment requirements. Develop and implement a ten-year plan to accommodate the required facilities and upgrades.
- Educate citizens by providing crime prevention and awareness programs.

- Develop and implement a plan to improve relations with area teenagers.
- Provide continuing education for members of the Lakeway police force in order to ensure that they are trained to deal with a variety of crime-related situations.
- Develop, implement, and update five-year police protection service plans for the community.

Fire Protection

GOAL 1: *MAINTAIN A QUALITY RELATIONSHIP WITH TRAVIS COUNTY EMERGENCY SERVICES DISTRICT #6 IN ORDER TO ENSURE EXCELLENT FIRE PROTECTION, FIRE PREVENTION, AND EMERGENCY MEDICAL SERVICES.*

Objectives:

- Continue to support the 911 system.
- Encourage the teaching of first aid and fire prevention programs in the Lake Travis Independent School District.

Education

GOAL 1: *DEVELOP AND MAINTAIN A QUALITY RELATIONSHIP WITH THE LAKE TRAVIS INDEPENDENT SCHOOL DISTRICT IN ORDER TO PROVIDE EDUCATIONAL OPPORTUNITIES FOR ALL SEGMENTS OF THE POPULATION OF LAKEWAY.*

Objectives:

- Continue support for the Community Education Program.
- Continue support for the Community Library.
- Identify means of improving the availability of library resources to Lakeway residents.

- Develop and maintain a quality working relationship with the Lake Travis Independent School District Parent-Teacher Organization.
- Initiate public awareness programs concerning the educational resources and programs available in Lakeway.

Health Services

GOAL 1: *SUPPORT QUALITY HEALTH SERVICES FOR THE CITIZENS OF LAKEWAY BY PROVIDING FOR THE SPECIFIC HEALTH NEEDS IN THE COMMUNITY.*

Objectives:

- Encourage and support any plans that would provide a 24-hour medical service facility in Lakeway.
- Work with other elements of the western Travis County area toward having a hospital established in this community.

Parks and Recreation

GOAL 1: *PROVIDE QUALITY INDOOR AND OUTDOOR RECREATIONAL OPPORTUNITIES.*

Objectives:

- Initiate and implement a detailed plan addressing both indoor and outdoor recreational needs.
- Design, construct, and maintain a community activity center that is multifunctional in order to support a variety of community and recreational needs.
- Design, develop, and implement plans to build a community pool/outdoor recreation center that compliments the community activity center in the same manner and quality that is commensurate with the tastes of the community.
- Develop and implement plans that would tie together the community activity center and community pool facility with a quality, well-maintained neighborhood commercial center.

- Develop a relationship with a regional or national youth recreation program, and sponsor a partnership in order to develop a youth recreation program in the City of Lakeway.
- Develop a community adult recreational program.
- Examine the feasibility and implementation requirements for a community day camp program.
- Establish a pet park.
- Expand the parks and recreation staff in order to develop programs for the use of parks, sports leagues, and other related activities.

GOAL 2: *CONTINUE TO MAINTAIN AND UPGRADE THE QUALITY OF THE EXISTING PARKS, AND PROMOTE THE DEVELOPMENT OF NEW PARKS AND GREENBELTS.*

Objectives:

- Develop and implement a five-year plan designed to provide connectivity between the existing parks and greenbelts, and future park development.
- Develop and implement a park land development/reclamation program, and require developers to participate.
- Develop and implement a municipal land-banking program that implements the concept by two primary means:
 1. Initiate the purchase of tracts that are conducive to park or greenbelt development as described in the five-year park development plan.
 2. Initiate a program promoting either the donation of private lands, or the donation of money into a municipal escrow fund in order to provide for future park and recreational land use.

GOAL 3: *PROVIDE LAKEWAY CITIZENS WITH CLEAN, WELL-MAINTAINED RECREATION AREAS.*

Objectives:

- Encourage uniform sign usage in all park facilities.

- Develop systems for the incremental addition of park facilities and equipment such as lighting, vegetation, trash receptacles, irrigation systems, benches, and exercise fitness stations.

Historical Elements

GOAL 1: *ESTABLISH AN OFFICIAL LINK BETWEEN THE LAKEWAY HISTORICAL SOCIETY AND THE CITY.*

Objective:

- Officially recognize and create a heritage commission.

GOAL 2: *PRESERVE AND PROMOTE THE HISTORY AND HISTORICAL RESOURCES OF LAKEWAY.*

Objectives:

- Support the establishment of a historical center in Lakeway.
- Support the completion of the Spirit of Freedom Memorial with the addition of a small amphitheater and an outdoor museum.
- Develop and implement a historic preservation plan.

Cultural and Artistic Enrichment

GOAL 1: *ENCOURAGE, DEVELOP, AND PROMOTE THE PRESENTATION, PERFORMANCE, CREATION, AND EXHIBITION OF THE VISUAL AND PERFORMING ARTS.*

Objectives:

- Appoint an Arts Committee to help achieve this goal and these objectives.
- Support Arts programs and education for citizens of all ages.
- Establish and maintain links with the arts community.
- Through the Arts Committee, initiate and implement plans for visual and performing arts events within the Greater Lakeway Community.
- Coordinate arts activities with related community functions.

- Explore the feasibility of an outdoor forum for the presentation of arts programs and other community events.

Urban Image

GOAL 1: *PROVIDE AESTHETICALLY PLEASING GATEWAYS INTO THE COMMUNITY.*

Objectives:

- Promote community involvement in creating design options for City gateways.
- Landscape gateways to enhance their aesthetic impact.
- Create a unique identity through gateways and other City monuments.

GOAL 2: *MAINTAIN AND IMPROVE THE GENERAL IMAGE OF THE CITY.*

Objectives:

- Landscape all major transportation routes throughout the City.
- Control and improve the appearance of utility lines and other infrastructure facilities.

GOAL 3: *ENHANCE THE SENSE OF COMMUNITY THROUGH THE USE OF A UNIFORM SIGN DESIGN IN THE COMMUNITY.*

Objectives:

- Improve all residential street signs by enhancing them with the City symbol.
- Promote stringent enforcement of number and size limitations for commercial signs.
- Continue to encourage landscaping around signs.

DEMOGRAPHIC GROWTH FACTORS

Future population characteristics provide an important basis for planning. Projecting the future size of a community helps to establish the extent of a city's need for appropriate land use decisions, infrastructure, and public service programs. The City of Lakeway, under resolution 98-11-16-1, has determined its number of inhabitants at the base year 1998 to be 8,085.¹ The City has taken this action in light of its belief that the 1990 U.S. Census under-reported the number of Lakeway inhabitants. Under State v. City of La Porte, the Texas Supreme Court recognizes the authority of city councils to determine the number of a city's inhabitants by using data to make a good faith determination.

Future Local Population Growth

The future growth of Lakeway was calculated first by determining the number of residentially zoned vacant lots within the current City limits. This number was estimated to be 2,644.² By multiplying the current average household density, 2.7, by the number of vacant residential lots, the estimated additional population from development of these vacant lots is 7,139 persons.³ With complete build-out of the City's current residential zones, the total Lakeway population will be 15,224 persons.

In determining the effect of annexation on future population, several private residential development plans for the extra-territorial jurisdiction (ETJ) were considered. These plans include the areas of Rough Hollow, the Piazza Property, Flint Rock Ranch, Vista Royale, and the Wall Tract. Table 1.1 shows the number of persons projected to live in these areas after complete build-out of each site.

These projections were calculated using the number of acres listed on the development plans and the expected number of units per acre for these areas. The current average person per household within the City, 2.7, was then applied to these numbers to determine the projected population. The total projected population for these sites is 4,375 persons.

Table 1.1: Projected Population of ETJ Developments

<i>Development Name</i>	<i>Residential Units¹</i>	<i>Projected Population²</i>
Piazza Property	52	140
Rough Hollow	300	780
Flint Rock Ranch	380	1026
Vista Royale	1016	2121
Wall Tract	114	308
Total	1862	4375

¹ 2.6 units per acre was the standard used for residential units per acre, with exception to Rough Hollow and Flint Rock Ranch, which were determined in the plan.

² The average person per household, 2.7, was used to determine projected population.

- Sources: a) Piazza Property Development Plan
 b) Rough Hollow Development Plan
 c) Flint Rock Ranch Development Plan
 d) Vista Royale Development Plan
 e) Wall Tract Development Plan
 f) City of Lakeway

The total population of Lakeway after build-out and annexation of these sites is projected to be 19,599 persons. The timing of annexation depends upon the private developers’ plans and the process of annexation itself, which is discussed in Section 3, Future Land Use.

Future Regional Population Growth

The future growth of both the region and the State will have an impact on Lakeway. The growth experienced in the region to date has been extensive, and is predicted to continue. Table 1.2 shows the predicted growth of the State and region. The percent growth for 1990 to 2020 is expected to be 42% for Travis County and 69% for the State.⁴

Table 1.2: State and Regional Projected Populations, 1990-2020

<i>Year</i>	<i>Travis County</i>	<i>Texas</i>
1990	576,407	16,986,510

BACKGROUND AND BASIC ASSUMPTIONS

2000	654,255	20,344,798
2010	726,527	24,128,862
2020	816,187	28,684,972

Source: Texas Data Center, 1999

References

- 1 Lakeway Resolution 98-11-16-1.
- 2 City of Lakeway and Future Land Use Map.
- 3 Average person per household figure from Resolution 98-11-16-1.
- 4 Adapted from the Texas Data Center Information.

Section

2

**ENVIRONMENTAL
CONSIDERATIONS**

The natural environment of an area may place inherent constraints on the location and type of development within a city. It is therefore important to understand the physical and ecological characteristics of the Lakeway region when developing a long-term plan for the City. This section discusses specific goals and objectives that address existing and future environmental issues in Lakeway.

**GOAL 1: CONSERVE, PROTECT, AND MAINTAIN LAKEWAY'S
SIGNIFICANT ENVIRONMENTAL RESOURCES.**

Objectives:

- Conserve and enhance areas of natural beauty.
- Encourage site design that protects existing terrain, preserves significant vegetation and scenic views, and incorporates native trees and shrubbery into landscape plans.
- Manage sensitive environmental areas in order to prevent development that would endanger the environment or the public.
- Preserve and protect significant plant and wildlife habitat areas, including critical habitats for threatened and endangered species.

**GOAL 2: GIVE SPECIAL CONSIDERATION TO AIR AND WATER
RESOURCES.**

Objectives:

- Water conservation and water pollution control should be used as a means to protect water quality and balance long-term water supply and demand.
- Ensure that no new development is detrimental to air or water quality.

- Support adequate enforcement of Federal and State air quality standards and emission controls.

GOAL 3: CONTROL THE DEER POPULATION.

Objectives:

- Continue to take measures to control the local deer population to ensure the health, safety, and welfare of the citizenry.
- Remain informed on all technological advances and alternative measures in controlling deer populations.
- Educate the public on ways to contribute to the management of the deer population.

Lakeway's 1998 corporate City limits encompass approximately six square miles of land. The City's average elevation is roughly 800 feet above sea level, with sharp declines in slope occurring throughout the Lakeway area, particularly in those locations close to Lake Travis. There are often severe cliff-like drops in elevation along the lake, and slopes of up to forty percent occur elsewhere in the Lakeway region.

The climate of the City, like many areas in central Texas, is humid, subtropical, with short, mild winters and long, hot summers. Lakeway's varying terrain, as well as its proximity to Lake Travis, allow for a relatively slow, constant wind. This helps keep temperatures down in the summertime. Precipitation in the area is evenly distributed throughout the year. (Refer to Section 5 of the *State of the City Report*, Environment, for further detail).

Soils

As discussed in the *State of the City Report*, there are three main types of soils in Lakeway: the Brackett, Tarrant, and Volente series. Brackett soils are associated with gently sloping, hilly areas. Their underlying physical properties generally consist of clay loam over limestone. Tarrant soils are associated with steep sloping areas and plateaus, and are

generally made up of clay loam over stony clay. Finally, Volente series soils are found in areas such as valley bottoms, and are generally composed of clay loam and silty clay.

Technically, these soil types are rarely known to be conducive to development because of high initial construction costs. However, after primary construction is made through the limestone and rock terrain that is prevalent throughout Lakeway, they present few long-term constraints on development.¹

Discussion of the primary soils in Lakeway is extremely important for two reasons. First, it is necessary for the City to address the issue of waste disposal in these soils. Second, the City must consider the soils as they relate to Lake Travis, an important environmental resource, when making decisions concerning growth.

Waste Disposal and Water Quality

Proximity to lakes and streams is an important aspect to consider when building septic and/or sewer systems. At the present time, the water in Lake Travis is not being polluted. In fact, the Lower Colorado River Authority, as discussed in the *State of the City Report*, routinely gives the lake a comparatively high rating of “good”. However, the septic tanks built in the 1960’s and 1970’s in the early years of the City’s development may deteriorate over time, leading to possible lake contamination.

Not only may these septic units be outdated, but the steep slopes and thin soil cover generally found in the area combine to limit the effectiveness of septic tank filtering.² Shallow soils, such as those present in Lakeway, may be inadequate to filter wastewater from septic fields or runoff, and therefore contribute to the possibility of eventual pollution in nearby lakes. In addition, the type of clay found in all Lakeway soils poses some difficulty because of its contribution to high shrinkage and swelling

The steep slopes and thin soil cover generally found in the area combine to limit the effectiveness of septic tank filtering.

rates, making the maintenance of sewers in the area a challenge. Furthermore, the soils present in the area have low permeability rates, resulting in slow percolation. This factor may adversely affect the efficiency of septic tanks in the City. (Refer to Section 5, Urban Infrastructure, for further detail).

The City has taken the first step in attempting to place control measures on potential wastewater problems. The *Subdivision Ordinance* passed in 1997 deals primarily with site development, but includes a stipulation that makes the developers of a particular site or area responsible for either on-site collection of wastewater, or proof of connection to city sewers.³ Further steps need to be taken to control this potential problem in the near future. Lakeway may need to take a proactive role in the implementation of a more permanent infrastructure solution, such as the provision of a sewer system for the older areas of Lakeway where individual septic tanks are currently in use. The high initial cost of implementing such a system is likely to be much less than the eventual environmental costs the City may otherwise face.

Lakeway may need to take a proactive role in the implementation of a more permanent infrastructure solution, such as the provision of a sewer system for the older areas of Lakeway where individual septic tanks are currently in use.

Floodplain Areas

Due to the City's varying topography and soils, there are many areas in Lakeway that are classified by the Federal Emergency Management Agency as 100-year floodplains. There are also several 500-year floodplains within the Lakeway area. These floodplains generally occur along areas of the City directly adjacent to Lake Travis, and along the creeks that run through the City.

Lakeway has chosen a proactive solution to problems associated with floodplains by limiting development in these areas. These restrictions are further described in the *Flood Damage Prevention Ordinance* passed by the City in 1987.⁴ The local government has successfully protected its citizenry from flooding problems through this ordinance.



Air Quality

The Texas Natural Resource Conservation Commission has established sites throughout Texas to continuously monitor the level of ozone present in the air. Data applicable to the City of Lakeway is compiled at the Austin Northwest station. The Clean Air Act Amendments of 1970, identifies measures and programs to reduce ozone and other air pollutants.

As discussed in the *State of the City Report*, Lakeway's general public health, safety, and welfare, as they relate to air quality, can be measured by the station using monthly averages. None of the monthly averages calculated at the measurement site in 1998 were above the limits established by the Environmental Protection Agency.⁵ The area monitored by the Austin Northwest station has consistently attained satisfactory levels of ozone pollutants.

Lakeway should not be overly concerned with the current amounts of ozone pollutants measured, but should be aware of possible negative effects of pollution in the future. Lakeway should remain aware of potential problems with new development that may lead to detrimental emissions in the area.

Vegetation

Lakeway has an abundance of trees and plant life. Although the soils are shallow in depth, they are extremely fertile and support several species of native vegetation. The Lakeway area is home to a wide variety of deciduous and conifer trees, including Oak, Elm, Pecan, and Plum.⁶ The local government has acknowledged the importance of trees to the City, and has protected them through the *Subdivision Ordinance*. According to this ordinance, developers must demonstrate that trees of significant size have been incorporated into the landscape design of the development area.⁷

The rocky, hill-country environment of Lakeway is also host to several kinds of native grasses and shrubbery, including Silver Bluestem, Cedar Sedge, Spanish grasses, Basin Bellflower, Bracted Twist-Flower, Texabama Croton, and many others.⁸ Natural groundcover is not generally prevalent in the area due to thin topsoil.

In order to ensure the protection of plant material in Lakeway, it is important that members of the community plant “deer-proof” vegetation, although no vegetation is entirely immune to deer if food in the area is scarce. The following is a list of common landscaping plants that are reportedly “deer-proof” and are historically found in Lakeway: Agarito, Mexican Buckeye, True Buckeye, Persimmon, and the Yucca plant.⁹

To ensure the protection of plant material in Lakeway, it is important that members of the community plant “deer-proof” vegetation.

Wildlife

The Lakeway area is home to a variety of wildlife. Deer, armadillos, opossums, skunks, and squirrels are commonly found in the area. Turkeys, bobcats, foxes, and raccoons can also be found in the less populated areas of the City.¹⁰ In addition, a variety of birds can be observed within Lakeway, including Blue Jays, Cardinals, Dove, and Hummingbirds. However, there are several birds which are of particular significance to this area because of their status as endangered species: the Black-capped Vireo, Golden-cheeked Warbler, Interior Least Tern, Peregrine Falcon, Whooping Crane, and the Wood Stork. There are also several unusual animals which are significant to the area: the Bandit Cave Spider, the Barton Springs Salamander, and the Bee Creek Cave Harvestman.¹¹ All of these species are protected by the *Endangered Species Act*. Therefore, the protection of their habitats is of utmost importance. Lakeway must ensure that these habitats are protected through development control measures.



The Deer Problem¹²

The inevitable clash between man and nature is exemplified by a problem many suburban regions are facing, the massive influx and overpopulation of deer. Abnormally large deer populations in suburbs have become an increasing problem throughout the United States. Deer seem to flock to suburban areas, which are often devoid of natural predators and are abundant with food. In Lakeway, the deer population has clearly grown at a rate that is out of control; the number of deer is incompatible with the current human population. The unusually high number of deer in Lakeway not only has a negative impact on the local citizenry, but also adversely affects other animal species. Loss of biodiversity in an area such as Lakeway often occurs when one animal species is much more populous than others.



The deer problem has grown steadily worse with the increase in development in Lakeway over the last ten years. Central to the conflict is the reality that the deer are actually making their habitat the City itself. Unfortunately, this is happening all over the United States. The problem is the basic necessity of habitat, according to one author who claimed that many “suburbs had...become deer habitat.”¹³ Food is plentiful in areas like Lakeway, and there are virtually no natural predators. In fact, the only true danger to deer in the City seems to be automobiles. In the absence of any established deer management program, the population would be allowed to grow to the upper limit of what the land and the public could sustain. Such high numbers of deer in Lakeway are simply incompatible with current land uses. The challenge now is to find a solution that will accommodate the needs of Lakeway citizens, as well as protect the deer.



Possible Solutions

Many believe it is possible for deer and humans to live in harmony with one another in Lakeway, but only with smaller deer populations. Three possibilities for achieving this have been examined in various communities throughout the United States, many of which have been applied in areas much like Lakeway. These solutions include immunocontraception, the “controlled” hunt, and relocation.

Immunocontraception

Fertility control in deer is a rapidly advancing technology. Proponents view it as the humane option for controlling the overpopulation of deer, though it is still in the testing stages and is not currently available. The most common drug being tested for this, Procine Zona Pellucida (PZP), is virtually painless and can be highly effective. It works simply by affecting the deer’s natural immune system: “the immune response in the doe’s body creates a protective coating of antibodies around her eggs, preventing fertilization.”¹⁴ This form of contraception is said to have many advantages:

- It is protein-based, therefore does not contaminate the food chain.
- If a doe is pregnant when the contraception is administered, the fetus is unaffected.
- Mating is still practiced. Therefore, the deer’s social behavior is not altered.
- Stress on the animal is minimal because the shot can be administered from afar.
- Effects are reversible after short-term use.
- Negative side effects are virtually non-existent, even after long-term use.

Although this control technique shows promise, the difficulty in administering the birth control to large populations may outweigh any advantages. First, injecting large numbers of does could prove extremely difficult because two inoculations must be administered three to six weeks apart. In order to track those deer already inoculated, they must be tagged at the same time the drug is administered. Because the technology only allows the shot to be effective for one year, the shots must be re-administered every year during the fall mating season.

The expense of the birth control may place additional constraints on the use of this method. Cost is difficult to estimate, but can be anywhere from \$500 to \$1,600 per doe, and most suburban populations would have to inoculate upwards of 200 animals to make an impact on the deer population. Finally, the impact of inoculation on the population as a whole is slow. To determine that birth control has had a measurable effect, a city may have to wait up to ten years for conclusive results. The success of such programs in small, isolated populations has been proven in controlled experiments. However, the question remains as to whether birth control leads to effective deer management in “wild” populations of deer.

The “Controlled” Hunt

Wildlife management agencies recognize deer hunting as the only effective, practical, and flexible method available for regional deer population management. Populations can not be controlled through simple random hunting. Rather, hunters should be encouraged to shoot only does. The main advantage of such a solution is that it is relatively inexpensive because local hunters provide the labor. The estimated cost per deer is \$150. Compared to the inoculation, this method is extremely economical. In addition, the effect of hunting on suburban deer populations can be seen immediately.

Unfortunately, the social repercussions of allowing such a hunt may be complex. Convincing the citizenry of the advantages of killing deer in their community often proves difficult. Local governments condoning the use of any kind of ammunition within the community may frighten and enrage the public. Therefore, regulated hunting in suburban areas must be carefully monitored and controlled.

Relocation

This option includes the use of trapping, netting and/or immobilization for the purpose of capturing and relocating the deer, often to a controlled nature area. One of the inherent problems with this solution is that it must be done on a regular basis. Deer are continually migrating to the region, therefore making it difficult to accept relocation as a permanent solution. Much like the other two options discussed, relocation of a specified number of deer must be done each year to have a lasting effect on the local deer population.

In addition to falling short of controlling deer permanently, this method may also be cost prohibitive, requiring a great deal of money and effort. It has been estimated to vary in cost from \$400 to \$800 per deer. However, a city may be able to divide the costs of relocation with the area that will be receiving the deer. Alternatively, a city may be able to completely defer the costs of removal to the receiving entity.

This option unfortunately has the negative aspect of being fairly stressful on the animals. Although many cities have recorded much higher survival rates, some reports estimate that “up to 60 percent of the deer die from stress of capture, handling, and relocation.”¹⁵ Experts conclude that the reason for this low survival rate may be due to the fact that deer from overpopulated areas are usually in poor physical condition, and are less likely to survive the rigors of adapting to a new habitat.

Deer in Lakeway

The current amount of deer in Lakeway is simply incompatible with present land uses. The City government has been involved for a number of years in attempting to manage the deer and prevent any further in-migration. One City official has said the estimate of deer within City limits is upwards of 1,000. The City encompasses approximately six square miles of land, which roughly equates to 167 deer per square mile. The normal deer population in a forest environment is 20 to 30 per square mile. The amount of deer in Lakeway, therefore, is clearly not sustainable.

The current amount of deer in Lakeway is incompatible with present land uses.

The City government of Lakeway has been keeping informed of all advancements in immunocontraception, or PZP. Local officials are waiting for the birth control to become available to the mass market. The drug has yet to pass all necessary FDA and Texas Parks and Wildlife Department approvals. The FDA has approved the drug for experimental use only, and it is unclear at this point when the drug PZP will be widely available. Lakeway is looking forward to putting this scientific option to good use if it is proven to be effective.¹⁶

Until effective birth control for the deer can be administered, however, Lakeway has chosen to relocate the deer. On a yearly basis for the past decade, the local government has contracted with trappers to capture the animals and take them to a less-populated area. To legally remove deer from an area, the Texas Parks and Wildlife Department must issue three separate permits. First, the overpopulated area, in this case Lakeway, must be designated as a “Deer Trap Location” by the Department, and issued a permit allowing the City to remove a certain number of deer. Second, the location to which the deer will be taken after entrapment must be issued a permit. The Parks and Wildlife Department must inspect the relocation area and assess that there is adequate space available for an influx of new deer. Finally, the trapper who will be in charge of the relocation operation must have a permit. The Department

has to assess the qualifications of the trapper to ensure that, in general, no permanent harm will come to the deer.

During 1997 and 1998, the trapper Lakeway contracted with was successful in relocating 450 deer from the City. In 1999, Lakeway had an agreement with Sam Houston National Forest in which the park would accept relocated deer, but the program was cancelled because of the high charges demanded by the trapper. Until a better alternative is available, the City should attempt to continue its tradition of capturing and relocating deer to ensure the health, safety, and welfare of both the human and deer populations.

References

- 1 *1998 State of the City Report*, Lakeway, Texas.
- 2 Land Capability in the Lake Travis Vicinity, Texas: A Practical Guide for the Use of Geologic and Engineering Data, Report of Investigations No. 84, C.M. Woodruff, Jr., Bureau of Economic Geology: The University of Texas at Austin, 1975.
- 3 The Watershed and Site Development Ordinance of the City of Lakeway, Texas, Ordinance No. 97-12-15-3.
- 4 Flood Damage Prevention Ordinance of the Village of Lakeway, Texas, Ordinance No. 87-07-14-1, 1987.
- 5 *1998 State of the City Report*, Lakeway, Texas.
- 6 *Ibid.*
- 7 The Subdivision Ordinance of the City of Lakeway, Texas. Ordinance No. 97-12-15-2.
- 8 *1998 State of the City Report*, Lakeway, Texas.
- 9 Site: www.tpoint.net/neighbor/Deer.html.
- 10 *1998 State of the City Report*, Lakeway, Texas.
- 11 Texas Parks and Wildlife Department Endangered Resources Branch: Special Species List, 1998.
- 12 Site: www.tpoint.net/neighbor/Deer.html.
- 13 *Ibid.*
- 14 *Ibid.*
- 15 *Ibid.*
- 16 City of Lakeway.

Section

3

FUTURE LAND USE

The Future Land-Use Plan is a long-term strategy that provides a guide for the improvement and development of Lakeway for a fifteen-year period. The Plan is written in response to the needs of Lakeway citizens, who have provided valuable input through a visioning workshop and a community-wide survey. The Plan should be used by the Lakeway Zoning and Planning Commission and the City Council as a guide in judging future public and private development proposals. It should also serve as a basis for future zoning and subdivision regulations. This section considers the following land use issues: general long-range land use policies, future land use recommendations for residential, commercial, and park development in Lakeway, guidelines and policies for future annexation, and future housing needs. These elements should all be compatible with the community's overall goals and objectives.

LAND USE

GOAL 1: MAINTAIN SINGLE-FAMILY RESIDENTIAL DEVELOPMENT AS THE PRIMARY LAND USE CATEGORY IN LAKEWAY.

Objectives:

- Maintain the current zoning map designation of residential areas.
- Use the City’s subdivision and building regulations as a means to ensure high quality residential development.

GOAL 2: ENCOURAGE AND PROMOTE EFFICIENT, PRODUCTIVE, COMPATIBLE, ATTRACTIVE, AND ENVIRONMENTALLY FRIENDLY LAND USES IN LAKEWAY.

Objectives:

- Maintain the existing residential character of the community, primarily based on single-family residential neighborhoods.
- Improve and update existing land uses where necessary in order to promote harmony.
- Ensure that new development is in harmony with existing land uses.
- Carefully evaluate all future land use proposals to avoid the problems associated with noise, pollution, inefficient urban sprawl, and traffic congestion.

HOUSING

GOAL 1: *ENSURE CONTINUED HIGH QUALITY HOUSING STANDARDS TO MEET THE GROWING NEEDS OF THE HOUSING MARKET IN LAKEWAY.*

Objective:

- Encourage the development of single-family homes.

GOAL 2: *CONTINUE TO ENSURE THAT THE QUALITY OF HOUSING IN LAKEWAY IS WELL MAINTAINED, IN ORDER TO PRESERVE THE CHARACTER AND APPEARANCE OF LAKEWAY NEIGHBORHOODS.*

Objectives:

- Promote, enforce, and continue to look for ways to improve City standards for property maintenance.
- Establish a neighborhood-monitoring program to ensure that homes are in compliance with City standards.

LAND USE¹

General Long-range Land Use Policy Recommendations

General long-range development patterns are designed to provide the framework for specific land use recommendations. Policies guiding general long-range development include the following:

- Lakeway should maintain the existing land use pattern, ensuring consistency between current and future development.
- Low-density residential development should be encouraged as the dominant land use in order to maintain the distinctive quality of existing neighborhoods.
- New planned retail commercial development, including future office and business centers, should be located near existing commercial areas, guaranteeing that such development has little impact on nearby residential neighborhoods.

Future Land Use Recommendations

Map 3.1 shows the future land uses of Lakeway. The components of the future Land Use Plan include the following: low- and medium-density residential housing, commercial uses, public uses, parks, streets, and agricultural/open spaces. Table 3.1 shows the existing and future land use categories and the total acreage for each land use in Lakeway. Currently, 274 acres are used for public purposes. Of the 640 acres of current undeveloped land in the City, 27 acres are zoned for future public use. At present, the street system utilizes 186 acres of the total land in Lakeway, while 10 acres are reserved for future street development.

Table 3.1: Existing and Future Land Use

<i>Land Use Category</i>	<i>Existing Land Use</i>	<i>Future Land Use</i>
Low-density Residential	1,767	2,027
Medium-density Residential	150	150
Commercial	201	435
Public	274	301
Parks	224	224
Recreation	399	399
Streets	186	196
Agricultural/Open Space	640	109
City Limits	3,841	3,841
ETJ	4,584	4,584

Source: Compiled from the 1998 Target Cities Land Use Survey

Residential Use

The Lakeway Plan addresses both low-density and medium-density residential land uses.

Low-Density Residential

Low-density residential land use is characterized by single-family detached units having an average density of 2.6 units per acre or less. Of the 640 acres of undeveloped land in the City, 260 acres (or 42%) are currently zoned for future low-density residential housing development. If built out to capacity, areas zoned for low-density residential land use will increase by 7%, representing 2,027 acres (or 53%) of the total land. Because the southern portion of RM 620 is reserved for prospective commercial development, research for expected traffic volumes and impacts of commercial areas on residential districts in this area should be conducted before such development takes place. (Refer to Section 4, Transportation Systems, for further detail).

Medium-Density Residential

Medium-density residential uses are typically distinguished by structures having more than one dwelling unit, and include condominiums, townhomes, and duplexes. Medium-density residential uses currently account for approximately 3.9% of the total land in Lakeway. The City has no plans for future medium-density residential land use at present, and future development of this type will generally be limited. To accommodate future residents wishing to live in higher density residential housing, Lakeway should consider creating a mixed-use area along the main commercial portion of RM 620, allowing both apartments and commercial uses on this land.

Residential Policy Recommendations

The policies to guide improvement and development within residential areas are as follows:

- Lakeway should maintain existing desirable residential neighborhoods, improving and revitalizing these areas where necessary, and should continue to promote quality new residential development.
- Residential development within the 100-year floodplain should continue to be carefully regulated or restricted. (Refer to Section 2, Environmental Considerations, for further detail).
- Infill residential development that is compatible with surrounding existing residential development should be encouraged to prevent urban sprawl and to lower the cost of development.
- The effect of new residential uses on traffic patterns should continue to be studied to prevent or minimize traffic congestion. (Refer to Section 4, Transportation Systems, for further detail).

- Environmentally unsuitable land should not be utilized for residential use. (Refer to Section 2, Environmental Considerations, for further detail).
- Large-scale residential development should include adequate recreational areas, parks, schools, churches, and other institutional facilities where appropriate.
- The zoning ordinance and subdivision regulations should be consistent with the future land use plan.
- The development of gated communities within Lakeway should be discouraged to promote integration and a sense of community.

Commercial Land Use

Of the 640 acres of undeveloped space in the City, 234 acres (or 37%) are zoned for commercial land uses, including retail shopping facilities and office and business centers. If built out to capacity, this type of land use will account for 11.3% of the total land in Lakeway. The major existing commercial district is located along RM 620. Since this area is also recommended for future clustered commercial development, appropriate countermeasures should be considered for prevention of potential problems such as traffic congestion and poorly planned access management. (Refer to Section 4, Transportation Systems, for further detail).



Commercial Policy Recommendations

The policies to guide improvement and development within commercial areas are as follows:

- New commercial development is encouraged for supplying essential goods and services, and should include proper parking areas and loading facilities.
- Commercial development that may cause serious traffic problems should be discouraged.

- Commercial development that may have a negative influence on adjacent residential neighborhoods should be prevented.

Parks and Trails

Parks and trails are an integral part of Lakeway, and perform various chief functions within the City. One of the basic functions of parks and trails is to provide recreational services to residents. They can also be utilized as buffer zones between incompatible land uses, such as commercial and residential areas. Furthermore, parks and trails are aesthetically pleasing elements that allow communities to experience and interact with nature.

Lakeway currently utilizes 224 acres of land for parks, making up 5.8% of the total land in the City. The National Recreation and Parks Association (NRPA) recommends that 6.25 to 10.5 acres per 1000 persons be allocated for parks.² To date, the total parkland acreage in Lakeway falls within the standards set by the NRPA.

To date, the total parkland acreage in Lakeway falls within the standards set by the National Recreation and Parks Association.

Not only does the City already meet the standards set by the NRPA, but it also has plans to add to its current recreational amenities in the near future. If these plans are carried out as scheduled, the Lakeway area will soon have six additional recreation trails at the following locations: Hurst Creek Hollow, Clubhouse Drive, Sailmaster, Duck Lake, Lakeway Boulevard Esplanade, and Rough Hollow. Future efforts should be made to maintain or increase the amount of parks and trails within the City, with specific emphasis on developing small neighborhood parks that link to existing trails. (Refer to Section 6, Community Facilities and Programs, and Section 4, Transportation Systems, for further detail).

Parks and Trails Policy Recommendations

The policies to guide improvement and development of parks and trails are as follows:

- Parks should be provided at the minimum ratio recommended by the National Recreation and Park Association (NRPA): 6.25 to 10.5 acres per 1,000 persons.
- Potential land for future parks should be identified and reserved for park development.
- All existing and future parkland development should be linked together through a series of recreation lanes, sidewalks, or nature trails.

ANNEXATION

Annexation is a process that involves a city extending its boundaries to incorporate land within its extraterritorial jurisdiction (ETJ). This is beneficial because it grants the city regulatory powers, such as zoning, that can be applied to newly incorporated areas, thus allowing for greater control over development in those areas. In addition, annexation can be a viable tool in enabling the city to protect areas from undesired development, to control commercial growth, and to ensure that development adjacent to the city limits is in compliance with community standards and ordinances. Annexation is desirable for the property owners in the areas to be annexed because the city must then provide them with municipal services and voting privileges.

Results compiled from the 1998-1999 Lakeway Community Survey indicate that Lakeway should use annexation as a tool to control growth and development on the exteriors of its boundaries, and to accommodate future population growth in the area. Additionally, it can be used by the City to attain public facilities and areas that are environmentally sensitive and require protection.

Lakeway should use annexation as a tool to control growth and development on the exteriors of its boundaries, and to accommodate future population growth in the area.

A committee should be established in Lakeway to perform the following functions regarding annexation: consider potential areas of annexation; conduct a detailed fiscal impact analysis and assess the estimated costs

and benefits of annexing the proposed areas; and establish a time frame to ensure that annexation occurs in an orderly and coordinated manner. An annexation plan outlining the logical extension of services to newly incorporated areas should also be prepared.

Rules Governing Annexation³

As a Home Rule City, Lakeway has the authority to annex areas within its extra-territorial jurisdiction (ETJ). Because Lakeway falls under the guidelines established for cities with populations between 5,000 to 24,999, it is entitled to a one-mile ETJ. However, Lakeway's ETJ is limited by other boundaries, such as Lake Travis and the Village of the Hills.

According to the *Texas Local Government Code*, the total area a municipality may annex must not exceed 10% of the incorporated area of the municipality in any given year. If unused, this 10% may be carried over to subsequent years. However, annexation in any given year must not exceed over 30% of the total incorporated area. This does not include areas that have been annexed at the request of the voters, or areas owned by the municipality, state, or federal government that are used for public purposes. A municipality may also not annex any area that is less than 1,000 feet at its narrowest point.

Newly incorporated areas are entitled to full services, which must be provided to them no later than 4 1/2 years after annexation. However, within 60 days of annexation, the city must provide the same services it provides to other residents. These services may include police protection, fire protection, solid waste collection, maintenance of roads and streets, maintenance of parks, and maintenance of publicly owned facilities or services.

Future Areas to be Annexed⁴

Lakeway is considering the annexation of seven areas, as displayed in Table 3.2 and Map 3.2. The areas are listed in the proposed order of annexation. If all areas are annexed, the City’s incorporated boundary will increase by approximately 1,352 acres.

Table 3.2: Proposed Areas of Annexation

<i>Area</i>	<i>Acres</i>
1 The “Triangle”	46.45
2 The “Wall” Tract	74.00
3 Lakeway Elementary and the Morris Tract	41.05
4 Rough Hollow ¹	253.32
5 Flint Rock Ranch	375.00
6 Vista Royale	497.00
7 Piazza Property	65.00
Total	1351.81

¹ Only includes area currently outside City limits
Source: City of Lakeway

Area 1

Area 1, the “Triangle” is a small tract consisting of 46.45 acres, and is located on the south part of the City. Future use of this tract will be for commercial development.

Area 2

Area 2, the “Wall” Tract, is located on the south side of the City below Area 1, and includes 74 acres of land. It is estimated that approximately 30 acres of this tract will be used for commercial development, while the remaining 44 acres will be used for residential purposes.

Area 3

Area 3 encompasses 41.05 acres of land, and serves as the site for the Lakeway Elementary School and the Morris Tract. The Lakeway

Elementary School comprises 32.06 acres of this tract, while the Morris tract makes up 8.99 acres. The Morris tract will be used for commercial development.

Area 4

Area 4, Rough Hollow, consists of 253.32 acres of land, and is located to the west of Lakeway. This area will consist primarily of single-family residential homes. Approximately 36 acres of this tract will be dedicated to commercial and marina use and 5 acres to a park.

Area 5

Area 5, Flint Rock Ranch, lies to the south of Lakeway just below Village of the Hills. It is approximately 375 acres, and will include a 160-acre golf course and primarily single-family homes.

Area 6

Vista Royale, Area 6, is located in the southeastern part of the City's ETJ. This 497-acre development will consist of single and multiple-family residential units. 225 acres of the development have been designated as greenbelt, and 32 acres will be reserved for commercial use.

Area 7

Area 7, the Piazza Property, is located on the southern part of the City's ETJ below Flint Rock Ranch. This tract consists of 65 acres, and will be primarily used for commercial purposes. Approximately 20 acres of this site will be used for residential purposes.

Table 3.3 displays the estimated increase in various land uses that would result from the annexation of these seven areas. These are only estimates, and are based solely on developers' plans and information provided by the City of Lakeway. The amount of land designated for "public" and "parks" is probably underestimated because these numbers

are based solely on available information, which currently includes only the developers' plans for Vista Royale.

Table 3.3: Estimated Increase in Acreage for Areas of Annexation

<i>Land Use</i>	<i>Acres</i>
Residential	676.32
Commercial	198.43
Public ¹	82.06
Parks ²	235.00
Recreation	160.00

¹ This figure includes the Lakeway Elementary School and the utility districts on Vista Royale's development plan.

² This figure includes parks and greenbelts from Vista Royale's and Rough Hollow's development plans.

Source: Derived from the 1998 Target Cities Land Use Survey and information provided by the City of Lakeway.

HOUSING

Housing Stock

The residential market in Lakeway consists primarily of single-family residential homes. As of November 1, 1998, there were 3,327 residential units in Lakeway, with a 90% occupancy rate and an average of 2.7 persons per occupied unit.⁵ According to the Lakeway Community Survey and direct input from citizens, Lakeway residents feel the housing stock in the City should continue to consist of high quality single-family homes.⁶ Therefore, Lakeway should encourage the building of single-family homes in future developments.

Lakeway residents feel the housing stock in the City should continue to consist of high quality single-family homes.

Future Housing

Most areas within Lakeway's City limits are built out to capacity. There is, however, an estimated capacity for 2,644* additional residential units

*Note: This number is based on vacant lots within the City and vacant land designated as residential in the Future Land Use Map (See [Map 3.1](#)). 2.6 units per acre was used to determine the number of housing units.

within the current City limits, many of which will be single-family homes. Should Lakeway choose to include any medium or high-density residential developments within its current City limits, it is recommended that such development occur along RM 620 in a mixed-use area. Any further residential development would have to occur within Lakeway’s ETJ.

As previously discussed in the annexation section, the City is considering annexing seven areas. Five of these areas are planned for residential development, which will consist primarily of single-family residential homes. The Vista Royale development will consist of single-family homes, townhouses and multiple-family units. Table 3.4 displays the estimated number of housing units for each possible annexation area. If each of the seven areas currently within Lakeway’s ETJ is annexed, the City will have the capacity for 1,862 additional residential units.

Table 3.4: Estimated Number of Housing Units for Areas of Annexation

<i>Area</i>	<i>Estimated number of Housing Units</i>
Elementary/Morris Tract	0
Triangle	0
Piazza Property	52
Rough Hollow ¹	300
Flint Rock Ranch	380
Vista Royale	1,016
“Wall” Tract	114
Total	1,862

¹ Includes only those lots currently outside the City limits
 Source: Derived from the 1998 Target Cities Land Use Survey and information provided by the City of Lakeway.

If all possible residential areas within the City limits and in areas to be annexed are developed, the City will gain 4,506 additional residential units. This would result in a total build-out of 7,833 residential units, as displayed in Table 3.5.

Table 3.5: Future Residential Build-out

	<i>Estimated Number of Housing Units</i>
Current Number of Residential Units	3,327
Estimated Additional Capacity within City limits	2,644
Estimated Capacity within Annexed Areas	1,862
Total	7,833

Source: Derived from the 1998 Target Cities Land Use Survey and information provided by the City of Lakeway.

Housing Conditions⁷

Because Lakeway is a relatively young community, it has few housing condition problems. The 1998 Target Cities Land Use Survey revealed that the majority of homes in Lakeway were in excellent condition. Although the City’s housing conditions do not currently pose a significant problem, lack of regular maintenance will reflect neglect over time, and will contribute negatively to the aesthetics and image of the community. The City is encouraged to proactively address this issue to ensure that housing is well maintained in the future. This can be accomplished through promoting and enforcing minimum standards of property maintenance, and through the establishment of a neighborhood maintenance program, whereby inspections of housing units would occur each time a housing unit is rented or sold.

The 1998 Target Cities Land Use Survey revealed that the majority of homes in Lakeway were in excellent condition.

References

- 1 1998 Target Cities Land Use Survey.
- 2 National Recreation and Park Association.
- 3 Texas Local Government Code.
- 4 City of Lakeway.
- 5 *Ibid.*
- 6 1998-1999 Lakeway Community Survey.
- 7 1998 Target Cities Land Use Survey.

Section

4

**TRANSPORTATION
SYSTEMS**

The purpose of the transportation section of the Plan is to make recommendations to help solve existing circulation and access problems, as well as to identify future transportation needs resulting from increasing development. An efficient network of roads, streets, and recreation lanes will be an important issue in Lakeway over the next fifteen years. Ensuring a high degree of mobility, accessibility, and safety should be the top priority for the future transportation network. Due to Lakeway's status as a predominately residential community, streets should carry people safely and efficiently through the City, while also providing pleasant opportunities for bicycling and walking. An updated and well-planned transportation environment will determine the level of mobility and quality of life of Lakeway residents.

**GOAL 1: MAINTAIN AND UPGRADE LAKEWAY'S ROADWAY
INFRASTRUCTURE TO PROVIDE BETTER VEHICULAR
ACCESS, SAFETY, AND CIRCULATION.**

Objectives:

- Establish an additional key entry corridor to enhance access to and from the City.
- Evaluate key roadways and roadway intersections within the City so that neighborhood access, traffic circulation, and vehicular/pedestrian safety can be enhanced.
- Promote ease of travel through the residential sectors of the City while respecting the character of these areas.
- Develop a well-defined roadway classification system that ensures an efficient hierarchy of movement.
- Establish an access management policy along RM 620.

GOAL 2: ENSURE A SAFE AND CONNECTED NON-MOTORIZED CIRCULATION NETWORK WITHIN THE CITY.

Objectives:

- Develop an interconnected system of recreation lanes, sidewalks, and hike and bike trails to allow residents a non-motorized transportation option to commercial, recreation, and educational destinations.
- Provide supporting facilities and amenities for non-motorized transportation such as bicycle racks at strategic locations.

Issues

The following issues concern the roadway network and its ability to accommodate all types of traffic safely and efficiently. As local and regional growth continues, Lakeway will need to address these issues:

- Traffic generated by growth in developing areas of the extra-territorial jurisdiction will affect access and circulation in the City.
- Increasing development and traffic on RM 620 will increase the need for traffic management policies.
- Roadways and roadway intersections within the City are in need of additional traffic control measures.
- Non-motorized transportation facilities need to link all areas of the City.

Roadway System Recommendations

Map 4.1 displays the future roadway network of Lakeway. The current roadway system in Lakeway adequately serves the present volume of daily traffic. However, as development pressures continue, Lakeway will need to ensure that the roadway system will be able to meet the increasing traffic demands that are brought upon by this development.

The following sections discuss the issues of access, traffic control measures, roadway functional classifications, and access management.

Access

Because of Lakeway's proximity to Lake Travis, increasing local and regional development, and the limited configuration of the regional roadway system, it is essential that Lakeway work to develop another key entry corridor(s) leading into the residential sections of the City.

Currently, there are two main entry corridors that most Lakeway residents are forced to rely upon in order to gain access into the residential portions of the City: Lakeway Boulevard and Lohman's Crossing Road. Based upon Lakeway's projected build-out, as shown in the Comprehensive Plan (See [Map 3.2](#) - Annexation), locally generated traffic would be expected to increase by an estimated 25% by 2015. This additional traffic will affect the ability of Lakeway Boulevard and Lohman's Crossing Road to provide safe and efficient access to the residential sections of the City.



*Lakeway Boulevard and
Lohman's Crossing Intersection*

To relieve increasing traffic pressures on Lakeway Boulevard and Lohman's Crossing Road, it is recommended that Lakeway work to ensure the following roadway network improvements:

- Establish a main access corridor through the southern portion of the existing ETJ that would link up to Bee Creek Road.
- Improve Serene Hills and Flint Rock Road.
- Extend Clubhouse Drive to Clara Van.

Southern Access Corridor

A main access corridor through the southern portion of the existing ETJ should be a long-term priority project for Lakeway. As development

occurs in the Lakeway Highlands area, the City should require the establishment of a minor arterial that would link Lakeway Boulevard with Bee Creek Road (See Map 4.1). This north/south access corridor would provide efficient access to future development, as well as to the existing portions of the City. More importantly, this corridor would link the City to State Highway 71, thereby bypassing Lakeway Boulevard, Lohman's Crossing Road, and RM 620.

Serene Hills/Flint Rock Road Improvements

The City should work with developers and Travis County to provide additional access to RM 620 and to facilitate the improvement of the Serene Hills-Flint Rock Road corridor (See Map 4.1). These improvements would take the form of additional roadway shoulder width and intersection and driveway realignments.

Clubhouse Drive Extension

As development occurs to the north of the City, Lakeway should study the possibility of requiring the extension of Clubhouse Drive to Clara Van (See Map 4.1). This extension would provide an additional north-south access corridor and would reduce traffic volumes on Lakeway Boulevard.

Traffic Control Measures

Due to the predominately residential character of Lakeway, traffic control measures should be continuously improved in order to maintain a safe and pleasant community. Additional traffic control measures needed in Lakeway may include traffic signals, intersection redesign, four way stop signs, and lower speed limits.

Due to the predominately residential character of Lakeway, traffic control measures should be continuously improved in order to maintain a safe and pleasant community.

The following roadway intersections are major traffic nodes that experience significant traffic volumes during peak hours. In order to

ensure proper vehicular interaction, it is recommended that Lakeway conduct an intersection analysis at the following locations, which will help determine if future traffic control measures or intersection realignments are needed:

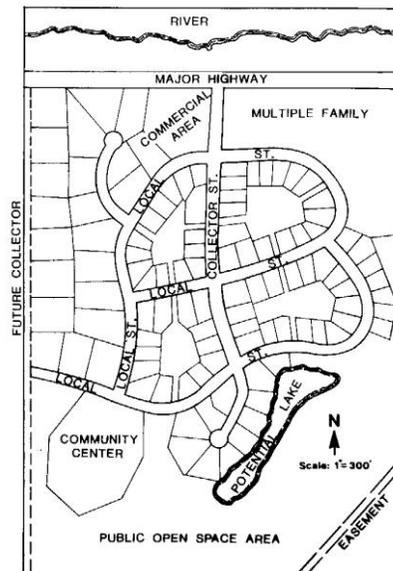
- Lohman’s Crossing Road/Sailmaster
- Lohman’s Crossing Road/ Hurst Creek Road/Challenger
- Lakeway Boulevard/Lakeway Drive
- RM 620/Clara Van

Currently, traffic speeds in Lakeway are 30 miles per hour (mph) on the majority of streets, and recent citizen survey results indicate that this is an appropriate speed limit for residential sections of the City. The speed limit on RM 620 is currently 55 mph. Due to increasing traffic and commercial development along this major road, there may come a time when 55 mph is no longer a safe speed limit. It is recommended that Lakeway work with the Texas Department of Transportation (TxDOT) to help preserve the safety and efficient flow of traffic along this roadway and to continue monitoring the need for future vehicle speed reductions.

Roadway Functional Classification¹

The functional classification of Lakeway’s roadway system is an important element in planning a balanced transportation system. By classifying the roadway system according to acceptable levels of service, accessibility, mobility, and safety can be enhanced among existing and future land uses. The concepts associated with roadway classification systems are visually outlined in the figure to the right.

Currently, Lakeway has its own roadway classification standards that are outlined in the City’s Subdivision Regulations. In order to provide continuity and



Source: *The Language of Zoning*

clarification between existing and future roadway networks, these classification standards should be altered slightly so that they correspond with nationally recognized terminology. To classify the existing and future roadway network under these recognized standards, each street was examined according to its current land use characteristics and level of traffic. The recommended functional classification system based on this analysis includes the following: Principal Arterials, Minor Arterials, Residential Collectors, Commercial Collectors, and Local Streets.

Principal Arterials

Principal arterials provide the highest level of service in cities. The purpose of all principal arterials is to accommodate continuous, high volumes of traffic that connect major traffic generators within and outside of the city. Principal arterials are typically designed with five travel lanes, accommodate major access points, and have a minimal number of signalized intersections.

Minor Arterials

Minor arterials carry less traffic than principal arterials. Their main functions are to collect traffic from collectors and local streets, and to provide high-speed movement to the principal arterials. Typically, minor collectors have four travel lanes with speeds ranging from 30 to 35 miles per hour.

Residential Collectors

Residential collector streets collect and distribute traffic between local neighborhood streets and minor arterials. Their main purpose is to provide direct access to residential neighborhoods. It is common for residential collectors to have two lanes and low travel speeds.

Commercial Collectors

Commercial collectors provide direct access to commercial developments from local streets. They generally carry low-speed traffic on two travel lanes.

Local Streets

The most extensive part of the roadway system is made up of local streets. These streets provide direct access to residential land uses, and primarily serve passenger cars, bicyclists, and pedestrians. Local streets are typically short in length, and have low traffic volumes and slow travel speeds.

The following outline classifies the existing and future roadways in Lakeway in accordance to this functional classification system:

Principal Arterial

- RM 620

Minor Arterials

- Lakeway Boulevard
- Lohman's Crossing Road
- SH 71 Access Corridor (future)

Residential Collectors

- Hurst Creek Road
- Sailmaster
- Challenger
- Duck Lake Drive
- Gebron Drive
- Debba Drive
- Flint Rock Road (future)
- Serene Hills (future)

Commercial Collectors

- Lakeway Drive
- Stewart Road
- Clara Van
- Lake Estates Drive (future)

Local Streets

- All other streets in Lakeway are considered local streets

Access Management

Principal arterials such as RM 620 are designed to accommodate continuous, high volumes of traffic, and have a minimum number of access points. However, as development continues along RM 620, an increasing number of individual business curb cuts will line the roadway. This situation will inhibit the efficient movement of traffic, and will result in congestion and unsafe traffic conditions. To prevent this situation, it is recommended that Lakeway work with the Texas Department of Transportation (TxDOT) and Travis County in establishing an access management policy. This access management policy should focus on the following:

- Establish minimum separation distances between driveways
- Require shared access for new developments
- Restrict the number of driveways on existing and future land parcels
- Relate driveway design to roadway travel speeds and traffic volumes

The proper implementation of this access management policy will ensure efficient, high-speed movement of vehicles, while preserving the safety and character of the RM 620 corridor.

It is recommended that Lakeway work with the Texas Department of Transportation (TxDOT) and Travis County in establishing an access management policy.

Non-motorized Transportation Recommendations

A non-motorized transportation component should be a significant part of the future transportation system in Lakeway. As Lakeway continues to grow, it will be increasingly important to provide facilities that create a safe and convenient environment for bicyclists, pedestrians, and golf carts. This non-motorized transportation environment creates a more livable community by reducing the amount of short automobile trips (less than one mile), cutting fossil fuel emissions, providing recreation opportunities, and allowing citizens safe access to schools, neighborhood stores, golf courses, and parks. The focus of this section of the plan encourages the continued development of non-motorized transportation facilities for transportation and recreational purposes.

Recreation Lanes

Map 4.2 displays the future recreation lanes and sidewalks in Lakeway. It is recommended that the City continue the development of recreation lanes within existing and new residential sections. These recreation lanes are intended to provide bicyclists and golf carts safe access to the various community activity areas, such as shopping centers, schools, golf courses, and parks.

In order to provide an efficient system for bicyclists and golf carts, Lakeway should establish a citywide network of recreation lanes. The establishment of this network would include a system of recreation lanes and paths that link together different areas of the City. Linking residential land uses with recreational, educational, and commercial areas should be a top priority when planning this network. To ensure continuity between existing and future development, Lakeway should require all new development and capital improvement projects to provide recreation lanes where appropriate. The provision of bicycle parking facilities should also be addressed in developmental regulations.



In order to provide an efficient system for bicyclists and golf carts, Lakeway should establish a citywide network of recreation lanes.

Proper design standards are an important element to an efficient network of recreation lanes. Design features for the recreation lanes should conform to standards set forth by the American Association of State Highway and Transportation Officials (AASHTO) and the Institute of Transportation Engineers (ITE). The AASHTO publication, *Guide for the Development of Bicycle Facilities*², and the ITE publication, *Review of Planning Guidelines and Design Standards for Bicycle Facilities*³, include specifications for on-road bicycle facility planning, design, and maintenance.

Pedestrian Circulation

Lakeway should create a continuous network of sidewalks by encouraging the development of sidewalks within portions of the existing street system and along all new roadway improvements. Sidewalks that link neighborhoods to activity centers such as schools, shopping centers, and parks will promote pedestrian traffic within the City, and should be a top priority in the planning of this network. The ability to develop such a network may be difficult, however, because most streets within the City currently lack sidewalk facilities. These large gaps in the sidewalk system are significant barriers to pedestrian-oriented travel. Lakeway can prevent future unfriendly pedestrian environments by continuing to require all new development and capital improvement projects to construct sidewalks and pedestrian-oriented amenities.

Lakeway should encourage the development of sidewalks within portions of the existing street system and along all new roadway improvements.

All new pedestrian improvements in Lakeway need to be designed according to proper design specifications, such as those specified by the Americans with Disabilities Act (ADA). These specifications require all public and private developments to provide access to those people with limited mobility. Pedestrian crosswalks at intersections should include curb cuts with sloped access to streets and at grade crossings.

Recommended Recreation Lane and Sidewalk System

The recommended recreation lane and sidewalk plan is shown on Map 4.2. The following improvements and additions to the existing network will help establish a community-wide system of recreation lanes and sidewalks that connect residential areas with recreational, educational, and commercial areas.

Recommended Improvements:

- Crest View Drive – Rec. lane
- Rolling Green Drive – Rec. lane
- Duck Lake Drive – Extension of existing Rec. lane to Lakeway Boulevard
- Challenger – Rec. lane
- Porpoise – Rec. lane
- Dragon – Rec. lane
- Flamingo Boulevard – Rec. lane
- Clubhouse Drive – Rec. lane
- Lakeway Drive – Extension of existing sidewalk to Lakeway Boulevard

The City should implement this recreation lane and sidewalk plan with participation from neighborhood groups, recreation lane users, and City planning staff in order to determine the exact configuration of the network, design specifications for each segment, and implementation priorities. To ensure continuity between existing and future development, Lakeway should require all new development and capital improvement projects to provide recreation lanes and sidewalks where appropriate.

Air Transportation

Air transportation in Lakeway is served through the Lakeway Airpark. The Airpark is a privately owned public use airfield, accommodating propeller and small jet aircraft during daylight hours. It is primarily used by residents and non-residents for commuting and recreational purposes.

The Airpark currently prohibits commercial passenger service, and has taken measures that will keep capacity down to an acceptable level. Due to its location in the heart of Lakeway, these measures should help to preserve the character and quality of life of the neighborhoods that surround the Airpark.

For commercial passenger needs, service is provided in nearby Austin at the Mueller Municipal Airport and the recently completed Austin-Bergstrom International Airport. These airport facilities are adequate to support the commercial passenger needs of Lakeway for the next twenty years.

Transit Service

It is recommended that Lakeway periodically evaluate the need for a community shuttle program that could provide fixed route access to various locations within the City, such as the activity center, City Hall, Lakeway Inn, the RM 620 commercial corridor, and the Yaupon and Live Oak golf courses.

References

- 1 Stover, Vergil G. and Frank J. Koepke. *Transportation and Land Development*. Institute of Transportation Engineers. Prentice Hall, Englewood Cliffs: New Jersey, 1988.
- 2 American Association of State Highway and Transportation Officials. *Guide for the Development of Bicycle Facilities*. Washington D.C.: American Association of State Highway and Transportation Officials. 1991.
- 3 Institute of Transportation Engineers. *Review of Planning Guidelines and Design Standards for Bicycle Facilities*. Washington D.C.: Institute of Transportation Engineers. 1997.

Section

5

URBAN INFRASTRUCTURE

Lakeway's urban infrastructure system is unique in the sense that the City does not provide water, wastewater, solid waste, or electric services. Instead, Lakeway has established primary relationships with the water and wastewater service providers, private waste collection, and electric service providers to meet the urban infrastructure needs. Because of these relationships, it is the intent of this plan to ensure that these services will continue to meet the needs of Lakeway over the next fifteen years.

Water Services

GOAL 1: *MAINTAIN A QUALITY RELATIONSHIP WITH THE MUNICIPAL UTILITY AND WATER CONTROL IMPROVEMENT DISTRICTS THAT PROVIDE WATER SERVICE TO THE CITY OF LAKEWAY IN ORDER TO ENSURE CONSISTENT, EXCELLENT SERVICE.*

Sanitary Sewer Service

GOAL 1: *MAINTAIN A QUALITY RELATIONSHIP WITH THE MUNICIPAL UTILITY AND WATER CONTROL IMPROVEMENT DISTRICTS THAT PROVIDE SANITARY SEWER SERVICE TO THE CITY OF LAKEWAY IN ORDER TO ENSURE CONSISTENT, EXCELLENT SERVICE.*

GOAL 2: *PLAY A LEADERSHIP ROLE IN PROVIDING ASSISTANCE TO AFFECTED RESIDENTS, SHOULD THEY DECIDE TO PURSUE INSTALLATION OF SANITARY SEWERS IN THEIR AREAS OF LAKEWAY, AND TAKE A PROACTIVE ROLE SHOULD ENVIRONMENTAL ISSUES ARISE*

*REGARDING LAKE TRAVIS THAT COULD HARM
PROPERTY VALUES.*

Solid Waste

GOAL 1: *ENSURE THE PROVISION OF ADEQUATE SOLID WASTE
COLLECTION.*

Objectives:

- Monitor waste collection techniques in order to ensure safe and effective operations.
- Continue to utilize and conduct public awareness programs of local recycling efforts.
- Continue to promote and implement the Lakeway Spring Clean-up Program.

Electric Utilities

GOAL 1: *MAINTAIN A QUALITY RELATIONSHIP WITH THE
PEDERNALES ELECTRIC COOPERATIVE AND AUSTIN
ENERGY IN ORDER TO ENSURE CONSISTENT,
EXCELLENT SERVICE.*

Stormwater Management

GOAL 1: *MAINTAIN AND UPGRADE LAKEWAY'S STORMWATER
DRAINAGE SYSTEM.*

GOAL 2: *ENSURE THE PROVISION OF ADEQUATE STORMWATER
DRAINAGE SYSTEMS IN NEWLY DEVELOPED AREAS.*

Water Services

Currently, the City of Lakeway does not provide water utilities to its citizens. Water utility services are provided to the residences and businesses of Lakeway by the Lakeway Municipal Utility District, Travis County Water Control and Improvement District 17, and the Hurst Creek Municipal Utility District. Future development in the southwestern portions of Lakeway's ETJ will incorporate the development of three new water districts: Districts 11, 12 and 13. In order to ensure superior water utility service in Lakeway, the City should facilitate and maintain quality relationships with all of these water utility service providers.

Sanitary Sewer Systems

The City currently does not provide sanitary sewer services. These services are instead provided by the Lakeway Municipal Utility District, the Hurst Creek Municipal Utility District, and Water Control and Improvement District 17. As with water services, future development in the southwestern portions of Lakeway's ETJ will incorporate the development of three new utility districts: Districts 11, 12 and 13. In order to ensure superior sanitary sewer service in Lakeway, the City should facilitate and maintain quality relationships with all of these sanitary sewer service providers.

Approximately one-half of Lakeway residents currently rely on septic systems for sanitary waste removal. Due to environmental issues regarding soil conditions and the proximity of Lake Travis, septic systems in these regions may pose future health, safety, and welfare concerns. (Refer to Section 2, Environmental Considerations, for further detail). In the event that negative environmental issues arise, the City should proactively assist the residents in the development of a plausible solution.

**Approximately one-half of
Lakeway residents currently rely
on septic systems for sanitary
waste removal.**

Solid Waste

The City of Lakeway currently provides solid waste collection services to the residences and businesses of Lakeway through a contract with Mid-Tex Waste Systems. In order to ensure superior solid waste collection service in Lakeway, the City should maintain and develop quality relationships with Mid-Tex Waste Systems and other service providers as required. The City should primarily monitor collection techniques and guarantee safe and effective collection operations. Additionally, Lakeway should endeavor to maintain public awareness of local recycling programs, and continue to support the annual Lakeway Spring Clean-up Program.

Lakeway should endeavor to maintain public awareness of local recycling programs, and continue to support the annual Lakeway Spring Clean-up Program.

Electric Service

The City of Lakeway does not provide electric utilities to its residents. Instead, these services are provided to residences and businesses by the City of Austin Electric Utility and the Pedernales Electric Cooperative. To ensure superior electric utility service in Lakeway, the City should facilitate and maintain quality relationships with both of these electric service providers.

Stormwater Management

Due to periodic heavy rainfall in the area, an efficient stormwater drainage system is an important component of Lakeway's infrastructure. Lakeway should continue to maintain and upgrade the stormwater channels and street-side drainage systems in the existing portions of the City.

Where additional development is occurring, the City should continue to ensure the provision of an adequate stormwater drainage system, as required by the *Subdivision Ordinance* and the *Watershed & Site Development Ordinance*.¹ All drainage engineering in newly developed

areas should comply with Travis County's *Standard for Construction of Streets and Drainage in Subdivisions*.

Reference

- 1 The Watershed and Site Development Ordinance of the City of Lakeway, Texas, Ordinance No. 97-12-15-3.

Section

6

COMMUNITY FACILITIES AND PROGRAMS

Lakeway has had tremendous success in its development of community facilities and programs. The civic pride, concern, and support exhibited by the citizens of Lakeway ensure the achievement of a high quality of life in the City. The municipal government and the members of the community must continue to work together to preserve this quality of life by maintaining a strong commitment to the provision of excellent community facilities and park and recreation services. The following section identifies comprehensive steps the City should employ, with the intent to ensure its future success.

City Government

GOAL 1: PROVIDE A FUNCTIONAL MUNICIPAL GOVERNMENT CENTER.

Objective:

- Evaluate current and future municipal government facility needs. Develop and implement a ten-year plan to accommodate the required upgrades in facility, staffing and equipment.

GOAL 2: ENSURE QUALITY CITY SERVICES FOR THE COMMUNITY OF LAKEWAY.

Objective:

- Develop and implement a continuing education program for all City staff members encompassing all areas of municipal management and services as they apply to the City of Lakeway.

GOAL 3: *MAINTAIN, UPGRADE AND IMPLEMENT, WHEN APPROPRIATE, THE CURRENT DETAILED COMMUNITY EMERGENCY ACTION PLAN.*

GOAL 4: *MAINTAIN AND ENHANCE THE HIGH LEVEL OF VOLUNTEER PARTICIPATION IN MUNICIPAL GOVERNMENT AND RELATED CIVIC ORGANIZATIONS.*

Public Safety

Police Protection

GOAL 1: *CONTINUE TO PROVIDE EXCELLENT POLICE PROTECTION, ENHANCING THE QUALITY OF LIFE THROUGH THE PRESERVATION OF PEACE AND SAFETY IN LAKEWAY.*

Objectives:

- Continue to support the 911 system.
- Continue to provide “close patrol” services in order to enhance and ensure safety and security.
- Examine current staffing requirements in relation to the state standard number of police officers per capita, and make staffing adjustments as required.
- Examine the current and future police facility and equipment requirements. Develop and implement a ten-year plan to accommodate the required facilities and upgrades.
- Educate citizens by providing crime prevention and awareness programs.
- Develop and implement a plan to improve relations with area teenagers.
- Provide continuing education for members of the Lakeway police force in order to ensure that they are trained to deal with a variety of crime-related situations.

- Develop, implement, and update five-year police protection service plans for the community.

Fire Protection

GOAL 1: *MAINTAIN A QUALITY RELATIONSHIP WITH TRAVIS COUNTY EMERGENCY SERVICES DISTRICT #6 IN ORDER TO ENSURE EXCELLENT FIRE PROTECTION, FIRE PREVENTION, AND EMERGENCY MEDICAL SERVICES.*

Objectives:

- Continue to support the 911 system.
- Encourage the teaching of first aid and fire prevention programs in the Lake Travis Independent School District.

Education

GOAL 1: *DEVELOP AND MAINTAIN A QUALITY RELATIONSHIP WITH THE LAKE TRAVIS INDEPENDENT SCHOOL DISTRICT IN ORDER TO PROVIDE EDUCATIONAL OPPORTUNITIES FOR ALL SEGMENTS OF THE POPULATION OF LAKEWAY.*

Objectives:

- Continue support for the Community Education Program.
- Continue support for the Community Library.
- Identify means of improving the availability of library resources to Lakeway residents.
- Develop and maintain a quality working relationship with the Lake Travis Independent School District Parent-Teacher Organization.
- Initiate public awareness programs concerning the educational resources and programs available in Lakeway.

Health Services

GOAL 1: *SUPPORT QUALITY HEALTH SERVICES FOR THE CITIZENS OF LAKEWAY BY PROVIDING FOR THE SPECIFIC HEALTH NEEDS IN THE COMMUNITY.*

Objectives:

- Encourage and support any plans that would provide a 24-hour medical service facility in Lakeway.
- Work with other elements of the western Travis County area toward having a hospital established in this community.

Parks and Recreation

GOAL 1: *PROVIDE QUALITY INDOOR AND OUTDOOR RECREATIONAL OPPORTUNITIES.*

Objectives:

- Initiate and implement a detailed plan addressing both indoor and outdoor recreational needs.
- Design, construct, and maintain a community activity center that is multifunctional in order to support a variety of community and recreational needs.
- Design, develop, and implement plans to build a community pool/outdoor recreation center that compliments the community activity center in the same manner and quality that is commensurate with the tastes of the community.
- Develop and implement plans that would tie together the community activity center and community pool facility with a quality, well-maintained neighborhood commercial center.
- Develop a relationship with a regional or national youth recreation program, and sponsor a partnership in order to develop a youth recreation program in the City.
- Develop a community adult recreational program.

- Examine the feasibility and implementation requirements for a community day camp program.
- Establish a pet park.
- Expand the parks and recreation staff in order to develop programs for the use of parks, sports leagues, and other related activities.

GOAL 2: *CONTINUE TO MAINTAIN AND UPGRADE THE QUALITY OF THE EXISTING PARKS, AND PROMOTE THE DEVELOPMENT OF NEW PARKS AND GREENBELTS.*

Objectives:

- Develop and implement a five-year plan designed to provide connectivity between the existing parks and greenbelts, and future park development.
- Develop and implement a park land development/reclamation program, and require developers to participate.
- Develop and implement a municipal land-banking program that implements the concept by two primary means:
 1. Initiate the purchase of tracts that are conducive to park or greenbelt development as described in the five-year park development plan.
 2. Initiate a program promoting either the donation of private lands, or the donation of money into a municipal escrow fund in order to provide for future park and recreational land use.

GOAL 3: *PROVIDE LAKEWAY CITIZENS WITH CLEAN, WELL-MAINTAINED RECREATION AREAS.*

Objectives:

- Encourage uniform sign usage in all park facilities.

- Develop systems for the incremental addition of park facilities and equipment such as lighting, vegetation, trash receptacles, irrigation systems, benches, and exercise fitness stations.

City Government

The City of Lakeway is growing, thus making it necessary for the community to evaluate current and future municipal government facility needs. It is imperative that the City develop and maintain a ten-year capital improvement plan designed to assess current and future facility requirements. The Municipal Government Facility Plan should specifically address necessary facility, staffing, and equipment upgrades for all municipal functions over the ten-year period. It should also identify potential locations for additional municipal facilities.

City Hall is the symbol of municipal government in Lakeway, and should remain in its appropriately central location. Unfortunately, accommodating the spatial needs of the municipal government in the future will require innovative solutions. One plausible solution is to relocate the Lakeway Police Department and Municipal Court to their own independent facility. The City should endeavor to identify a suitable location should the municipal government decide to relocate these services.

Lakeway should consider implementing a continuing education program for City staff and leadership to promote continued government excellence. The program should be designed to encompass all areas of municipal management and services as they apply to the City of Lakeway. A budgeting mechanism should also be included to encourage Lakeway civic leaders and City staff members to attend various planning and public management conferences throughout the state and nation. The overall objective is to ensure that quality City services will continue to be provided for the Lakeway community.

The City should develop and maintain a ten-year capital improvement plan designed to assess current and future facility requirements.



Lakeway City Hall

Public Safety

Police Protection

Future growth in Lakeway will facilitate a need for additional police services. The City should periodically review its law enforcement personnel to ensure that state standards for number of police officers per capita are met. Along with the examination of staffing requirements, the City should develop a ten-year capital improvement plan, independent of the Municipal Government Facility Plan, that will provide for upgrades of police facilities, staffing, and equipment.

Because crime prevention is an important issue for the citizens of Lakeway, the City should develop, implement, and update, as necessary, a five-year police protection services plan for the growing community. This plan should call for continued support for the 911 system, community education programs, and continued education programs for law enforcement personnel. In order to enhance and ensure safety and security, Lakeway should continue to provide “close-patrol” services to residents. The overall objective is to ensure continued excellent police protection, and to enhance the quality of life in the Lakeway community through the preservation of peace and safety.

Fire Protection

The City of Lakeway does not provide its own fire protection services. To maintain high standards of fire protection in the City, Lakeway should review and continue to use the Uniform Fire Code for all existing structures and future developments. The City should also consider working with the Lake Travis Independent School District to encourage the implementation of first aid and fire prevention programs through Emergency Services District #6. In addition, Lakeway should endeavor to maintain a quality relationship with the Travis County Emergency Services District #6. It should also provide continued support for the

Lakeway should review and continue to use the Uniform Fire Code for all existing structures and future developments.

existing 911 system to ensure excellent fire prevention, fire protection, and emergency medical services in the community.

Education

The Lake Travis Independent School District is the primary educational resource supporting the Lakeway community. It is imperative that the City develop and maintain the highest quality relationship possible with the school district. This can be achieved partly through the continued support for the Community Education Program, the Community Library, and the participation of volunteers from the Lakeway community. Lakeway should also maintain a working relationship with the Lake Travis Independent School District Parent-Teachers Organization, and should encourage continued volunteer involvement. Finally, the City should endeavor to provide educational opportunities for all segments of the Lakeway population by initiating public awareness programs about the educational resources and services available.

A survey of the Lakeway community has indicated substantial support for the development of a Lakeway Community Library/Learning Center that is separate from the Library facility located at the Lake Travis High School. Either of the following properties would be suitable locations for the development of this particular project: the City-owned parcel located at the intersection of Sailmaster and Lohman's Crossing, or the vacant parcel located at the intersection of Lakeway Drive and Lakeway Boulevard.

A survey of the Lakeway community has indicated substantial support for the development of a Lakeway Community Library/Learning Center that is separate from the Library facility located at the Lake Travis High School.

Health Services

Lakeway should address specific health needs of citizens in the community. The City is an avid supporter of the existing quality health services. However, with the exception of the emergency medical services provided by the Travis County Emergency Services District #6, there are no 24-hour medical services or facilities in Lakeway.

Starflight emergency helicopter services are available from Austin 24-hours a day. The six regional hospitals are all within a 25-mile radius of Lakeway.¹ Depending upon traffic, individual travel time to any of these facilities from Lakeway ranges from approximately 49 minutes to 60 minutes.² Access to existing full service medical facilities is adequate, but a lack of local 24-hour medical services and facilities could become problematic in the future. The City should actively encourage and support any plans that would fulfill this health services need in Lakeway.

Parks and Recreation

Recreation Programs³

In order to enhance the use of the existing and future recreational facilities in Lakeway, the City should consider the development of both indoor and outdoor recreation programs. These programs should utilize the City's excellent recreation facilities, including the newly developed Activity Center and the proposed Community Pool and Outdoor Recreation Center. To achieve quality recreation programs for youths and adult citizens of Lakeway, the municipal government should develop a detailed plan that addresses both indoor and outdoor recreational needs. The recreation programs should be developed in accordance with the guidelines established by the National Recreation and Park Association (NRPA).

The City should consider the development of both indoor and outdoor recreation programs.

The NRPA reports that less than one-third of elementary school-aged children participate in some form of physical exercise during the day, and up to 40% of children ages five to eight exhibit at least one heart disease risk factor. Based on this information, the NRPA recommends the development of recreation systems that can offer multi-dimensional and community oriented approaches designed to reach youths, and can provide early, pro-active recreation in a non-coercive environment. An additional benefit of providing recreation programs for Lakeway's youths is to build and reinforce leadership, self-respect, and community

involvement, while discouraging delinquency, substance abuse, and other dangerous behavior. To ensure success, NRPA encourages the pursuit of collaboration between public agencies and private entities to promote public park and recreation programs as an integral part of child and youth development. The City should pursue such relationships with regional and/or national youth recreation programs in full support of this goal.

In addition to the development of youth programs, the NRPA advocates the development of recreational programs for adults. The NRPA notes that high quality, accessible recreation programs can help alleviate many physical and emotional stresses, while contributing dramatically to the quality of life of adults in the community. The implementation of recreation and senior services/programs will help meet various needs and interests of the adult and elderly populations in the City. A community adult recreation program in Lakeway should achieve some of the following objectives provided by the NRPA:

- Encourage collaboration between recreation and health services providers to maximize the quality of life for Lakeway residents.
- Support multigenerational programs and activities that will promote meaningful, continuous relationships between the youth, adults, and elderly citizens of Lakeway.
- Emphasize the importance of recreation, physical activity, and artistic/cultural activities, and promote healthy lifestyles for the citizens of Lakeway.
- Support policies and programs facilitating volunteer and service opportunities for Lakeway adults, including full-time, part-time and periodic work opportunities.

Lakeway should also consider the development and implementation of the following:

- Community day camp program
- Pet park

- Sports leagues

A survey of the Lakeway community has indicated substantial support for the development of a Community Pool and Outdoor Recreation Center. The City-owned parcel located at the intersection of Sailmaster and Lohman's Crossing would be a suitable location for this particular project. Along with the development of a Community Pool project, Lakeway should consider creating a sense of cohesiveness by linking together the City's Activity Center and the proposed Community Pool. The most fundamental approach to accomplishing this task would be to develop a tasteful, well-maintained neighborhood commercial center in close proximity to the Activity Center and Community Pool complex. The result would be the creation of the "small town" feel and connectivity desired by many residents of the City.

A survey of the Lakeway community has indicated substantial support for the development of a Community Pool and Outdoor Recreation Center.

Existing Parks and New Development

One of the City's main attractions is the abundance of land optimally suited for parks, recreation, and open space. As noted in Section 3, Future Land Use, Lakeway currently has 224 acres of existing parkland and open space. The NRPA recommends an allocation of 6.25 to 10.5 acres of park land/open space per 1000 persons. Lakeway's parkland allocation currently exceeds the NRPA standard, at approximately 28 acres per 1000 residents. Realistically, the population of the City could grow to approximately 36,000 residents before existing parks and open space acreage falls below the NRPA standard. However, Lakeway is very proud of its excellent parks and open space system, and is highly encouraged to continue the development of this program.



According to the NRPA, quality of life is dependent upon an ecologically sustainable and aesthetically pleasing physical environment. In order to enhance Lakeway's park and recreation system, the City should develop and implement a five-year plan designed to improve its existing parks and provide connectivity between these parks, the greenbelts, and any

future park development. The plan should also incorporate provisions requiring land developers to participate in future parkland development/reclamation programs. To provide land or funds for future park and recreation land use, the City should also consider implementing a municipal land-banking program that will allow for one of two primary means of allocating land for parks:

1. The initiation of land purchases conducive to park or greenbelt development described in the five-year park improvement plan.
2. The initiation of a private land donation or the creation of a municipal escrow fund for monetary donations.

(Refer to Section 3, Future Land Use, for further detail).

Recreational Area Maintenance

The NRPA recommends that park sites should represent exemplary stewardship, i.e. they have the ability to inform and encourage visitors to act responsibly towards environmental maintenance and reform. Lakeway has a sincere dedication to the maintenance of the City's parks and open space system. As such, the City should encourage uniform sign usage, and develop a system for the incremental installation of park facilities, equipment, and amenities such as lighting, vegetation, trash receptacles, irrigation systems, benches, and exercise fitness stations. Additionally, the City should consider supporting the following policies promoted by the NRPA to maintain Lakeway's parks and recreation program:

- Advocate public policies and management practices that will ensure long term sustainable recreational use and environmental integrity.
- Establish cooperative relationships with public agencies and other private organizations having mutual interests in improving the physical integrity of park and recreation resources.

- Promote park and recreation systems as a means to maintain and improve the quality of the environment, including biodiversity.
- Promote public recreation uses that sustain the physical environment and minimize human impact on natural resources, specifically, Lakeway's greenbelt system.

References

- 1 Yahoo!® Maps <<http://maps.yahoo.com/py/maps.py>>
- 2 *Ibid.*
- 3 National Recreation and Park Association
<<http://www.nrpa.org/infoctr/ppolicy/policy.htm>>

Section

7

HISTORICAL ELEMENTS

Historical and cultural resources contribute significantly to a community's character and spirit. Although Lakeway is a relatively young community, it lies within a region that is rich in culture and history. The preservation and promotion of the City's history is important in educating current and future generations on the heritage and culture of their community. This section discusses the preservation of Lakeway's history.

GOAL 1: ESTABLISH AN OFFICIAL LINK BETWEEN THE LAKEWAY HISTORICAL SOCIETY AND THE CITY.

Objective:

- Officially recognize and create a heritage commission.

GOAL 2: PRESERVE AND PROMOTE THE HISTORY AND HISTORICAL RESOURCES OF LAKEWAY.

Objectives:

- Support the establishment of a historical center in Lakeway.
- Support the completion of the Spirit of Freedom Memorial with the addition of a small amphitheater and an outdoor museum.
- Develop and implement a historic preservation plan.

Lakeway Historical Society

As a relatively young community, Lakeway does not have many historical structures. However, residents of the community have taken a strong initiative, through the Lakeway Historical Society (LHS), to preserve and promote the history and historical sites of Lakeway. The Lakeway Historical Society has helped promote the City's history

through the creation of 32 local historical markers at significant sites throughout the community. In addition to erecting these blue historical plaques, the LHS has created the “Spirit of Freedom” memorial park in recognition of citizens who participated in World War II, the Korean, and Vietnam Wars. LHS has also collected various documents, photographs and memorabilia relevant to the history of Lakeway.

Future Direction

Heritage Commission

Historical resources are an important element of a community. Therefore, an official link between the Lakeway Historical Society and the City should be established through the creation of a heritage commission. The commission would be officially recognized by the City, and would oversee future historical preservation efforts in the community.

An official link between the Lakeway Historical Society and the City should be established through the creation of a heritage commission.

Lakeway Historical Society Center

The Lakeway Historical Society is currently working on a project to create a historical center for the community. The center would be used to preserve and promote Lakeway’s past, and would be accessible to all Lakeway residents. It would include a library, display areas, and a lecture room. Documents, books, information on historical markers, and pictures relating to Lakeway and its history would all be documented and catalogued within the library.

“Spirit of Freedom” Memorial

Phase 1 of the “Spirit of Freedom Memorial” is now complete, and includes a commemorative monument honoring Lakeway residents who participated in the World War II, the Korean War, and the Vietnam War. LHS wishes to develop the remainder of the 2 acre site as an outdoor



museum “displaying symbolic accomplishments of the 20th Century that influenced the world wide acceptance of the Four Freedoms,”¹ and as a small amphitheater for gatherings.

Preservation

A historic preservation plan should be implemented in Lakeway in order to ensure the continued preservation of local historical resources. The plan should document historical resources in the City, including all markers, and should also contain regulations and guidelines regarding the maintenance and preservation of these resources.

Special attention should be paid to the stone house that currently serves as the Historical Society’s headquarters. As the oldest structure in Lakeway, the ranch house is a significant historical resource, and the Historical Society should ensure that it is properly maintained and preserved in order to prevent further deterioration.

Reference

- 1 Lakeway Historical Society.

Section

7

HISTORICAL ELEMENTS

Historical and cultural resources contribute significantly to a community's character and spirit. Although Lakeway is a relatively young community, it lies within a region that is rich in culture and history. The preservation and promotion of the City's history is important in educating current and future generations on the heritage and culture of their community. This section discusses the preservation of Lakeway's history.

GOAL 1: *ESTABLISH AN OFFICIAL LINK BETWEEN THE LAKEWAY HISTORICAL SOCIETY AND THE CITY.*

Objective:

- Officially recognize and create a heritage commission.

GOAL 2: *PRESERVE AND PROMOTE THE HISTORY AND HISTORICAL RESOURCES OF LAKEWAY.*

Objectives:

- Support the establishment of a historical center in Lakeway.
- Support the completion of the Spirit of Freedom Memorial with the addition of a small amphitheater and an outdoor museum.
- Develop and implement a historic preservation plan.

Lakeway Historical Society

As a relatively young community, Lakeway does not have many historical structures. However, residents of the community have taken a strong initiative, through the Lakeway Historical Society (LHS), to preserve and promote the history and historical sites of Lakeway. The Lakeway Historical Society has helped promote the City's history

through the creation of 32 local historical markers at significant sites throughout the community. In addition to erecting these blue historical plaques, the LHS has created the “Spirit of Freedom” memorial park in recognition of citizens who participated in World War II, the Korean, and Vietnam Wars. LHS has also collected various documents, photographs and memorabilia relevant to the history of Lakeway.

Future Direction

Heritage Commission

Historical resources are an important element of a community. Therefore, an official link between the Lakeway Historical Society and the City should be established through the creation of a heritage commission. The commission would be officially recognized by the City, and would oversee future historical preservation efforts in the community.

An official link between the Lakeway Historical Society and the City should be established through the creation of a heritage commission.

Lakeway Historical Society Center

The Lakeway Historical Society is currently working on a project to create a historical center for the community. The center would be used to preserve and promote Lakeway’s past, and would be accessible to all Lakeway residents. It would include a library, display areas, and a lecture room. Documents, books, information on historical markers, and pictures relating to Lakeway and its history would all be documented and catalogued within the library.

“Spirit of Freedom” Memorial

Phase 1 of the “Spirit of Freedom Memorial” is now complete, and includes a commemorative monument honoring Lakeway residents who participated in the World War II, the Korean War, and the Vietnam War. LHS wishes to develop the remainder of the 2 acre site as an outdoor



museum “displaying symbolic accomplishments of the 20th Century that influenced the world wide acceptance of the Four Freedoms,”¹ and as a small amphitheater for gatherings.

Preservation

A historic preservation plan should be implemented in Lakeway in order to ensure the continued preservation of local historical resources. The plan should document historical resources in the City, including all markers, and should also contain regulations and guidelines regarding the maintenance and preservation of these resources.

Special attention should be paid to the stone house that currently serves as the Historical Society’s headquarters. As the oldest structure in Lakeway, the ranch house is a significant historical resource, and the Historical Society should ensure that it is properly maintained and preserved in order to prevent further deterioration.

Reference

- 1 Lakeway Historical Society.

Section

9

URBAN IMAGE

A city's aesthetic appearance influences how it is perceived by both residents and visitors. Lakeway has managed to preserve its natural beauty and small-town character, two characteristics that greatly contribute to the high quality of life enjoyed by the City's residents. The following section discusses the urban image issues of Lakeway that will be important in the future.

GOAL 1: PROVIDE AESTHETICALLY PLEASING GATEWAYS INTO THE COMMUNITY.

Objectives:

- Promote community involvement in creating design options for City gateways.
- Landscape gateways to enhance their aesthetic impact.
- Create a unique identity through gateways and other City monuments.

GOAL 2: MAINTAIN AND IMPROVE THE GENERAL IMAGE OF THE CITY.

Objectives:

- Landscape all major transportation routes throughout the City.
- Control and improve the appearance of utility lines and other infrastructure facilities.

GOAL 3: ENHANCE THE SENSE OF COMMUNITY THROUGH THE USE OF A UNIFORM SIGN DESIGN.

Objectives:

- Improve all residential street signs by enhancing them with the City symbol.
- Promote stringent enforcement of number and size limitations for commercial signs.
- Continue to encourage landscaping around signs.

Gateways

Gateways are established at the entrance of a community to give visitors and residents a sense of arrival, as well as enhance the area's unique identity. The *State of the City Report* explained that gateways are an important visual component of a City because they convey a sense of local pride and create a lasting first impression for visitors. Lakeway should establish gateways at all of its entrances, and should recognize that additional gateways may be necessary with future growth.



Lakeway Boulevard and Lohman's Crossing Road are the two main transportation routes into the primary residential areas of the City. A gateway has been established at the intersection of Lakeway Boulevard and RM 620, and it serves as a positive aesthetic statement. However, as shown in the *State of the City Report*, there is a need for a similar gateway along Lohman's Crossing Road. Although Lakeway does not currently have jurisdiction over the intersection of Lohman's Crossing and RM 620, numerous areas for such a gateway exist along Lohman's Crossing Road.

Lakeway citizens should be involved in the decision-making process of creating gateways. The City might encourage community involvement in this process by hosting a design workshop or a City-wide contest. Requesting citizen participation and approval of the entrances into their community would not only enhance their sense

of civic pride, but will also allow them to create their own sense of place.

General Image

Community appearance plays a crucial role in the development of a city by creating and enhancing the perceived overall image of the community. Lakeway should be aware of the importance of aesthetics in shaping visitors' and residents' opinions of the City. Presently, Lakeway remains an aesthetically pleasing residential city. The City has achieved this by enforcing regulations and ordinances that directly relate to Lakeway's visual image. For example, landscaping is encouraged along all major transportation routes and around all major intersections throughout the City. This creates a nice visual image for drivers, bicyclists, and pedestrians in the community. Lakeway should continue this trend, and should make it a consistent element of the City.

Lakeway should be aware of the importance of aesthetics in shaping visitors' and residents' opinions of the City.

Although Lakeway's overall urban image is excellent, the City should consider addressing the issue of overhead utility lines and substations to improve its appearance. As mentioned in the *State of the City Report*, these infrastructure components are clearly visible within the City, and although necessary, create a harsh, cluttered look. Landscaping and vegetation should continue to be placed around utility substations to soften their appearance and hide them from view.

Numerous cities in Texas are now engaged in the practice of burying utility lines, and Lakeway should consider this option, as well. This approach may be somewhat problematic because the City does not directly provide its citizens with utility services. (Refer to Section 5, Urban Infrastructure, for further detail). Lakeway would most likely have to establish an agreement with the utility service providers in order to have these lines buried, and initial costs may be high.

However, these costs would be heavily outweighed by the positive aesthetic benefits the City would gain.

In addition to addressing the image problems associated with overhead utility lines and substations, Lakeway should establish a Community Appearance Council, which could be composed of a group of Lakeway volunteers. The purpose of this council would be to establish an annual list of proposed projects that would visually enhance the City. Other public entities could be involved in this process, as well, including the Parks and Recreation Commission, the Beautification Committee, and the City Council.

Lakeway should establish a Community Appearance Council, which could be composed of a group of Lakeway volunteers.

Signage

Signs can visually enhance and positively influence a community's character if they are well designed and carefully located. Lakeway has recognized the potential problems inherent in signage, and has enacted sign ordinances controlling height and landscaping to ensure that signs do not negatively impact the aesthetics of the City. Lakeway should actively enforce such controls, and should maintain its awareness of the number and size of commercial signs allowed. This is particularly important along RM 620, the main commercial area of the City. Lakeway's requirement of landscaping around such commercial signs helps control what otherwise could be an unattractive influence on the City's image.

Street signs located in the various residential areas of Lakeway are not uniformly designed, thus creating a distinction between the old and new areas of the City and a lack of solidarity. Newer residential street signs are enhanced with a Lakeway City symbol. Making this symbol a consistent element of all street signs throughout the City would help create a sense of community pride and cohesion.

Urban Forestry

The urban forest is an important part of a city's image, and the benefits of having an abundance of healthy trees within an urban area are numerous. The energy conservation produced by shading can reduce energy consumption by up to 30%, and trees can contribute to an increase in property values by up to 21%. In addition, the process of photosynthesis often results in the reduction of local air pollution. Trees also help improve water quality and conservation efforts because they reduce runoff and increase shade. Finally, trees contribute not only to the preservation of native wildlife habitats, but also to the inherent natural beauty of an area.

An urban forester can help Lakeway citizens care for and preserve trees that are stressed from the negative impacts of living in an urban environment. Some common stress agents include the following: poor air quality, poor soil conditions, compaction of root systems, damage due to construction, herbicide misuse/overdose in lawn care, unintentional damage caused by misinformation regarding tree care, improper planting techniques, improper tree selection, natural diseases, and insect problems.

Fortunately, there are a number of resources and programs in the Austin and Hill Country area that can provide assistance for these problems. However, Lakeway should investigate the need for a local urban forester.

Sidewalks and Bicycle Paths

Although these elements are fundamentally related to the image of the City, they are discussed in detail in the Transportation Systems Section (Section 4).

**An urban forester can help
Lakeway citizens care for and
preserve trees that are stressed
from the negative impacts of
living in an urban environment.**

Reference

- 1 Tree Folks website April 27, 1999
<<http://www.treefolks.org>>