

ORDINANCE NO. 24-09-19-05

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS, AMENDING THE OFFICIAL ZONING MAP BY CHANGING THE ZONING DISTRICT FOR THE PROPERTY LOCATED AT 18504, 18507, 18514 AND 18607 LAKESHORE POINTE, APPROXIMATELY 18.039 ACRES OF LAND IN THE W.B. CORWIN SURVEY, ABSTRACT NO. 2079, TRAVIS COUNTY, TEXAS, AND LOT 130-FS OF THE MARSHALL'S VISTA SUBDIVISION, FROM TR-1 ("TEMPORARY RESTRICTED") AND PDD ("PLANNED DEVELOPMENT DISTRICT") TO A PDD WITH DESIGN APPROVAL TO BE REFERRED TO AS THE "NATURE'S POINT PLANNED DEVELOPMENT DISTRICT;" AND PROVIDING FOR RELATED MATTERS.

WHEREAS, Lago Property Development, LP acting by and through Keith Walters, the owner of approximately 18.039 acres of land in the W.B. Corwin Survey, Abstract No. 2079, Travis County, Texas, and Lot 130-FS of the Marshall's Vista Subdivision, as more particularly described on the attached Exhibit "A" (described hereinafter as the "Property"), have requested that the Property be zoned as a PDD to be known as the "Nature's Point Planned Development District," and

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

WHEREAS, the conceptual plan for the Property is set forth in this "Nature's Point PDD" Zoning Ordinance (the "Ordinance") and in Exhibit "B" attached hereto (the "Land Use Plan"), which identifies and designates various land uses for the Property as further described below; and

WHEREAS, the property owner submitted an application to amend certain aspects of the PDD; and

WHEREAS, after giving ten (10) days written notice to the owners of land in and within 200-feet of the area being rezoned, as well as having published notice to the public at least fifteen (15) days prior to the date of such hearings, the Planning and Zoning Commission and City Council each held separate public hearings on the proposed rezoning of the Property included in this Ordinance; and

WHEREAS, the Planning and Zoning Commission held a public hearing on August 22, 2024 and the City Council held a public hearing at its regular meeting on September 5, 2024; and

WHEREAS, the Planning and Zoning Commission unanimously recommended disapproval of the proposed amendments to the PDD; and

WHEREAS, the City Council considered the matter and postponed final action until its regular meeting on September 19, 2024 and designated a subcommittee consisting of two council members and various city staff to meet with the owner's representative; and

WHEREAS, the subcommittee reported back at the September 19, 2024 meeting; and

WHEREAS, the City Council finds that there has been a substantial change in the circumstances of the property, sufficient to warrant and amendment to the previously approved PDD zoning the property; and

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

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

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

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

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

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

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

Section 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact. The Planning and Zoning Commission and City Council find that this Ordinance satisfies the requirements of Section 6.105, Section 10 and Section 13 of the City of Lago Vista Zoning Ordinance, codified under Ordinance No. 98-04-27-03, as amended (the "Zoning Code").

Section 2. Enactment. The Zoning Code and other applicable ordinances are hereby modified and amended by amending the PDD zoning the Property as set forth in Section 3.

Section 3. Rezoned Property. The Zoning Code is hereby amended by amending the current PDD zoning the Property, being the 18.039 acre tract of land described on **Exhibit "A"** attached to this Ordinance, as a PDD zoning district. The Property is hereby zoned as the "Amended Nature's Point Planned Development District" with the uses of individual land areas as set forth in this Ordinance.

Section 4. Amendment of Applicable Zoning Ordinances. The zoning requirements established in this Ordinance shall apply to the Property. The comprehensive zoning requirements of the Zoning Code and all other applicable ordinances, as they may be amended by this Ordinance, shall apply to the Property. Should any conflict appear between the requirements of the zoning and development ordinances of the City of Lago Vista as compared with the requirements for the Property set forth in this Ordinance, the requirements set forth in this Ordinance shall control.

Section 5. Phasing within the PDD. The Property shall be developed in no less than two phases in accordance with the Land Use Plan and as depicted in Exhibit “B” attached hereto and incorporated herein for all purposes. Developer has the discretion, to implement each of these phases sequentially rather than simultaneously in order to minimize disruptions to adjacent property and existing elements or operations of the development, within the parameters as described below.

1. Phase I shall consist of the following elements and uses, as described and located in Exhibit “B” (1) and Section 6 below:
 - A. Wedding Venue 1 (a single facility);
 - B. Wedding Venue 2 (a single facility);
 - C. Lakeview Villas (a maximum of six separate structures);
 - D. Cove Villas (a maximum of four separate structures); and
 - E. Cabins (a maximum of fifteen separate temporary structures, to remain in use a maximum of five years from the issuance of a certificate of occupancy and removed prior to the construction of any Phase II elements).
2. Phase II shall consist of the following elements and uses, as described and located in Exhibit “B” (2) and Section 6 below:
 - A. Resort Hotel and Spa Complex (a single facility will multiple components that may consist of multiple attached structures or detached amenities); and
 - B. Condominiums (a single structure consisting of attached living units, not to be constructed prior to the Resort Hotel and Spa Complex).

Section 6. Zoning Requirements. The following use and site development requirements established herein shall apply to the Property:

1. Zoning. The use and development of the Property shall comply with the zoning requirements and development standards of the City of Lago Vista, except as specifically described below.
 - A. Wedding Venue 1 and 2. Two event venue structures to accommodate religious or worship activities, weddings, or corporate office retreats. The maximum enclosed area of Wedding Venue 1 shall be 14,000 square feet and the maximum enclosed area of Wedding Venue 2 shall be 15,000 square feet. Enclosed spaces are expected to include a large ballroom, a commercial or

catering kitchen, a bar area, bridal and groom suites, an office, conference room and associated toilet facilities. These facilities shall comply with the development standards of the C-2 zoning district except as otherwise described herein.

B. Lakeview Villas. A maximum of six separate structures that will provide short-term lodging, prior to the construction of the hotel complex and later as a luxury extension of the hotel complex. Each structure will include a range of between two and rental units, with each rental unit including between two and four bedrooms. These facilities shall comply with the development standards of the R-4 zoning district except as otherwise described herein.

C. Cove Villas. A maximum of four separate structures that are intended to provide short-term lodging, but might eventually be available for sale to individuals, who may elect to elect to use them for longer term occupancies by themselves or others. Each structure will include a range of between two and rental units, with each rental unit including between two and four bedrooms. These facilities shall comply with the development standards of the R-4 zoning district except as otherwise described herein.

D. Cabins. These units shall be temporary, short-term rental accommodations to be used prior to the construction of the Resort Hotel and Spa Complex. Limited to a maximum of 15 separate structures, these structures will be removed from the Property in no less than five (5) years from the issuance of a certificate of occupancy. Each structure will consist of two rental units of no less than 450 square feet, although 750 square feet is the anticipated size. One of the units may be used as a rental office. These facilities shall comply with the development standards of the R-4 zoning district except as otherwise described herein.

E. Resort Hotel and Spa Complex. This single structure or series of attached structures is to serve as a resort lodging facility, with support and ancillary amenities to accommodate both wedding parties, wedding guests and potentially other short-term visitors to the area. A maximum of 150 guest rooms shall be allowed, each with a minimum area of 320 square feet. Anticipated amenities and support functions shall include, but not be limited to restaurants, wedding and hotel related retail services, a full-service spa including a hair and nail salon, fitness facilities, and staff offices. The maximum enclosed area, exclusive of any covered parking facilities, shall be 220,000 square feet. This facility shall comply with the development standards of the C-2 zoning district except as otherwise described herein.

F. Condominiums. This single structure, expected to be final element of the development, shall consist of a maximum of 40 attached, one and two-bedroom, single-family living units and an integrated parking structure for resident required spaces. The maximum enclosed area, exclusive of the parking garage, shall be 100,000 square feet. The minimum living area of any single unit shall be 600 square feet. This facility shall comply with the

development standards of the CR zoning district except as otherwise described herein.

2. Development Standards.

A. Streets.

- i. All streets and driveways on the Property are private and shall be maintained by the property owner. There are no public streets on the Property.
- ii. Paving width for the newly reconstructed Lakeshore Pointe (within an existing dedicated access easement) shall be a minimum of 24 feet wide and otherwise meeting the City of Lago Vista design standards and specifications.
- iii. All fire lanes shall be a minimum of 24 feet wide and constructed in accordance with the City of Lago Vista design standards and specifications, but may include the use of prior-approved paving products such as “grasscrete” or “grassblock” if tested to meet or exceed the design capacity required by the applicable Travis County Emergency Services District.

B. Sidewalks. Sidewalks are not required anywhere on the property, including along Lakeshore Boulevard or Lakeshore Pointe (a private drive) except as otherwise required by the Americans with Disabilities Act. Other sidewalks shall be provided throughout the Property at the discretion of the owner.

C. Parking. Required off-street parking shall comply with the Lago Vista Zoning Ordinance except as described below:

- i. A minimum of 120 surface parking spaces shall be constructed for Phase I. Parking spaces may consist of approved pavers such as “grasscrete” or “grassblock” but all driveways, lanes or other parking spaces within the surface parking lot shall meet the City of Lago Vista design standards and specifications. These spaces shall be deemed to satisfy the parking requirements for the wedding venues and as otherwise described herein.
- ii. A minimum of 60 additional surface parking spaces shall be constructed for Phase II. Parking spaces may consist of approved pavers such as “grasscrete” or “grassblock” but all driveways, lanes or other parking spaces within the surface parking lot shall meet the City of Lago Vista design standards and specifications. These spaces shall be deemed to satisfy the parking requirements for the wedding venues, guest parking for the condominium units, and as otherwise described herein.
- iii. Parking requirements for the Resort Hotel and Spa Complex (including all associated amenities or components) shall be calculated at a rate of one space for each hotel room. Sixty (60) percent of the surface parking

spaces shall be assumed to be shared spaces available to meet the requirements of the Resort Hotel and Spa Complex. The remainder of the requirements shall be met by an enclosed parking garage included with the Resort Hotel and Spa Complex.

- iv. Cove Villa parking shall consist of a minimum of 2 surface parking spaces for each living unit (not structure) adjacent to the unit or added to Phase I surface parking lot.
- v. Lakeview Villa parking shall consist of a minimum of 2 spaces for each living unit (not structure). These spaces may be provided for in an adjacent detached garage, an adjacent attached garage, adjacent surface spaces, or spaces added to any other existing parking facility on the Property.
- vi. Required parking for the condominium structure shall be provided for in an integrated parking garage with a minimum of 50 spaces on the lower levels of the structure. Required parking shall be calculated at a rate of one space for each one-bedroom unit and two spaces for each unit that includes two or more bedrooms.

D. Setbacks and Buffers.

- i. The minimum setback along Lakeshore Boulevard shall be fifty (50) feet. No other buffer along Lakeshore Boulevard is required except as otherwise required by the landscaping provisions of the Lago Vista Zoning Ordinance.
- ii. All other perimeter property lines shall include a fifty (50) foot buffer and setback in which no structure as defined by the Lago Vista Zoning Ordinance shall be allowed.
- iii. Whenever there is an existing residence within twenty (20) feet of an adjoining property line, the owner shall construct a twelve-foot masonry wall (from original grade) along that property line as part of Phase I.
- iv. Also as part of Phase 1, the owner shall construct an eight-foot masonry wall where its property abuts the adjacent residential property to the northeast of the project as indicated on Amended Exhibit B. This masonry wall shall conform to the minimum City standards for a fence between commercial and non-commercial uses.

E. Signage. All signage shall be in accordance with the applicable requirements (including lighting) of the City of Lago Vista, except as described in the Signage Plan and standards included in Exhibit “B” (17) attached hereto.

F. Maximum Building Heights.

- i. **Resort Hotel and Spa Complex and Condominiums:** These structures shall not exceed four (4) stories in height from the level of the fire lane at the front of the building. The maximum height of each structure shall be sixty-five (65) feet above grade, measured from the lowest adjacent paving elevation of the front driveway. Basements or below grade

portions of these structures shall not be considered in determining the maximum height or included as a floor level in determining the number of stories.

- ii. All Other Structures: No other structure shall exceed three (3) stories in height from the level of the fire lane or emergency access drive at the front of or adjacent to the building. The maximum height of each structure shall be forty-two (42) feet above grade, measured from the lowest adjacent paving elevation of the front or nearest adjacent driveway. Basements or below grade portions of these structures shall not be considered in determining the maximum height or included as a floor level in determining the number of stories. For Venue A and structures to be constructed in future phases, which includes the Hotel, Condos, and additional parking, cut and fill shall not exceed a total of 15 feet from the original pre-development elevations (or contours), provided this waiver is not used merely to increase the finished elevation of a building. In addition, administrative approval shall only be granted once an approved updated Geo Tech Engineering analysis or report is on file with the City, and the engineer of record has submitted and received approval of site development plans that include cross-sectional profiles of each structure adequately showing the pre-development elevation (contour), the as-built elevation, the proposed elevation, and the roofline elevation.

- G. Temporary Sales and Construction Office. The owner shall be allowed to place one mobile or modular office for use as a temporary construction and sales office for a period not to exceed ten (10) months from the date of its installation. The mobile or modular office shall include bathroom facilities that will be used to meet that requirement during construction. The office may also include an attached temporary banner no greater than five (5) feet in height or fifteen (15) feet in length to serve as a project sign.

- H. Tree Preservation. No later than the submittal of either the preliminary plat or the site development plan application, the owner shall provide a tree survey which identifies all hardwood trees on the parcel with a diameter of ten (10) inches or above, measured at forty (40) inches above grade. The owner shall plant new replacement trees for any trees removed with a diameter of between ten (10) and nineteen (19) inches, measured forty (40) inches above grade, matching the total quantity of caliper inches removed. For any trees removed that are greater than nineteen (19) inches in diameter, measured at forty (40) inches above grade, the total caliper inches of the replacement trees shall double the caliper inches of the removed trees. At the discretion of the owner, a fee in lieu of replacement may be paid to the City of Lago Vista for the planting of replacement trees on property owned by the City in accordance with the current scheduled at the time of the removal. No fee or replacement shall be required for any tree certified by an arborist as diseased or severely damaged. **Replacement** trees on the Property shall be located in accordance with an approved landscape plan. Nonmaterial movement of buildings, from the original site plan shall not require updated Tree Preservation planning or

additional tree mitigation fees. The owner shall add two non-ornamental trees from the City's Preferred Tree ordinance (Section 20(k)) that are a minimum of twelve-feet tall between the parking lot and screen wall to reduce the gap in trees in the area indicated on Amended Exhibit B. Exact placement and tree type and size to be approved administratively by City staff.

- I. Impervious Cover. The impervious area covered by the principal and accessory structures, patios, parking areas and any other impervious cover of the ground shall comply with requirements of the Highland Lakes Watershed Ordinance and shall not exceed forty (40) percent of the gross site area. Exceptions or reductions to the impervious cover calculation, such as for porous paving, shall be permitted in accordance with the Highland Lakes Watershed Ordinance.
- J. Exterior Lighting. All exterior lighting shall comply with the Article 3.800 of the City's Code of Ordinances.
- K. Other Applicable Regulations. Design and construction shall comply with all applicable regulations of other agencies or jurisdictions, including but not limited to the American with Disabilities Act, the Texas Accessibility Standards, TCEQ and LCRA.

3. Traffic. The Developer shall submit to the City at the time of site development plan review a Traffic Impact Analysis for approval that includes any improvement or cost sharing required of the Developer to mitigate any adverse impact. With the express written approval of the City, specific required improvements and cost sharing may be attributed to a specific phase of the development.
4. The appropriate departments of the City, the Planning & Zoning Commission and the City Council hereby find and agree that this Ordinance and the project contemplated herein complies with and satisfies the requirements of Section 6.105, Section 10.20, and Section 13.20 of the Zoning Ordinance as well as the Comprehensive Master Plan of the City of Lago Vista. The City Council finds that this Ordinance serves as both a concept plan and a detail plan approval and that no additional detail plans are required by the Zoning Ordinance and thus the requirements of Section 10.20(e) have been met.
5. Land Use Plan. The depiction of the "Nature's Point Planned Development District" in Exhibit "B" is not intended to reflect the level of detail and finality associated with construction permit documents. Non-substantive changes which do not alter the basic relationship of the proposed development to adjacent property, which do not alter the uses permitted, increase the density, height, or impervious surface coverage of the site, which do not decrease the off-street parking ratio or reduce the required setbacks within the boundary of the site and which do not decrease any buffers shown on the approved detail plan shall be administratively authorized in writing by the Development Services Director. Conversely, substantive changes in the detail plan shall be considered in accordance with the requirements of Section 10 of the Zoning Ordinance.

Section 7. Repealer. The Zoning Ordinance and all other applicable portions of the Lago Vista Code of Ordinances are amended as required to incorporate the "Nature's Point Planned

Development District" as described herein. Any portion of the Zoning Ordinance, Comprehensive Master Plan or any applicable ordinance in conflict with this Ordinance is hereby repealed or amended to the extent of such conflict only.

Section 8. Severability. Should any section or part of this Ordinance be held unconstitutional, illegal, or invalid, or the application to any person or circumstance for any reasons thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this Ordinance are declared to be severable.

Section 9. Penalty. Any person, firm or corporation violating any of the provisions or terms of this Ordinance or of the Code of Ordinances as amended hereby, shall be subject to the same penalty as provided for in the Code of Ordinances, Section 1.109 General Penalty for Violations of Code; Continuing Violations of the City of Lago Vista, and upon conviction shall be punished by a fine not to exceed Two Thousand Dollars (\$2,000.00) for each offense.

Section 10. Publication Clause. The City Secretary of the City of Lago Vista is hereby directed to publish in the Official Newspaper of the City of Lago Vista the Caption, and Effective Date Clause of this Ordinance as required by Section 52.013 of the *Texas Local Government Code*.

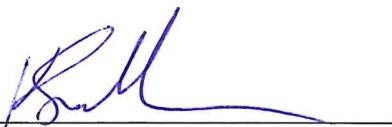
Section 11. Effective Date. This Ordinance shall be in force and effect from and after its passage on the date shown below in accordance with the provisions of the *Texas Local Government Code* and the City's Charter.

Section 12. Change of Zoning Map. The City Manager is hereby authorized to and shall promptly note the zoning change on the official Zoning Map of the City of Lago Vista, Texas.

Section 13. Proper Notice and Meeting. It is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, *Chapter 551, Texas Local Government Code*.

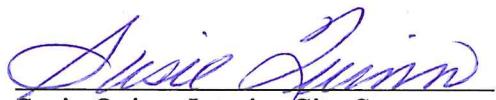
AND, IT IS SO ORDERED.

PASSED AND APPROVED this 19th day of September 2024.



Kevin Sullivan, Mayor

ATTEST:



Susie Quinn, Interim City Secretary

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

EXHIBIT "A"
Legal Description

BEING a tract of land situated in the W.B. Corwin Survey, Abstract Number 2709, City of Lago Vista, Travis County, Texas and being all that tract of land conveyed to Lago Property Development, LP, according to the document filed of record in Document Number 2019185691 and Tract 2 – Lot 130-FS conveyed to KSW Holdings, LP, according to the document filed of record in Document Number 2016179507 Official Public Record, Travis County (O.P.R.T.C.) and being more particularly described as follows:

BEGINNING at a point for the southeast corner of said Lago tract;

THENCE North 68°04'51" West, a distance of 318.23 feet to a point for corner;

THENCE South 70°01'06" West, a distance of 35.55 feet to a point for corner;

THENCE South 57°46'26" West, a distance of 381.01 feet to a point for corner;

THENCE North 12°13'05" East, a distance of 204.99 feet to a point for corner;

THENCE North 2°50'01" East, a distance of 177.51 feet to a point for corner;

THENCE South 73°20'20" West, a distance of 10.16 feet to a point for corner;

THENCE North 12°55'16" West, a distance of 331.51 feet to a point for corner;

THENCE North 10°45'07" West, a distance of 325.95 feet to a point for corner;

THENCE North 71°39'28" East, a distance of 102.83 feet to a point for corner;

THENCE South 72°18'09" East, a distance of 3.75 feet to a point for corner;

THENCE North 85°34'27" East, a distance of 364.04 feet to a point at the beginning of a tangent curve to the left having a central angle of 58°46'58", a radius of 210.00 feet, a chord bearing and distance of North 56°10'57" East, 206.12 feet;

THENCE in a northeasterly direction, with said curve to the left, an arc distance of 215.45 feet to a point for corner;

THENCE South 26°47'25" West, a distance of 100.22 feet to a point for corner;

THENCE South 58°35'07" East, a distance of 653.69 feet to a point for corner;

THENCE South 61°10'45" West, a distance of 54.29 feet to a point for corner;

THENCE South 32°18'08" West, a distance of 52.70 feet to a point for corner;

THENCE South 12°37'41" West, a distance of 51.59 feet to a point for corner;

EXHIBIT "A"
Legal Description

THENCE South 56°46'36" West, a distance of 36.60 feet to a point for corner;

THENCE South 69°43'40" West, a distance of 73.06 feet to a point for corner;

THENCE South 20°28'27" West, a distance of 29.85 feet to a point for corner;

THENCE South 14°43'47" East, a distance of 59.02 feet to a point for corner;

THENCE South 1°44'53" West, a distance of 52.66 feet to a point for corner;

THENCE South 44°39'05" West, a distance of 81.17 feet to a point for corner;

THENCE South 65°13'26" West, a distance of 59.73 feet to a point for corner;

THENCE South 0°13'03" East, a distance of 38.35 feet to a point for corner;

THENCE South 6°13'22" West, a distance of 73.75 feet to a point for corner;

THENCE South 31°30'28" West, a distance of 195.70 feet to the **POINT OF BEGINNING** and containing 18.039 acres or 785,769 square feet of land, more or less.

EXHIBIT "A"
Legal Description

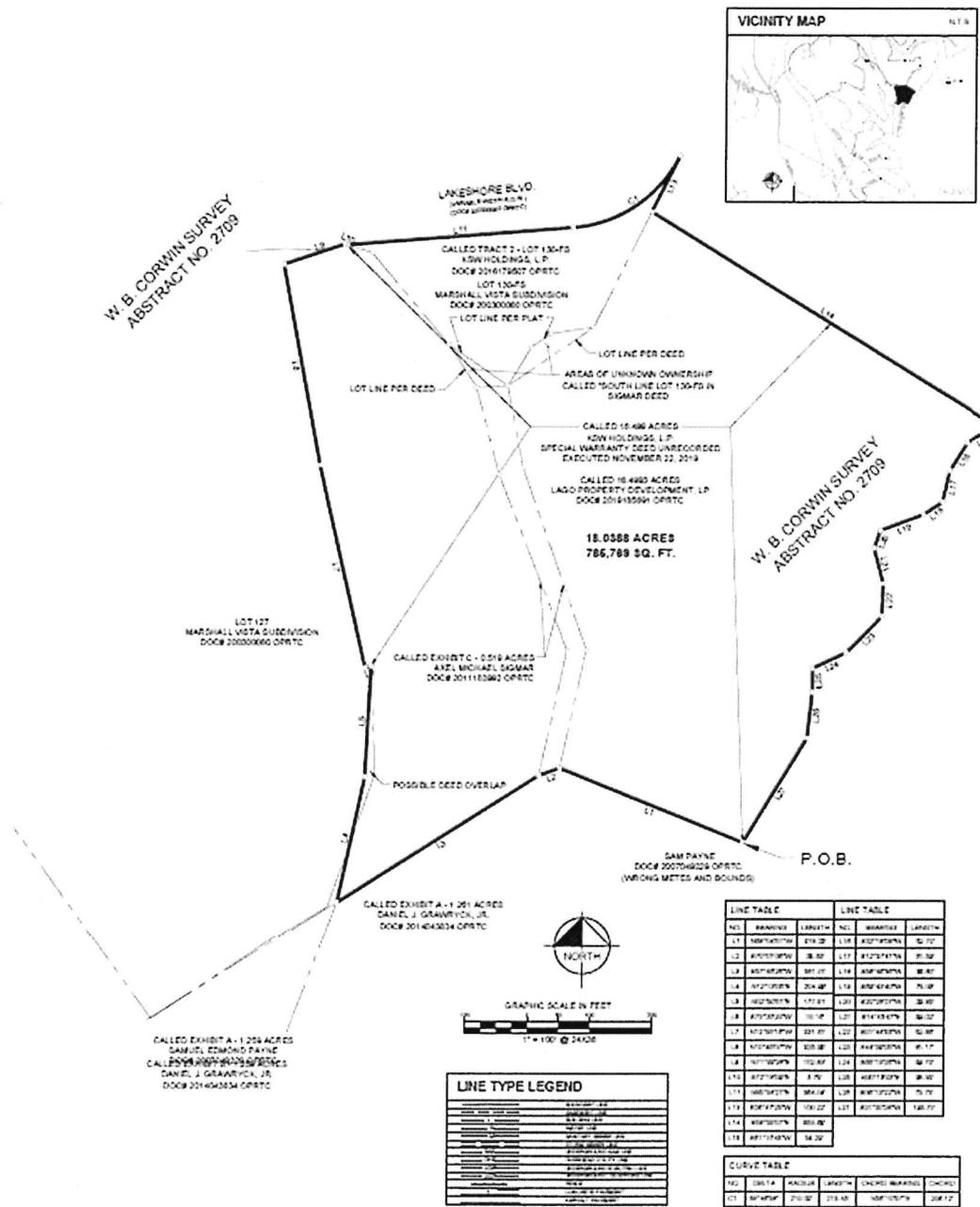
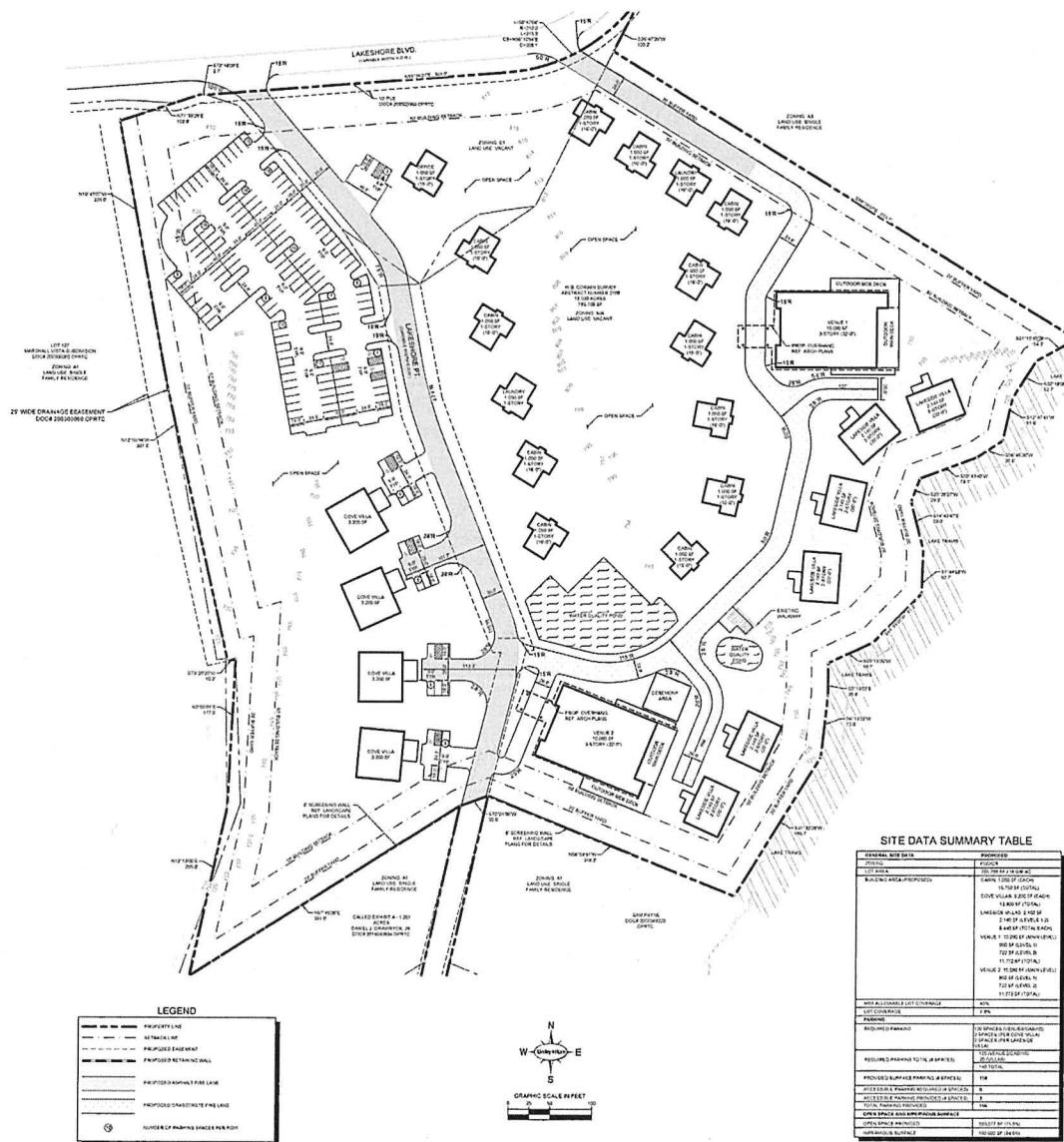


Exhibit "A" (3)

EXHIBIT “B”

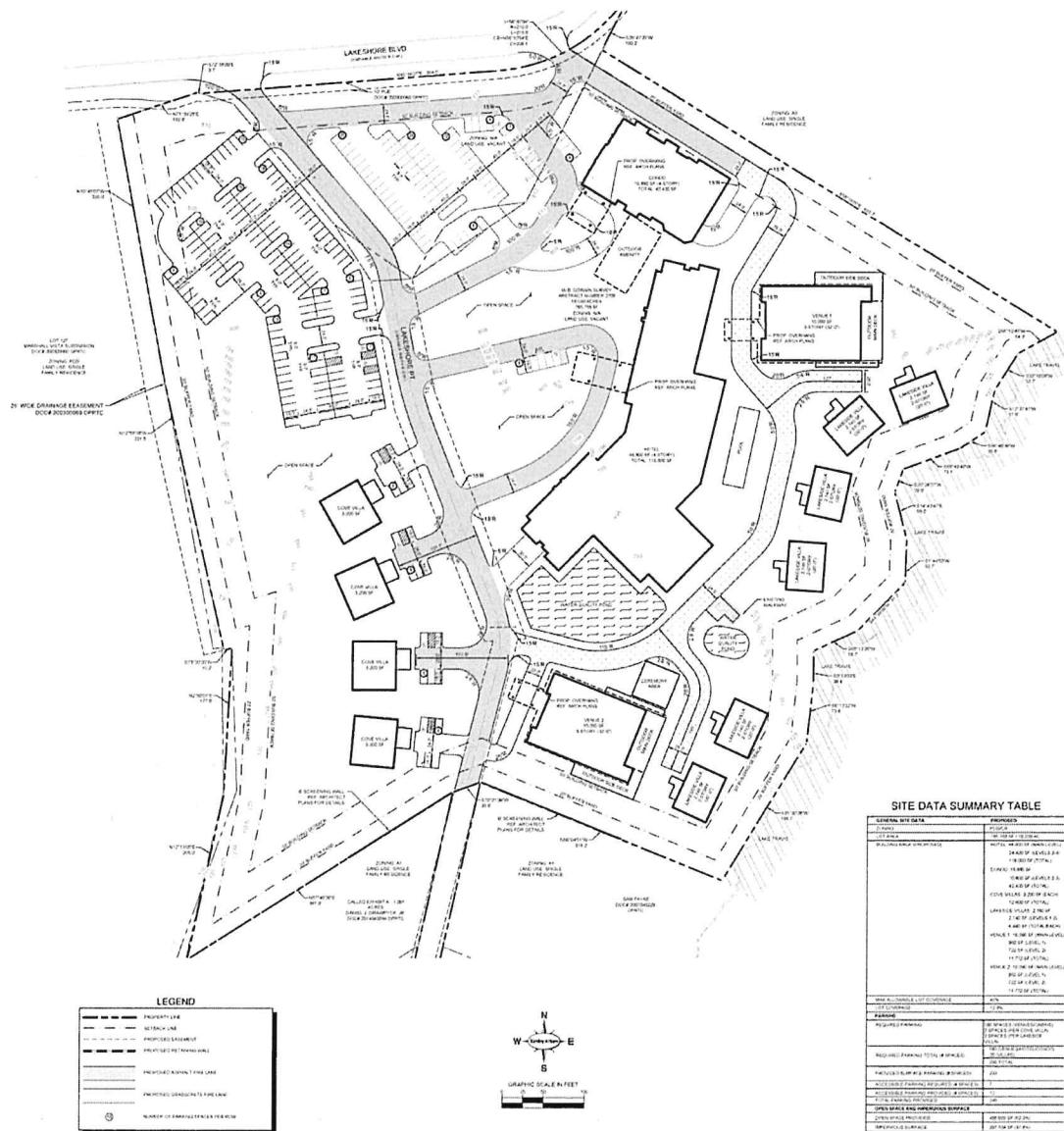
Land Use Plan



Phase I

Exhibit “B” (1)

EXHIBIT "B"
Land Use Plan



Phase II

Exhibit “B” (2)

EXHIBIT "B"

Land Use Plan



Phase I Landscape Plan

EXHIBIT "B"

Land Use Plan

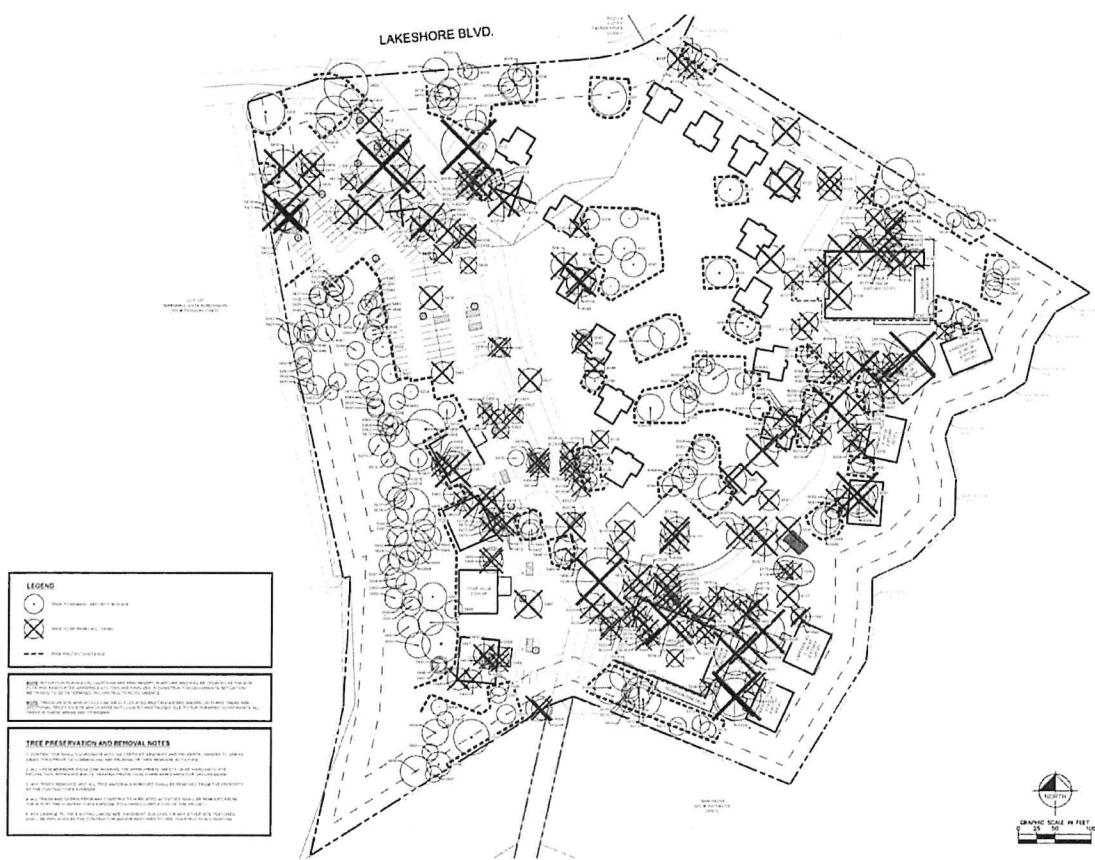


Phase II Landscape Plan

Exhibit “B” (4)

EXHIBIT "B"

Land Use Plan



Phase I Tree Preservation Plan

EXHIBIT "B"

Land Use Plan

Phase I

Tree Preservation Table

EXHIBIT "B"

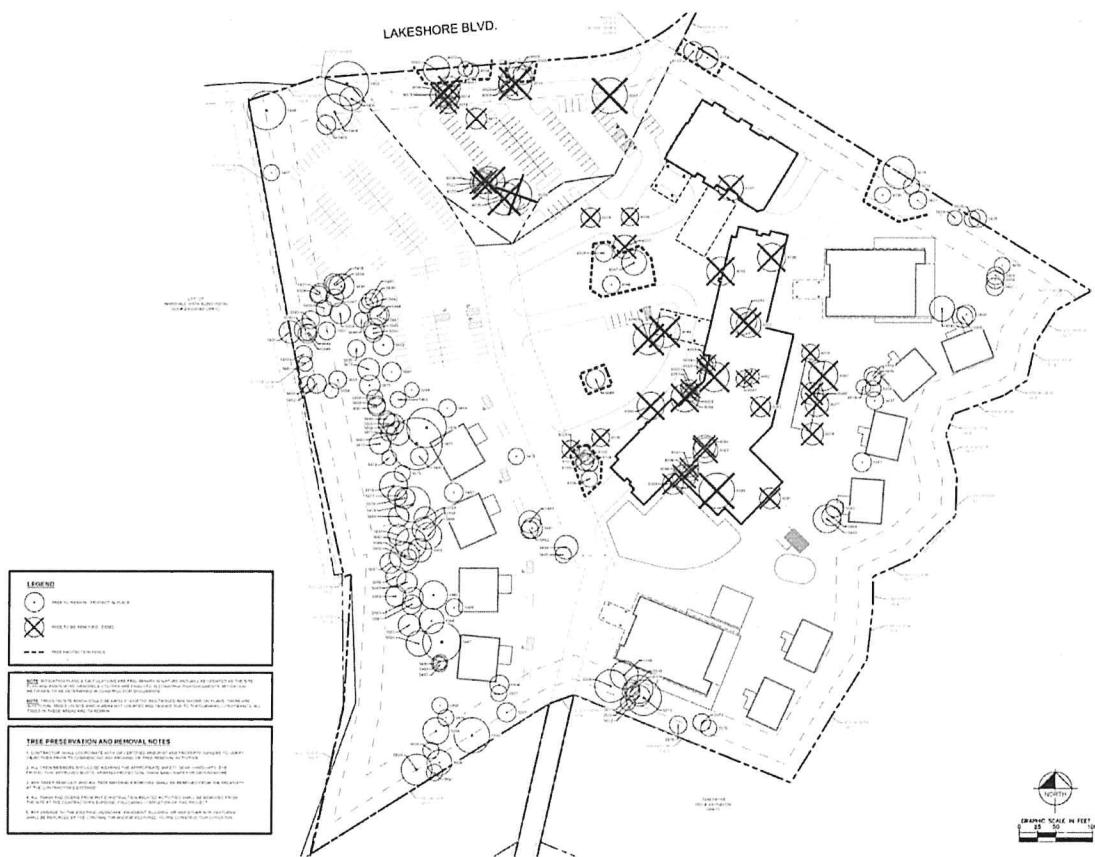
Land Use Plan

ITEM NO.	ITEM	ITEM NAME	ITEM CODE	ITEM DESCRIPTION	ITEM WEIGHT	ITEM STATUS	ITEM LOCATION
8522	172	20	ITEM 001	Item one	10.00	ITEM 001	REMAIN
8523	173	19	ITEM 002	Item two	10.00	ITEM 002	REMAIN
8524	174	18	ITEM 003	Item three	10.00	ITEM 003	REMAIN
8525	175	17	ITEM 004	Item four	10.00	ITEM 004	REMAIN
8526	176	16	ITEM 005	Item five	10.00	ITEM 005	REMAIN
8527	177	15	ITEM 006	Item six	10.00	ITEM 006	REMAIN
8528	178	14	ITEM 007	Item seven	10.00	ITEM 007	REMAIN
8529	179	13	ITEM 008	Item eight	10.00	ITEM 008	REMAIN
8530	180	12	ITEM 009	Item nine	10.00	ITEM 009	REMAIN
8531	181	11	ITEM 010	Item ten	10.00	ITEM 010	REMAIN
8532	182	10	ITEM 011	Item eleven	10.00	ITEM 011	REMAIN
8533	183	9	ITEM 012	Item twelve	10.00	ITEM 012	REMAIN
8534	184	8	ITEM 013	Item thirteen	10.00	ITEM 013	REMAIN
8535	185	7	ITEM 014	Item fourteen	10.00	ITEM 014	REMAIN
8536	186	6	ITEM 015	Item fifteen	10.00	ITEM 015	REMAIN
8537	187	5	ITEM 016	Item sixteen	10.00	ITEM 016	REMAIN
8538	188	4	ITEM 017	Item seventeen	10.00	ITEM 017	REMAIN
8539	189	3	ITEM 018	Item eighteen	10.00	ITEM 018	REMAIN
8540	190	2	ITEM 019	Item nineteen	10.00	ITEM 019	REMAIN
8541	191	1	ITEM 020	Item twenty	10.00	ITEM 020	REMAIN
8542	192	0	ITEM 021	Item twenty one	10.00	ITEM 021	REMAIN
8543	193	19	ITEM 022	Item twenty two	10.00	ITEM 022	REMAIN
8544	194	18	ITEM 023	Item twenty three	10.00	ITEM 023	REMAIN
8545	195	17	ITEM 024	Item twenty four	10.00	ITEM 024	REMAIN
8546	196	16	ITEM 025	Item twenty five	10.00	ITEM 025	REMAIN
8547	197	15	ITEM 026	Item twenty six	10.00	ITEM 026	REMAIN
8548	198	14	ITEM 027	Item twenty seven	10.00	ITEM 027	REMAIN
8549	199	13	ITEM 028	Item twenty eight	10.00	ITEM 028	REMAIN
8550	200	12	ITEM 029	Item twenty nine	10.00	ITEM 029	REMAIN
8551	201	11	ITEM 030	Item thirty	10.00	ITEM 030	REMAIN
8552	202	10	ITEM 031	Item thirty one	10.00	ITEM 031	REMAIN
8553	203	9	ITEM 032	Item thirty two	10.00	ITEM 032	REMAIN
8554	204	8	ITEM 033	Item thirty three	10.00	ITEM 033	REMAIN
8555	205	7	ITEM 034	Item thirty four	10.00	ITEM 034	REMAIN
8556	206	6	ITEM 035	Item thirty five	10.00	ITEM 035	REMAIN
8557	207	5	ITEM 036	Item thirty six	10.00	ITEM 036	REMAIN
8558	208	4	ITEM 037	Item thirty seven	10.00	ITEM 037	REMAIN
8559	209	3	ITEM 038	Item thirty eight	10.00	ITEM 038	REMAIN
8560	210	2	ITEM 039	Item thirty nine	10.00	ITEM 039	REMAIN
8561	211	1	ITEM 040	Item forty	10.00	ITEM 040	REMAIN
8562	212	0	ITEM 041	Item forty one	10.00	ITEM 041	REMAIN
8563	213	19	ITEM 042	Item forty two	10.00	ITEM 042	REMAIN
8564	214	18	ITEM 043	Item forty three	10.00	ITEM 043	REMAIN
8565	215	17	ITEM 044	Item forty four	10.00	ITEM 044	REMAIN
8566	216	16	ITEM 045	Item forty five	10.00	ITEM 045	REMAIN
8567	217	15	ITEM 046	Item forty six	10.00	ITEM 046	REMAIN
8568	218	14	ITEM 047	Item forty seven	10.00	ITEM 047	REMAIN
8569	219	13	ITEM 048	Item forty eight	10.00	ITEM 048	REMAIN
8570	220	12	ITEM 049	Item forty nine	10.00	ITEM 049	REMAIN
8571	221	11	ITEM 050	Item fifty	10.00	ITEM 050	REMAIN
8572	222	10	ITEM 051	Item fifty one	10.00	ITEM 051	REMAIN
8573	223	9	ITEM 052	Item fifty two	10.00	ITEM 052	REMAIN
8574	224	8	ITEM 053	Item fifty three	10.00	ITEM 053	REMAIN
8575	225	7	ITEM 054	Item fifty four	10.00	ITEM 054	REMAIN
8576	226	6	ITEM 055	Item fifty five	10.00	ITEM 055	REMAIN
8577	227	5	ITEM 056	Item fifty six	10.00	ITEM 056	REMAIN
8578	228	4	ITEM 057	Item fifty seven	10.00	ITEM 057	REMAIN
8579	229	3	ITEM 058	Item fifty eight	10.00	ITEM 058	REMAIN
8580	230	2	ITEM 059	Item fifty nine	10.00	ITEM 059	REMAIN
8581	231	1	ITEM 060	Item sixty	10.00	ITEM 060	REMAIN
8582	232	0	ITEM 061	Item sixty one	10.00	ITEM 061	REMAIN
8583	233	19	ITEM 062	Item sixty two	10.00	ITEM 062	REMAIN
8584	234	18	ITEM 063	Item sixty three	10.00	ITEM 063	REMAIN
8585	235	17	ITEM 064	Item sixty four	10.00	ITEM 064	REMAIN
8586	236	16	ITEM 065	Item sixty five	10.00	ITEM 065	REMAIN
8587	237	15	ITEM 066	Item sixty six	10.00	ITEM 066	REMAIN
8588	238	14	ITEM 067	Item sixty seven	10.00	ITEM 067	REMAIN
8589	239	13	ITEM 068	Item sixty eight	10.00	ITEM 068	REMAIN
8590	240	12	ITEM 069	Item sixty nine	10.00	ITEM 069	REMAIN
8591	241	11	ITEM 070	Item七十	10.00	ITEM 070	REMAIN
8592	242	10	ITEM 071	Item七十 one	10.00	ITEM 071	REMAIN
8593	243	9	ITEM 072	Item七十 two	10.00	ITEM 072	REMAIN
8594	244	8	ITEM 073	Item七十 three	10.00	ITEM 073	REMAIN
8595	245	7	ITEM 074	Item七十 four	10.00	ITEM 074	REMAIN
8596	246	6	ITEM 075	Item七十 five	10.00	ITEM 075	REMAIN
8597	247	5	ITEM 076	Item七十 six	10.00	ITEM 076	REMAIN
8598	248	4	ITEM 077	Item七十 seven	10.00	ITEM 077	REMAIN
8599	249	3	ITEM 078	Item七十 eight	10.00	ITEM 078	REMAIN
8600	250	2	ITEM 079	Item七十 nine	10.00	ITEM 079	REMAIN
8601	251	1	ITEM 080	Item八十	10.00	ITEM 080	REMAIN
8602	252	0	ITEM 081	Item八十 one	10.00	ITEM 081	REMAIN
8603	253	19	ITEM 082	Item eighty two	10.00	ITEM 082	REMAIN
8604	254	18	ITEM 083	Item eighty three	10.00	ITEM 083	REMAIN
8605	255	17	ITEM 084	Item eighty four	10.00	ITEM 084	REMAIN
8606	256	16	ITEM 085	Item eighty five	10.00	ITEM 085	REMAIN
8607	257	15	ITEM 086	Item eighty six	10.00	ITEM 086	REMAIN
8608	258	14	ITEM 087	Item eighty seven	10.00	ITEM 087	REMAIN
8609	259	13	ITEM 088	Item eighty eight	10.00	ITEM 088	REMAIN
8610	260	12	ITEM 089	Item eighty nine	10.00	ITEM 089	REMAIN
8611	261	11	ITEM 090	Item九十	10.00	ITEM 090	REMAIN
8612	262	10	ITEM 091	Item九十 one	10.00	ITEM 091	REMAIN
8613	263	9	ITEM 092	Item九十 two	10.00	ITEM 092	REMAIN
8614	264	8	ITEM 093	Item九十 three	10.00	ITEM 093	REMAIN
8615	265	7	ITEM 094	Item九十 four	10.00	ITEM 094	REMAIN
8616	266	6	ITEM 095	Item九十 five	10.00	ITEM 095	REMAIN
8617	267	5	ITEM 096	Item九十 six	10.00	ITEM 096	REMAIN
8618	268	4	ITEM 097	Item九十 seven	10.00	ITEM 097	REMAIN
8619	269	3	ITEM 098	Item九十 eight	10.00	ITEM 098	REMAIN
8620	270	2	ITEM 099	Item九十 nine	10.00	ITEM 099	REMAIN
8621	271	1	ITEM 100	Item八十	10.00	ITEM 100	REMAIN
8622	272	0	ITEM 101	Item八十 one	10.00	ITEM 101	REMAIN
8623	273	19	ITEM 102	Item eighty two	10.00	ITEM 102	REMAIN
8624	274	18	ITEM 103	Item eighty three	10.00	ITEM 103	REMAIN
8625	275	17	ITEM 104	Item eighty four	10.00	ITEM 104	REMAIN
8626	276	16	ITEM 105	Item eighty five	10.00	ITEM 105	REMAIN
8627	277	15	ITEM 106	Item eighty six	10.00	ITEM 106	REMAIN
8628	278	14	ITEM 107	Item eighty seven	10.00	ITEM 107	REMAIN
8629	279	13	ITEM 108	Item eighty eight	10.00	ITEM 108	REMAIN
8630	280	12	ITEM 109	Item eighty nine	10.00	ITEM 109	REMAIN
8631	281	11	ITEM 110	Item九十	10.00	ITEM 110	REMAIN
8632	282	10	ITEM 111	Item九十 one	10.00	ITEM 111	REMAIN
8633	283	9	ITEM 112	Item九十 two	10.00	ITEM 112	REMAIN
8634	284	8	ITEM 113	Item九十 three	10.00	ITEM 113	REMAIN
8635	285	7	ITEM 114	Item九十 four	10.00	ITEM 114	REMAIN
8636	286	6	ITEM 115	Item九十 five	10.00	ITEM 115	REMAIN
8637	287	5	ITEM 116	Item九十六	10.00	ITEM 116	REMAIN
8638	288	4	ITEM 117	Item九十七	10.00	ITEM 117	REMAIN
8639	289	3	ITEM 118	Item九十八	10.00	ITEM 118	REMAIN
8640	290	2	ITEM 119	Item九十九	10.00	ITEM 119	REMAIN
8641	291	1	ITEM 120	Item八十	10.00	ITEM 120	REMAIN
8642	292	0	ITEM 121	Item八十 one	10.00	ITEM 121	REMAIN
8643	293	19	ITEM 122	Item eighty two	10.00	ITEM 122	REMAIN
8644	294	18	ITEM 123	Item eighty three	10.00	ITEM 123	REMAIN
8645	295	17	ITEM 124	Item eighty four	10.00	ITEM 124	REMAIN
8646	296	16	ITEM 125	Item eighty five	10.00	ITEM 125	REMAIN
8647	297	15	ITEM 126	Item eighty six	10.00	ITEM 126	REMAIN
8648	298	14	ITEM 127	Item eighty seven	10.00	ITEM 127	REMAIN
8649	299	13	ITEM 128	Item eighty eight	10.00	ITEM 128	REMAIN
8650	300	12	ITEM 129	Item eighty nine	10.00	ITEM 129	REMAIN
8651	301	11	ITEM 130	Item九十	10.00	ITEM 130	REMAIN
8652	302	10	ITEM 131	Item九十 one	10.00	ITEM 131	REMAIN
8653	303	9	ITEM 132	Item九十 two	10.00	ITEM 132	REMAIN
8654	304	8	ITEM 133	Item九十三	10.00	ITEM 133	REMAIN
8655	305	7	ITEM 134	Item九十四	10.00	ITEM 134	REMAIN
8656	306	6	ITEM 135	Item九十五	10.00	ITEM 135	REMAIN
8657	307	5	ITEM 136	Item九十六	10.00	ITEM 136	REMAIN
8658	308	4	ITEM 137	Item九十七	10.00	ITEM 137	REMAIN
8659	309	3	ITEM 138	Item九十八	10.00	ITEM 138	REMAIN
8660	310	2	ITEM 139	Item九十九	10.00	ITEM 139	REMAIN
8661	311	1	ITEM 140	Item八十	10.00	ITEM 140	REMAIN
8662	312	0	ITEM 141	Item八十 one	10.00	ITEM 141	REMAIN
8663	313	19	ITEM 142	Item eighty two	10.00	ITEM 142	REMAIN
8664	314	18	ITEM 143	Item eighty three	10.00	ITEM 143	REMAIN
8665	315	17	ITEM 144	Item eighty four	10.00	ITEM 144	REMAIN
8666	316	16	ITEM 145	Item eighty five	10.00	ITEM 145	REMAIN
8667	317	15	ITEM 146	Item eighty six	10.00	ITEM 146	REMAIN
8668	318	14	ITEM 147	Item eighty seven	10.00	ITEM 147	REMAIN
8669	319	13	ITEM 148	Item eighty eight	10.00	ITEM 148	REMAIN
8670	320	12	ITEM 149	Item eighty nine	10.00	ITEM 149	REMAIN
8671	321	11	ITEM 150	Item九十	10.00	ITEM 150	REMAIN
8672	322	10	ITEM 151	Item九十 one	10.00	ITEM 151	REMAIN
8673	323	9	ITEM 152	Item九十二	10.00	ITEM 152	REMAIN
8674	324	8	ITEM 153	Item九十三	10.00	ITEM 153	REMAIN
8675	325	7	ITEM 154	Item九十四	10.00	ITEM 154	REMAIN
8676	326	6	ITEM 155	Item九十五	10.00	ITEM 155	REMAIN
8677	327	5	ITEM 156	Item九十六	10.00	ITEM 156	REMAIN
8678	328	4	ITEM 157	Item九十七	10.00	ITEM 157	REMAIN
8679	329	3	ITEM 158	Item九十八	10.00	ITEM 158	REMAIN
8680	330	2	ITEM 159	Item九十九	10.00	ITEM 159	REMAIN
8681	331	1	ITEM 160	Item八十	10.00	ITEM 160	REMAIN
8682	332	0	ITEM 161	Item八十 one	10.00	ITEM 161	REMAIN
8683	333	19	ITEM 162	Item eighty two	10.00	ITEM 162	REMAIN
8684	334	18	ITEM 163	Item eighty three	10.00	ITEM 163	REMAIN
8685	335	17	ITEM 164	Item eighty four	10.00	ITEM 164	REMAIN
8686	336	16	ITEM 165	Item eighty five	10.00	ITEM 165	REMAIN
8687	337	15	ITEM 166	Item eighty six	10.00	ITEM 166	REMAIN
8688	338	14	ITEM 167	Item eighty seven</			

NOTE: ARENA MITIGATION CALCULATIONS ARE BASED ON THE FOLLOWING: FREEZE WIDTH, THE ALLOWABLE BUILDING AREA ARE TO BE MITIGATED FOR ONLY 1 BASE PER LAND USE CODE (INDICATED IN YELLOW). THERE IS NO GREATER BUT LESS THAN 1 IF IT IS MITIGATED FOR ON A 1.5

Phase I Tree Preservation Table (continued)

EXHIBIT "B"
Land Use Plan



Phase II Tree Preservation Plan

Exhibit “B” (8)

EXHIBIT "B"

Land Use Plan

Phase II Tree Preservation Table

EXHIBIT "B"

Land Use Plan

TREE PRESERVATION AND REMOVAL NOTES

1. CONTRACTOR SHALL COORDINATE WITH OWN CERTIFIED ARBORIST AND PROPERTY OWNER TO VERIFY EXISTING TREES AND PLANTS AND DETERMINE WHICH TREES AND PLANTS REQUIRE PROTECTION.

2. ALL LIVENING MEMBERS SHOULD BE WEARING THE APPROPRIATE SAFETY GEAR, HARNESS/EYE PROTECTION, AND APPROPRIATE HEAVYWEIGHT PROTECTION, CHAIN SAW CHAMPS FOR GASOLINE CHAIN SAW.

3. LIVENING TREES AND PLANTS WHICH ARE REMOVED SHALL BE REMOVED FROM THE PROPERTY AT THE CONTRACTOR'S EXPENSE.

4. ALL TRAVEL AND DRIVING FROM ANY CONSTRUCTION RELATED ACTIVITIES SHALL BE REMOVED FROM THE PROPERTY AT THE CONTRACTOR'S EXPENSE.

5. NO DAMAGE TO THE EXISTING LANDSCAPE, PLANTINGS, BUILDINGS OR ANY OTHER SITE FEATURES SHALL BE REPAIRED BY THE CONTRACTOR AND/OR RESTORED TO PRE-CONSTRUCTION CONDITION.

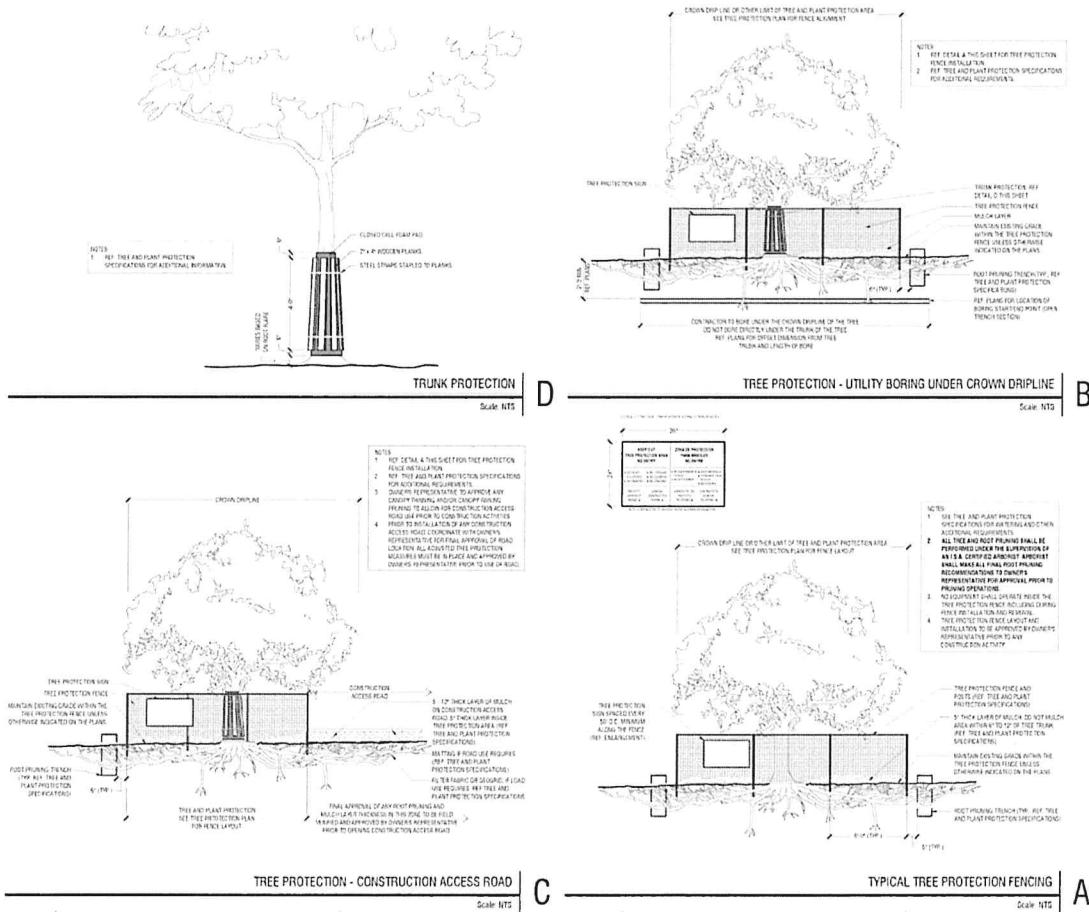


EXHIBIT "B"

Land Use Plan



Hotel and Wedding Venue 2



Masonry Buffer at Existing Residences

EXHIBIT "B"

Land Use Plan



Hotel – Four Stories

Hotel Building Materials

Elevation	Material	SF	% of Total
EAST	Wood	1184	21%
	Stone	2843	50%
	Glass	1184	21%
	Metal	480	8%
	TOTAL	5691	

WEST	Material	SF	% of Total
	Wood	2896	42%
	Stone	3131	46%
	Glass	478	7%
	Metal	372	5%
	TOTAL	6877	

NORTH	Material	SF	% of Total
	Wood	4430	21%
	Stone	5992	28%
	Glass	8368	40%
	Metal	2392	11%
	TOTAL	21182	

SOUTH	Material	SF	% of Total
	Wood	4011	21%
	Stone	5064	27%
	Glass	8256	44%
	Metal	1425	8%
	TOTAL	18756	

EXHIBIT "B"

Land Use Plan



Wedding Venue – Three Stories



Condominiums – Four Stories

EXHIBIT "B"

Land Use Plan

Wedding Venue and Condominium Building Materials

WEDDING VENUE

Elevation	Material	SF	% of Total
EAST	Wood	252	13%
	Stone	1563	29%
	Glass	1705	32%
	Metal	1870	35%
	TOTAL	5390	
WEST	Wood	41	25%
	Stone	221	30%
	Glass	324	43%
	Metal	163	22%
	TOTAL	749	

CONDO

Elevation	Material	SF	% of Total
EAST	Wood		
	Stone		
	Glass		
	Metal		
	TOTAL		
WEST	Wood		
	Stone		
	Glass		
	Metal		
	TOTAL		
NORTH	Wood	250	8%
	Stone	683	22%
	Glass	1858	60%
	Metal	290	9%
	TOTAL	3081	
SOUTH	Wood	745	33%
	Stone	602	27%
	Glass	416	19%
	Metal	465	21%
	TOTAL	2228	

EXHIBIT "B"

Land Use Plan



Cabin – One Story



Lakeside Villas – Two Stories

EXHIBIT "B"

Land Use Plan

Cabin and Lakeside Villa Building Materials

CABIN

Elevation	Material	SF	% of Total
EAST	Wood	157	37%
	Glass	66	16%
	Metal	163	38%
	Stone	38	9%
	TOTAL	424	

LAKESIDE VILLA

Elevation	Material	SF
EAST	Wood	41
	Stone	221
	Glass	324
	Metal	163
	TOTAL	749

Elevation	Material	SF	% of Total
WEST	Wood	157	37%
	Glass	66	16%
	Metal	163	38%
	Stone	38	9%
	TOTAL	424	

Elevation	Material	SF
WEST	Wood	41
	Stone	221
	Glass	324
	Metal	163
	TOTAL	749

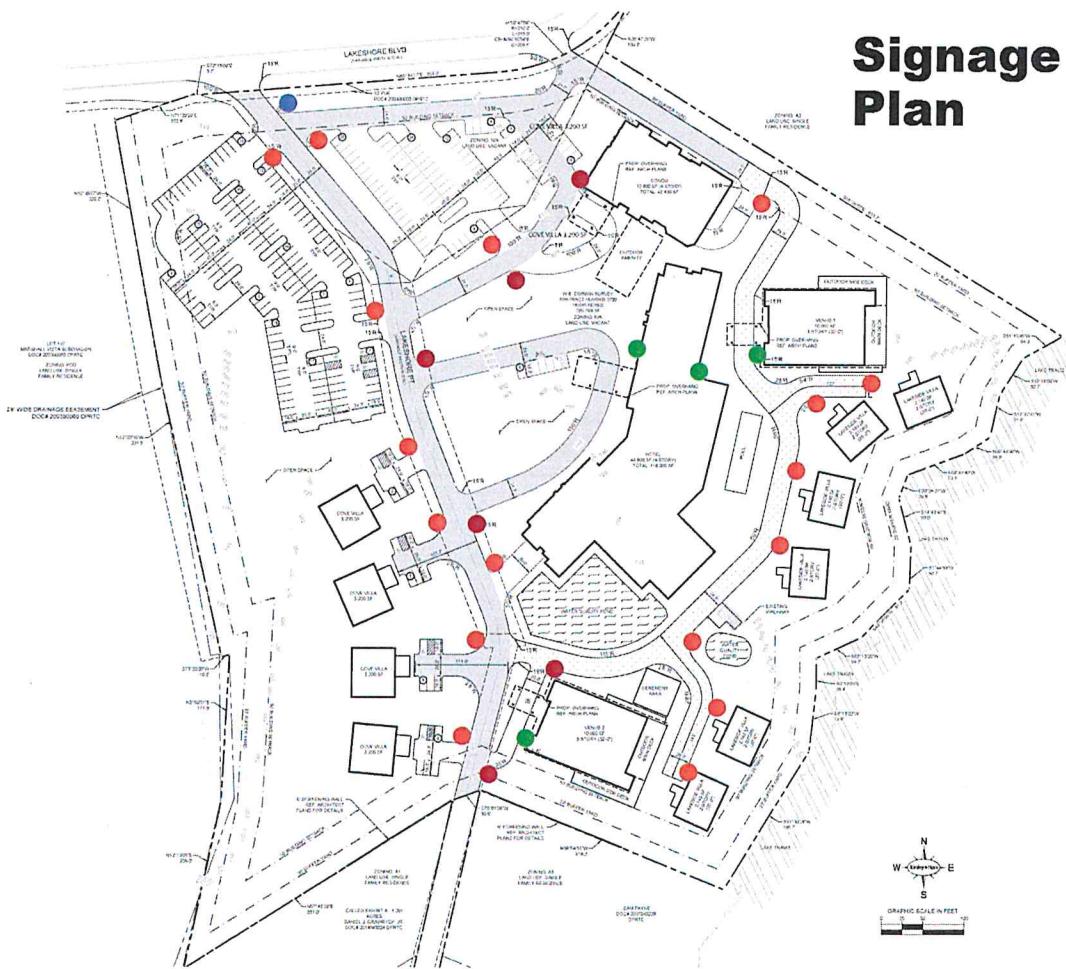
Elevation	Material	SF	% of Total
North	Wood	0	0%
	Glass	94	31%
	Metal	164	53%
	Stone	50	16%
	TOTAL	308	

Elevation	Material	SF
NORTH	Wood	196
	Stone	0
	Glass	887
	Metal	0
	TOTAL	1083

Elevation	Material	SF	% of Total
South	Wood	204	48%
	Glass	171	40%
	Metal	0	0%
	Stone	50	12%
	TOTAL	425	

Elevation	Material	SF
SOUTH	Wood	0
	Stone	1133
	Glass	0
	Metal	0
	TOTAL	1133

EXHIBIT "B"
Land Use Plan



SITE DATA SUMMARY TABLE

LEGE~~RE~~

PREPARATION
SETUP
EQUIPMENT
PHOSPHATE-CONTAINING WIRE
WELDING EQUIPMENT (E.G., CARB.)
PHOSPHATE-CONTAINING WIRE
NUMBER OF PAYING CHILDREN BELOW

Proposed Signage: Narrative

Gateway signage is proposed at the entrance of the property. Freestanding gateway sign to be up to 100% the current ordinance size.

Building signage is proposed for the Hotel and Co-ops structures in Phase 2. These signs are to be up to 50% larger than the current size.

building signage is proposed for the cabin structures in Phase 1. These signs are to be up to 50% larger than the current size. These signs will be removed for Phase 2.

All other signage is proposed for wayfinding and directional purposes so guests have the ability to locate the various structures and parking.

property between Phase 1 and Phase 2.

This diagram subject to change with further site plan development.