

## **ORDINANCE NO. 21-03-04-01**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS, AMENDING THE OFFICIAL ZONING MAP BY CHANGING THE ZONING DISTRICT FOR THE 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;

**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;

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

**WHEREAS**, the Planning and Zoning Commission at its public hearing held on January 14, 2021 and the City Council at its public hearing held on February 4, 2021, have both reviewed the request and the circumstances of the Property, and find that a substantial change in the circumstances of the Property, sufficient to warrant a change in the zoning of the Property, has transpired; and

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

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

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

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

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

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

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

**Section 1. Findings.** The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact. The Planning and Zoning Commission and City Council find that this Ordinance satisfies the requirements of Section 6.105, 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 rezoning the Property as set forth in Section 3.

**Section 3. Rezoned Property.** The Zoning Code is hereby amended by 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 "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 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 six-foot masonry wall along that property line as part of Phase I.
- iv. Except when adjacent to Lot 28A of Marshall's Vista Subdivision, no service drive or parking area within that buffer shall be closer than twenty (20) feet from the property line.
- v. When adjacent to Lot 28A of Marshall's Vista Subdivision, no service drive or parking area shall be within that fifty (50) foot buffer, unless all portions of that service drive or parking area within that buffer are shielded from the common property line by a six-foot masonry wall located along the edge of the paving.

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.

- 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.
- 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 Pan 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 4<sup>th</sup> day of March 2021.

  
\_\_\_\_\_  
Ed Tidwell, Mayor

ATTEST:

  
\_\_\_\_\_  
Sandra Barton, City Secretary



On a motion by Councilman Sullivan, seconded by Councilman Weatherly, 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.

## Legal Description



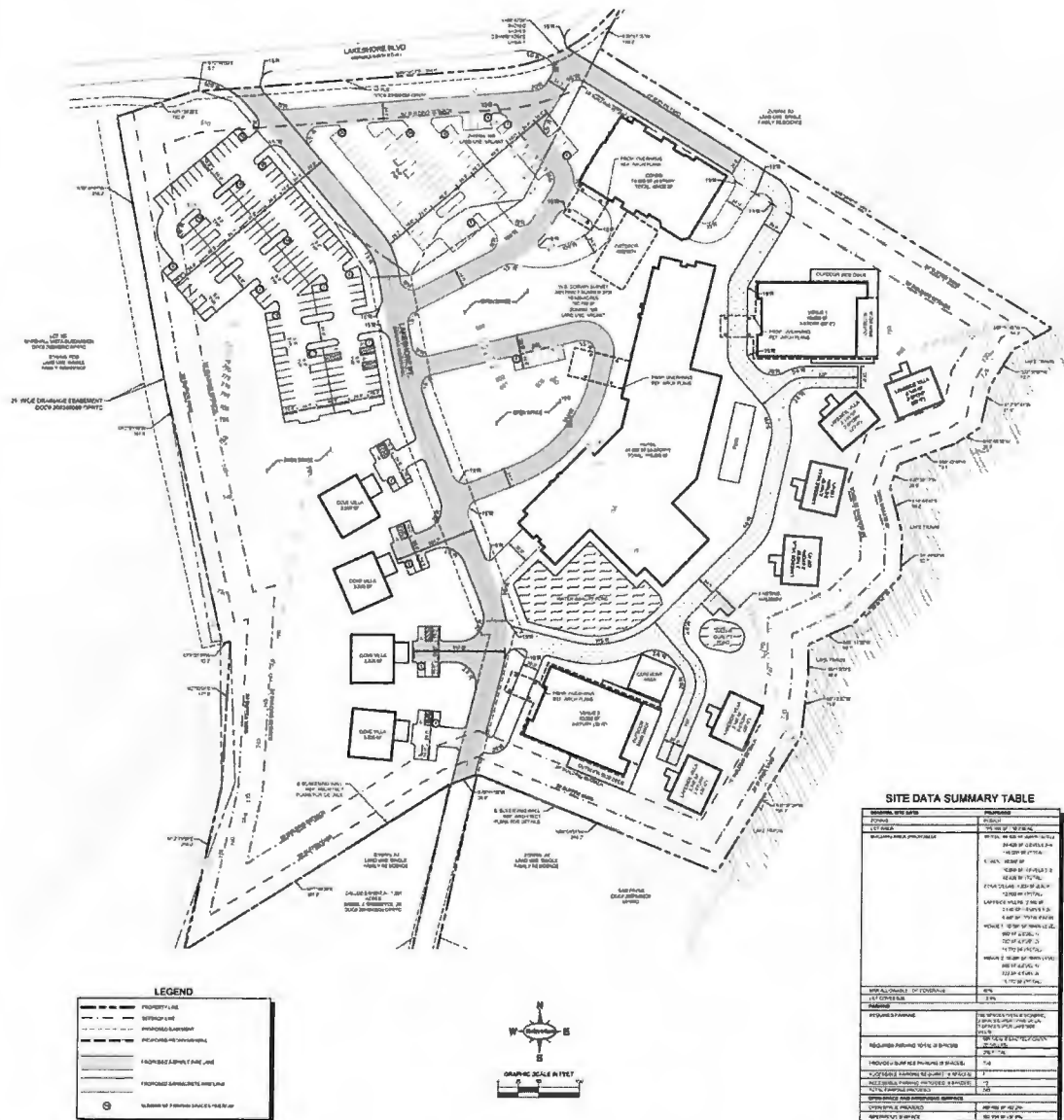
## Land Use Plan



## Phase I

## Land Use Plan

## Land Use Plan



## **EXHIBIT "B"**

### **Land Use Plan**



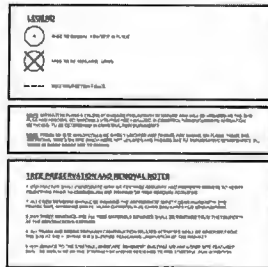
## **Phase I Landscape Plan**







## Land Use Plan



## Phase I Tree Preservation Plan

**EXHIBIT "B"**  
**Land Use Plan**

[illegible][illegible]

## Phase I

### Tree Preservation Table

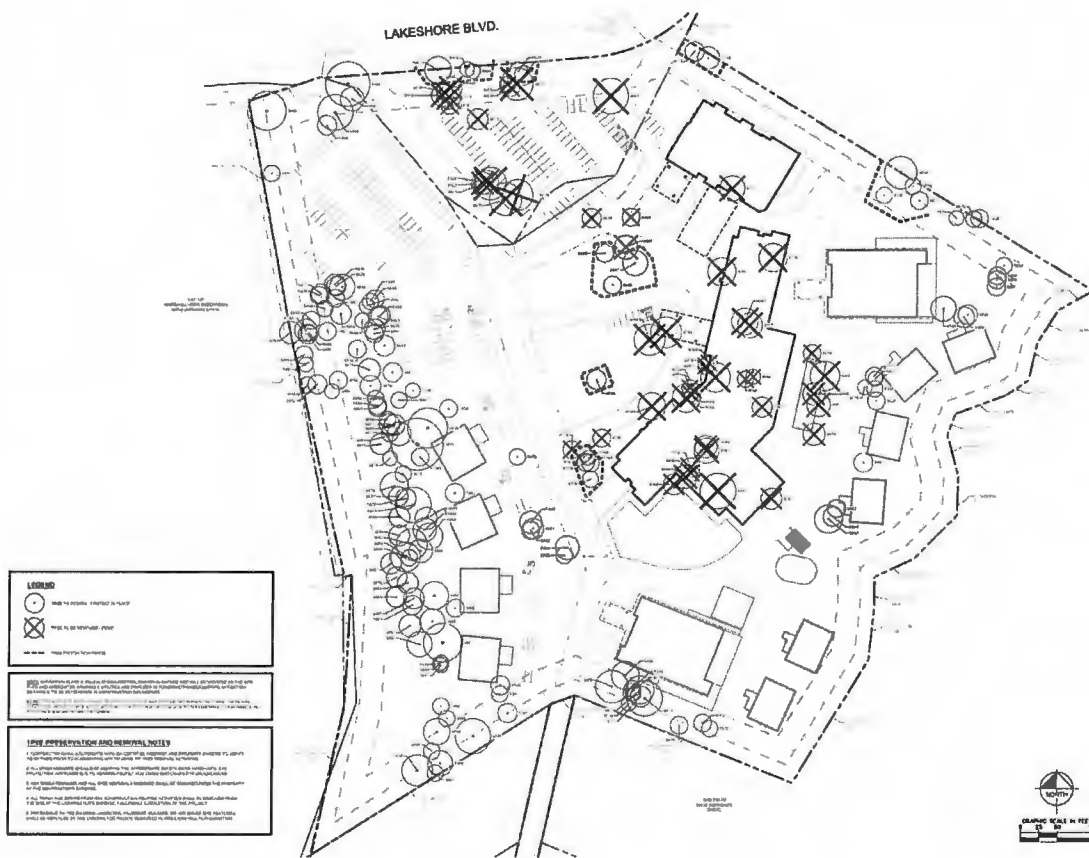
# EXHIBIT "B"

## Land Use Plan

NO.	SAC NO.	NO.	COMMENCE DATE	STREET & NAME	COMMISSION	NO. OF LOTS	STREET	SECTION
1001	101	10	1901	1001	1001	1001	1001	1001
1002	102	11	1902	1002	1002	1002	1002	1002
1003	103	12	1903	1003	1003	1003	1003	1003
1004	104	13	1904	1004	1004	1004	1004	1004
1005	105	14	1905	1005	1005	1005	1005	1005
1006	106	15	1906	1006	1006	1006	1006	1006
1007	107	16	1907	1007	1007	1007	1007	1007
1008	108	17	1908	1008	1008	1008	1008	1008
1009	109	18	1909	1009	1009	1009	1009	1009
1010	110	19	1910	1010	1010	1010	1010	1010
1011	111	20	1911	1011	1011	1011	1011	1011
1012	112	21	1912	1012	1012	1012	1012	1012
1013	113	22	1913	1013	1013	1013	1013	1013
1014	114	23	1914	1014	1014	1014	1014	1014
1015	115	24	1915	1015	1015	1015	1015	1015
1016	116	25	1916	1016	1016	1016	1016	1016
1017	117	26	1917	1017	1017	1017	1017	1017
1018	118	27	1918	1018	1018	1018	1018	1018
1019	119	28	1919	1019	1019	1019	1019	1019
1020	120	29	1920	1020	1020	1020	1020	1020
1021	121	30	1921	1021	1021	1021	1021	1021
1022	122	31	1922	1022	1022	1022	1022	1022
1023	123	32	1923	1023	1023	1023	1023	1023
1024	124	33	1924	1024	1024	1024	1024	1024
1025	125	34	1925	1025	1025	1025	1025	1025
1026	126	35	1926	1026	1026	1026	1026	1026
1027	127	36	1927	1027	1027	1027	1027	1027
1028	128	37	1928	1028	1028	1028	1028	1028
1029	129	38	1929	1029	1029	1029	1029	1029
1030	130	39	1930	1030	1030	1030	1030	1030
1031	131	40	1931	1031	1031	1031	1031	1031
1032	132	41	1932	1032	1032	1032	1032	1032
1033	133	42	1933	1033	1033	1033	1033	1033
1034	134	43	1934	1034	1034	1034	1034	1034
1035	135	44	1935	1035	1035	1035	1035	1035
1036	136	45	1936	1036	1036	1036	1036	1036
1037	137	46	1937	1037	1037	1037	1037	1037
1038	138	47	1938	1038	1038	1038	1038	1038
1039	139	48	1939	1039	1039	1039	1039	1039
1040	140	49	1940	1040	1040	1040	1040	1040
1041	141	50	1941	1041	1041	1041	1041	1041
1042	142	51	1942	1042	1042	1042	1042	1042
1043	143	52	1943	1043	1043	1043	1043	1043
1044	144	53	1944	1044	1044	1044	1044	1044
1045	145	54	1945	1045	1045	1045	1045	1045
1046	146	55	1946	1046	1046	1046	1046	1046
1047	147	56	1947	1047	1047	1047	1047	1047
1048	148	57	1948	1048	1048	1048	1048	1048
1049	149	58	1949	1049	1049	1049	1049	1049
1050	150	59	1950	1050	1050	1050	1050	1050
1051	151	60	1951	1051	1051	1051	1051	1051
1052	152	61	1952	1052	1052	1052	1052	1052
1053	153	62	1953	1053	1053	1053	1053	1053
1054	154	63	1954	1054	1054	1054	1054	1054
1055	155	64	1955	1055	1055	1055	1055	1055
1056	156	65	1956	1056	1056	1056	1056	1056
1057	157	66	1957	1057	1057	1057	1057	1057
1058	158	67	1958	1058	1058	1058	1058	1058
1059	159	68	1959	1059	1059	1059	1059	1059
1060	160	69	1960	1060	1060	1060	1060	1060
1061	161	70	1961	1061	1061	1061	1061	1061
1062	162	71	1962	1062	1062	1062	1062	1062
1063	163	72	1963	1063	1063	1063	1063	1063
1064	164	73	1964	1064	1064	1064	1064	1064
1065	165	74	1965	1065	1065	1065	1065	1065
1066	166	75	1966	1066	1066	1066	1066	1066
1067	167	76	1967	1067	1067	1067	1067	1067
1068	168	77	1968	1068	1068	1068	1068	1068
1069	169	78	1969	1069	1069	1069	1069	1069
1070	170	79	1970	1070	1070	1070	1070	1070
1071	171	80	1971	1071	1071	1071	1071	1071
1072	172	81	1972	1072	1072	1072	1072	1072
1073	173	82	1973	1073	1073	1073	1073	1073
1074	174	83	1974	1074	1074	1074	1074	1074
1075	175	84	1975	1075	1075	1075	1075	1075
1076	176	85	1976	1076	1076	1076	1076	1076
1077	177	86	1977	1077	1077	1077	1077	1077
1078	178	87	1978	1078	1078	1078	1078	1078
1079	179	88	1979	1079	1079	1079	1079	1079
1080	180	89	1980	1080	1080	1080	1080	1080
1081	181	90	1981	1081	1081	1081	1081	1081
1082	182	91	1982	1082	1082	1082	1082	1082
1083	183	92	1983	1083	1083	1083	1083	1083
1084	184	93	1984	1084	1084	1084	1084	1084
1085	185	94	1985	1085	1085	1085	1085	1085
1086	186	95	1986	1086	1086	1086	1086	1086
1087	187	96	1987	1087	1087	1087	1087	1087
1088	188	97	1988	1088	1088	1088	1088	1088
1089	189	98	1989	1089	1089	1089	1089	1089
1090	190	99	1990	1090	1090	1090	1090	1090
1091	191	100	1991	1091	1091	1091	1091	1091
1092	192	101	1992	1092	1092	1092	1092	1092
1093	193	102	1993	1093	1093	1093	1093	1093
1094	194	103	1994	1094	1094	1094	1094	1094
1095	195	104	1995	1095	1095	1095	1095	1095
1096	196	105	1996	1096	1096	1096	1096	1096
1097	197	106	1997	1097	1097	1097	1097	1097
1098	198	107	1998	1098	1098	1098	1098	1098
1099	199	108	1999	1099	1099	1099	1099	1099
1100	200	109	2000	1100	1100	1100	1100	1100
1101	201	110	2001	1101	1101	1101	1101	1101
1102	202	111	2002	1102	1102	1102	1102	1102
1103	203	112	2003	1103	1103	1103	1103	1103
1104	204	113	2004	1104	1104	1104	1104	1104
1105	205	114	2005	1105	1105	1105	1105	1105
1106	206	115	2006	1106	1106	1106	1106	1106
1107	207	116	2007	1107	1107	1107	1107	1107
1108	208	117	2008	1108	1108	1108	1108	1108
1109	209	118	2009	1109	1109	1109	1109	1109
1110	210	119	2010	1110	1110	1110	1110	1110
1111	211	120	2011	1111	1111	1111	1111	1111
1112	212	121	2012	1112	1112	1112	1112	1112
1113	213	122	2013	1113	1113	1113	1113	1113
1114	214	123	2014	1114	1114	1114	1114	1114
1115	215	124	2015	1115	1115	1115	1115	1115
1116	216	125	2016	1116	1116	1116	1116	1116
1117	217	126	2017	1117	1117	1117	1117	1117
1118	218	127	2018	1118	1118	1118	1118	1118
1119	219	128	2019	1119	1119	1119	1119	1119
1120	220	129	2020	1120	1120	1120	1120	1120
1121	221	130	2021	1121	1121	1121	1121	1121
1122	222	131	2022	1122	1122	1122	1122	1122
1123	223	132	2023	1123	1123	1123	1123	1123
1124	224	133	2024	1124	1124	1124	1124	1124
1125	225	134	2025	1125	1125	1125	1125	1125
1126	226	135	2026	1126	1126	1126	1126	1126
1127	227	136	2027	1127	1127	1127	1127	1127
1128	228	137	2028	1128	1128	1128	1128	1128
1129	229	138	2029	1129	1129	1129	1129	1129
1130	230	139	2030	1130	1130	1130	1130	1130
1131	231	140	2031	1131	1131	1131	1131	1131
1132	232	141	2032	1132	1132	1132	1132	1132
1133	233	142	2033	1133	1133	1133	1133	1133
1134	234	143	2034	1134	1134	1134	1134	1134
1135	235	144	2035	1135	1135	1135	1135	1135
1136	236	145	2036	1136	1136	1136	1136	1136
1137	237	146	2037	1137	1137	1137	1137	1137
1138	238	147	2038	1138	1138	1138	1138	1138
1139	239	148	2039	1139	1139	1139	1139	1139
1140	240	149	2040	1140	1140	1140	1140	1140
1141	241	150	2041	1141	1141	1141	1141	1141
1142	242	151	2042	1142	1142	1142	1142	1142
1143	243	152	2043	1143	1143	1143	1143	1143
1144	244	153	2044	1144	1144	1144	1144	1144
1145	245	154	2045	1145	1145	1145	1145	1145
1146	246	155	2046	1146	1146	1146	1146	1146
1147	247							

## EXHIBIT "B"

### Land Use Plan



## Phase II Tree Preservation Plan

# EXHIBIT "B"

## Land Use Plan

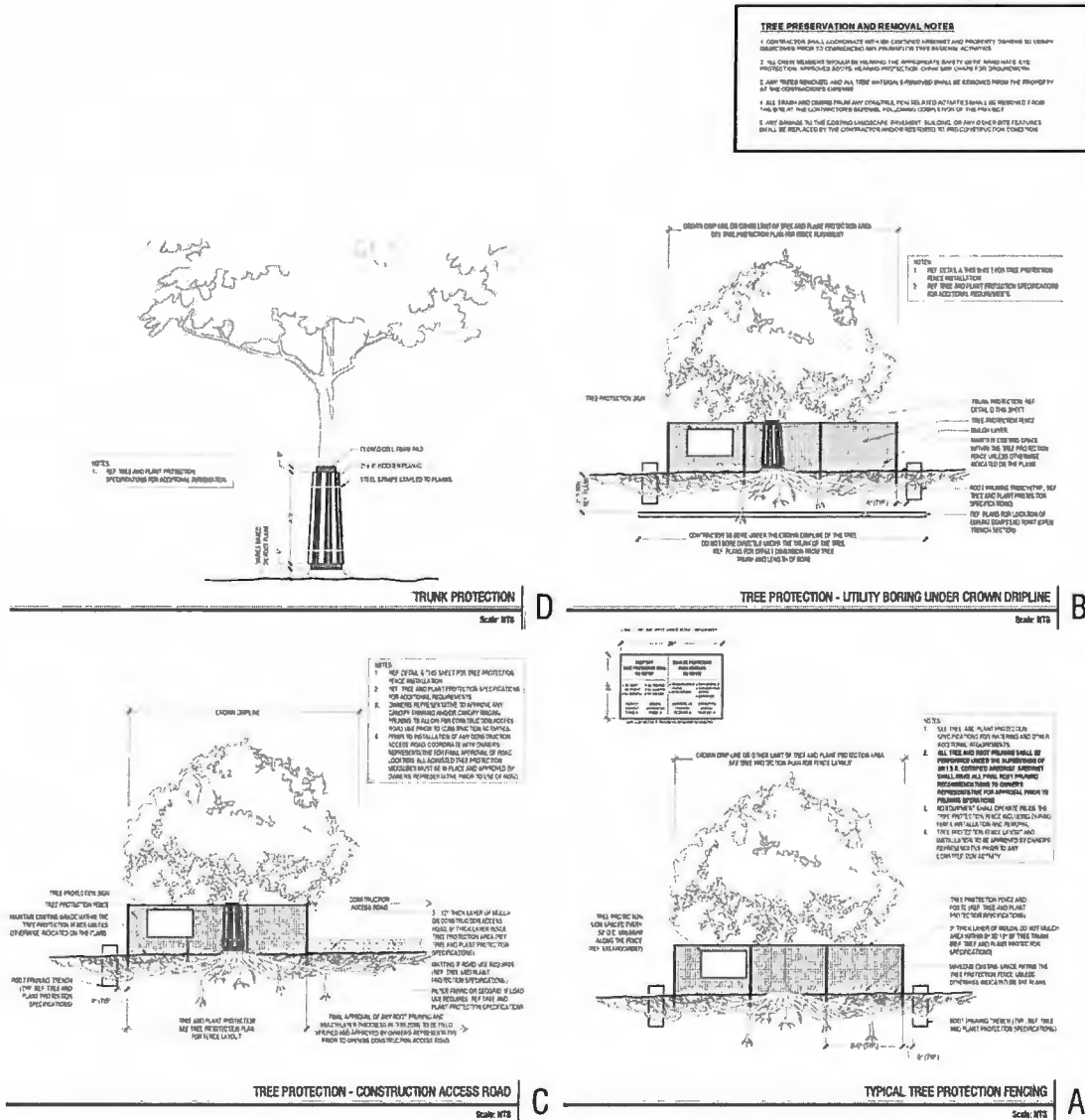
NO.	SACNO	USE	CONSERVATION	SCIENTIFIC NAME	POSITION	NO. OF PLANT	STATUS	REMARKS
1001	1	10	1001	1001	1001	1001	1001	1001
1002	2	20	2002	2002	2002	2002	2002	2002
1003	3	30	3003	3003	3003	3003	3003	3003
1004	4	40	4004	4004	4004	4004	4004	4004
1005	5	50	5005	5005	5005	5005	5005	5005
1006	6	60	6006	6006	6006	6006	6006	6006
1007	7	70	7007	7007	7007	7007	7007	7007
1008	8	80	8008	8008	8008	8008	8008	8008
1009	9	90	9009	9009	9009	9009	9009	9009
1010	10	100	1010	1010	1010	1010	1010	1010
1011	11	110	1101	1101	1101	1101	1101	1101
1012	12	120	1201	1201	1201	1201	1201	1201
1013	13	130	1301	1301	1301	1301	1301	1301
1014	14	140	1401	1401	1401	1401	1401	1401
1015	15	150	1501	1501	1501	1501	1501	1501
1016	16	160	1601	1601	1601	1601	1601	1601
1017	17	170	1701	1701	1701	1701	1701	1701
1018	18	180	1801	1801	1801	1801	1801	1801
1019	19	190	1901	1901	1901	1901	1901	1901
1020	20	200	2020	2020	2020	2020	2020	2020
1021	21	210	2101	2101	2101	2101	2101	2101
1022	22	220	2201	2201	2201	2201	2201	2201
1023	23	230	2301	2301	2301	2301	2301	2301
1024	24	240	2401	2401	2401	2401	2401	2401
1025	25	250	2501	2501	2501	2501	2501	2501
1026	26	260	2601	2601	2601	2601	2601	2601
1027	27	270	2701	2701	2701	2701	2701	2701
1028	28	280	2801	2801	2801	2801	2801	2801
1029	29	290	2901	2901	2901	2901	2901	2901
1030	30	300	3030	3030	3030	3030	3030	3030
1031	31	310	3101	3101	3101	3101	3101	3101
1032	32	320	3201	3201	3201	3201	3201	3201
1033	33	330	3301	3301	3301	3301	3301	3301
1034	34	340	3401	3401	3401	3401	3401	3401
1035	35	350	3501	3501	3501	3501	3501	3501
1036	36	360	3601	3601	3601	3601	3601	3601
1037	37	370	3701	3701	3701	3701	3701	3701
1038	38	380	3801	3801	3801	3801	3801	3801
1039	39	390	3901	3901	3901	3901	3901	3901
1040	40	400	4040	4040	4040	4040	4040	4040
1041	41	410	4101	4101	4101	4101	4101	4101
1042	42	420	4201	4201	4201	4201	4201	4201
1043	43	430	4301	4301	4301	4301	4301	4301
1044	44	440	4401	4401	4401	4401	4401	4401
1045	45	450	4501	4501	4501	4501	4501	4501
1046	46	460	4601	4601	4601	4601	4601	4601
1047	47	470	4701	4701	4701	4701	4701	4701
1048	48	480	4801	4801	4801	4801	4801	4801
1049	49	490	4901	4901	4901	4901	4901	4901
1050	50	500	5050	5050	5050	5050	5050	5050
1051	51	510	5101	5101	5101	5101	5101	5101
1052	52	520	5201	5201	5201	5201	5201	5201
1053	53	530	5301	5301	5301	5301	5301	5301
1054	54	540	5401	5401	5401	5401	5401	5401
1055	55	550	5501	5501	5501	5501	5501	5501
1056	56	560	5601	5601	5601	5601	5601	5601
1057	57	570	5701	5701	5701	5701	5701	5701
1058	58	580	5801	5801	5801	5801	5801	5801
1059	59	590	5901	5901	5901	5901	5901	5901
1060	60	600	6060	6060	6060	6060	6060	6060
1061	61	610	6101	6101	6101	6101	6101	6101
1062	62	620	6201	6201	6201	6201	6201	6201
1063	63	630	6301	6301	6301	6301	6301	6301
1064	64	640	6401	6401	6401	6401	6401	6401
1065	65	650	6501	6501	6501	6501	6501	6501
1066	66	660	6601	6601	6601	6601	6601	6601
1067	67	670	6701	6701	6701	6701	6701	6701
1068	68	680	6801	6801	6801	6801	6801	6801
1069	69	690	6901	6901	6901	6901	6901	6901
1070	70	700	7070	7070	7070	7070	7070	7070
1071	71	710	7101	7101	7101	7101	7101	7101
1072	72	720	7201	7201	7201	7201	7201	7201
1073	73	730	7301	7301	7301	7301	7301	7301
1074	74	740	7401	7401	7401	7401	7401	7401
1075	75	750	7501	7501	7501	7501	7501	7501
1076	76	760	7601	7601	7601	7601	7601	7601
1077	77	770	7701	7701	7701	7701	7701	7701
1078	78	780	7801	7801	7801	7801	7801	7801
1079	79	790	7901	7901	7901	7901	7901	7901
1080	80	800	8080	8080	8080	8080	8080	8080
1081	81	810	8101	8101	8101	8101	8101	8101
1082	82	820	8201	8201	8201	8201	8201	8201
1083	83	830	8301	8301	8301	8301	8301	8301
1084	84	840	8401	8401	8401	8401	8401	8401
1085	85	850	8501	8501	8501	8501	8501	8501
1086	86	860	8601	8601	8601	8601	8601	8601
1087	87	870	8701	8701	8701	8701	8701	8701
1088	88	880	8801	8801	8801	8801	8801	8801
1089	89	890	8901	8901	8901	8901	8901	8901
1090	90	900	9090	9090	9090	9090	9090	9090
1091	91	910	9101	9101	9101	9101	9101	9101
1092	92	920	9201	9201	9201	9201	9201	9201
1093	93	930	9301	9301	9301	9301	9301	9301
1094	94	940	9401	9401	9401	9401	9401	9401
1095	95	950	9501	9501	9501	9501	9501	9501
1096	96	960	9601	9601	9601	9601	9601	9601
1097	97	970	9701	9701	9701	9701	9701	9701
1098	98	980	9801	9801	9801	9801	9801	9801
1099	99	990	9901	9901	9901	9901	9901	9901
1100	100	1000	100100	100100	100100	100100	100100	100100

NOTE: INFORMATION PROVIDED IN THIS TABLE IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION IS PROVIDED AS IS AND WITHOUT WARRANTY OF ANY KIND, INCLUDING MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THE INFORMATION IS PROVIDED AS IS AND WITHOUT WARRANTY OF ANY KIND, INCLUDING MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THE INFORMATION IS PROVIDED AS IS AND WITHOUT WARRANTY OF ANY KIND, INCLUDING MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

# Phase II

## Tree Preservation Table

**EXHIBIT “B”**  
**Land Use Plan**



## Tree Preservation Details



**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

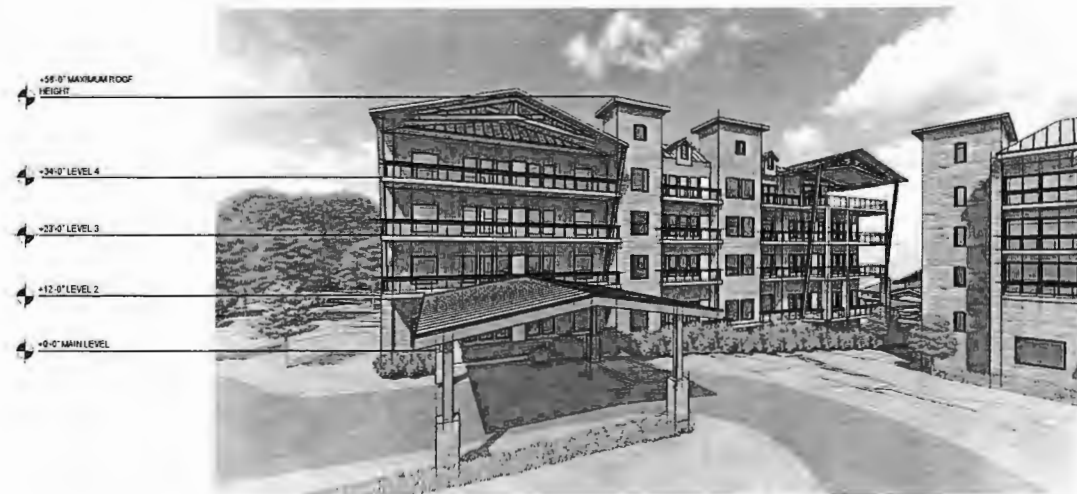
Elevation	Material	SF	% of Total
EAST	Wood	1184	21%
	Stone	2843	50%
	Glass	1184	21%
	Metal	480	8%
	TOTAL	5691	
WEST	Wood	2896	42%
	Stone	3131	46%
	Glass	478	7%
	Metal	372	5%
	TOTAL	6877	
NORTH	Wood	4430	21%
	Stone	5992	28%
	Glass	8368	40%
	Metal	2392	11%
	TOTAL	21182	
SOUTH	Wood	4011	21%
	Stone	5064	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**

<b>Elevation</b>	<b>Material</b>	<b>SF</b>	<b>% of Total</b>
<b>EAST</b>	Wood	252	13%
	Stone	1563	29%
	Glass	1705	32%
	Metal	1870	35%
	<b>TOTAL</b>	<b>5390</b>	
<b>WEST</b>	Wood	41	25%
	Stone	221	30%
	Glass	324	43%
	Metal	163	22%
	<b>TOTAL</b>	<b>749</b>	
<b>NORTH</b>	Wood	250	8%
	Stone	683	22%
	Glass	1858	60%
	Metal	290	9%
	<b>TOTAL</b>	<b>3081</b>	
<b>SOUTH</b>	Wood	745	33%
	Stone	602	27%
	Glass	416	19%
	Metal	465	21%
	<b>TOTAL</b>	<b>2228</b>	

**CONDO**

<b>Elevation</b>	<b>Material</b>
<b>EAST</b>	Wood
	Stone
	Glass
	Metal
	<b>TOTAL</b>
<b>WEST</b>	Wood
	Stone
	Glass
	Metal
	<b>TOTAL</b>
<b>NORTH</b>	Wood
	Stone
	Glass
	Metal
	<b>TOTAL</b>
<b>SOUTH</b>	Wood
	Stone
	Glass
	Metal
	<b>TOTAL</b>

## **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	
WEST	Wood	157	37%
	Glass	66	16%
	Metal	163	38%
	Stone	38	9%
	TOTAL	424	
North	Wood	0	0%
	Glass	94	31%
	Metal	164	53%
	Stone	50	16%
	TOTAL	308	
South	Wood	204	48%
	Glass	171	40%
	Metal	0	0%
	Stone	50	12%
	TOTAL	425	

### LAKESIDE VILLA

Elevation	Material	SF
EAST	Wood	41
	Stone	221
	Glass	324
	Metal	163
	TOTAL	749
WEST	Wood	41
	Stone	221
	Glass	324
	Metal	163
	TOTAL	749
NORTH	Wood	196
	Stone	0
	Glass	887
	Metal	0
	TOTAL	1083
SOUTH	Wood	0
	Stone	1133
	Glass	0
	Metal	0
	TOTAL	1133

