

**CITY OF LAGO VISTA, TEXAS**  
**ORDINANCE NO. 02-09-26-01**

**AN ORDINANCE OF THE CITY OF LAGO VISTA, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING THE SUBDIVISION KNOWN AS MARSHALL'S VISTA FROM DISTRICT TR-1 "TEMPORARY UNZONED" TO A "PLANNED DEVELOPMENT DISTRICT"; ESTABLISHING THE ZONING REQUIREMENTS FOR THE PLANNED DEVELOPMENT DISTRICT; MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS.**

**WHEREAS**, the owner of the property known as Marshall's Vista described hereinafter (the "Property") has requested that the Property be rezoned;

**WHEREAS**, after giving ten days written notice to the owners of land within two hundred feet of the Property, the Planning & Zoning Commission held a public hearing on the proposed rezoning and forwarded its recommendation on the rezoning to the City Council;

**WHEREAS**, after publishing notice to the public at least fifteen days prior to the date of such hearing, the City Council at a public hearing has reviewed the request and the circumstances of the Property and finds that a substantial change in circumstances of the Property, sufficient to warrant a change in the zoning of the Property, has transpired;

**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.

**Section 2. Amendment of Zoning Ordinance:** Ordinance No. 98-04-27-03, as amended, the City of Lago Vista Zoning Ordinance (the "Zoning Ordinance" or "Code"), is hereby modified and amended by rezoning the Property as set forth in Section 3.

**Section 3. Rezoned Property:** The Zoning Ordinance is hereby amended by changing the zoning district for the land and parcel of property being approximately 530.52 acres, more or less, out of the D & W R.R. Co. Survey No. 101 and the G.M. Campbell Survey No. 98, Travis County, Texas, as more particularly described in Exhibit "A" (the "Property"), from the current zoning district TR-1 to zoning district "PDD". The Property is accordingly hereby rezoned to Planned Development District - "PDD", with the uses of individual lots as set forth on the approved subdivision plat as provided in Section 4 and as further restricted by the Declaration of Codes, Covenants and Regulations for the Marshall's Vista Subdivision as recorded in Document No. 2003064999, the Official Public Record of Travis County.

**Section 4. Zoning Requirements:** The zoning requirements established herein shall apply to the Planned Development District ("PDD") known as Marshall's Vista Planned Development. The comprehensive zoning requirements of Ordinance No. 98-04-27-03, as amended, shall apply to each property as individually zoned and as further restricted by the Declaration of Codes, Covenants and Regulations for the Marshall's Vista Subdivision as recorded in Document No. 2003064999, the Official Public Record of Travis County; and provided that should any conflict appear between the requirements in the comprehensive zoning ordinance and the requirements for the individual lots set forth herein, the requirements set forth herein shall control.

- I. Zoning.
  - A. Lots 1-116 shall be single family residential lots, and comply with the zoning performance requirements as hereinafter provided;
  - B. Lots 127C, 128P and 129P shall be residential multi-family/condominium/patio lots, limited to not more than 50 condominium units and 35 Patio home units; and comply with the zoning performance requirements as hereinafter provided;

- C. Lot 117G shall be used as a Golf Clubhouse/retail use and comply with the zoning performance requirements as hereinafter provided;
  - D. Lots 118G-126G shall be used as outdoor recreation/golf course use only;
  - E. Lots 133PR-138PR shall be used as private street lot use only; and
  - F. Lot 130FS shall be used as a private utility lot only.
- 2. The City of Lago Vista shall have a public safety easement over all private streets and roadways and all easements and greenbelts dedicated for general use by the Marshall's Vista subdivision.
  - 3. Each developed lot other than Lots 118G-126G, Lot 130FS and Lots 133PR-138PR within the PDD shall be served by City of Lago Vista water and wastewater utility services. Wastewater utilities located within this subdivision are public utilities up to the point of connection to each lot's lot line. Water utilities are part of the public system up to the point of connection to a private service meter.
  - 4. No sidewalks shall be required for any lots, including those lots within 1,000 feet of a school.
  - 5. No street lights shall be required on private streets. Street lights shall be installed by Declarant on all new public streets constructed by Declarant, not less frequently than every 800 lineal feet.
  - 6. All development shall be in compliance with the LCRA Non-point Source Pollution Control Ordinance and the City of Austin Land Development Code, Section 25-8-181 as adopted on the date this PDD is approved by ordinance.
  - 7. Cut and fill shall be limited to a maximum of 4 feet above grade provided a cut or fill in excess of 4 feet shall be permitted if the cut or fill slope is terraced to control erosion and sedimentation.
  - 8. No oil drilling, extraction or removal of stone, gravel, caliche, minerals, earth or other natural material for commercial purposes shall be permitted.
  - 9. Use and development of all lots in the Marshall's Vista Planned Development shall be in accordance with all applicable provisions of the Development Agreement for Marshall's Vista Subdivision, executed effective February 6, 2003 by and between the City of Lago Vista and Marshall's Vista, Ltd.
  - 10. No single-family residence shall be constructed on Lots 1-116 with less than 3,200 square feet of heated and cooled living area.
  - 11. No garden home residence shall be constructed on Lot 128P or 129P with less than 1600 square feet of heated and cooled living area.
  - 12. Maximum building height for single family residential lots is forty-five (45) feet above the highest point on the lot as defined in the Subdivision Restrictions.
  - 13. Residential structures shall have exterior facades constructed of 100% masonry.
  - 14. Residential Condominium Structures:
    - A. The exterior facades shall be constructed of a minimum of 75% masonry.
    - B. No residential condominium unit shall be less than 1,000 square feet in living area.
    - C. The maximum number of residential condominium units shall not exceed 50 units.

- D. Maximum building height for residential condominium structures is 75-feet from the highest point on the lot.
15. Within the Planned Development District, the following general provisions shall apply to each property, which provision shall control over the requirements of the comprehensive zoning ordinance:
- Building Setbacks are as follows:
- (i) front yard setback—25 feet;
  - (ii) rear yard setback—10 feet
  - (iii) interior side yard setback—7.5 feet
  - (iv) corner side yard setback -15 feet
  - (v) Lots 128P-129P common interior side yard setback —0-feet
16. No barbed wire shall be allowed in the construction of any fence on the property. Any fence, wall, hedge or other similar structure shall not exceed 8-feet in height or be composed of a material other than wire or wrought iron. Stone fence columns at no less than 12-foot intervals in support of a wrought iron fence system are permitted. Chain link fences shall be prohibited.
17. Boats and recreational vehicles may be parked on residential lots provided the boat or recreational vehicle is not visible from the street or any location off-site as determined by the Architectural Control Committee.

**Section 5. Amendment of Ordinances.** Ordinances number 98-04-27-03 is hereby amended to add the above-described planned development district.

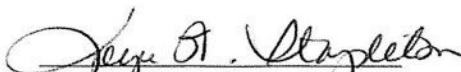
**Section 6. Severability.** Should any section or part of this ordinance be held unconstitutional, illegal, or invalid, or the application to any person or circumstance thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall 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.

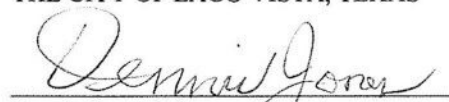
**Section 7. Open Meetings.** It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551, Tex. Gov't. Code.

**PASSED AND APPROVED** on this 26<sup>th</sup> day of September, 2002.

ATTEST:

THE CITY OF LAGO VISTA, TEXAS

  
Joyce Stapleton, City Secretary

  
Dennis Jones, Mayor

**EXHIBIT "A"**

The Subdivision known as Marshall's Vista, being 530.52 acres, more or less, out of the D & W R.R. Co. Survey No. 101 and the G. M. Campbell Survey No. 98, and situated in Travis County, Texas, being all of a called 0.439 acre tract and a portion of a called 533.312 acre tract of land described in deeds to Marshall's Vista, Ltd. of record in Document No. 2000200222 and Document No. 2001039121, Official Public Records of Travis County, Texas.

**CITY OF LAGO VISTA, TEXAS**

**ORDINANCE NO. 07-10-18-01**

**AN ORDINANCE OF THE CITY OF LAGO VISTA, TEXAS, AMENDING THE "PLANNED DEVELOPMENT DISTRICT" ORDINANCE CURRENTLY APPLICABLE TO THE SUBDIVISION KNOWN AS SHORELINE RANCH FROM PLANNED DEVELOPMENT DISTRICT (ORDINANCE 02-09-26-01) TO PLANNED DEVELOPMENT DISTRICT (ORDINANCE 07-10-18-01); ESTABLISHING THE ZONING REQUIREMENTS FOR THE PLANNED DEVELOPMENT DISTRICT; MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS.**

**WHEREAS**, Samson Vista, LLC, as agent for the owners of approximately 568 acres of land as described in Section 3.0 below (the "Property"), has requested re-zoning of the Property that will authorize the development of no more than a total of 568 single-family lots and multi-family living units, an 18-hole golf course, a golf clubhouse and maintenance facility, a dry stack boat storage facility, and a community waterfront park (the "Project"), hereinafter referred to as the "Shoreline Ranch PDD"; and

**WHEREAS**, the City has completed the annexation of the Property and previously adopted PDD zoning thereon;

**WHEREAS**, after giving fifteen (15) days written notice to the owners of land within 200-feet of the Property, the Planning and Zoning Commission held a public hearing on the proposed re-zoning and forwarded its recommendations on the proposed Shoreline Ranch PDD Zoning Ordinance to the City Council; and

**WHEREAS**, after publishing notice to the public at least fifteen (15) days prior to the date of such hearing, the City Council at a public hearing has reviewed the requests and circumstances of the Property and finds that a substantial change in the circumstances of the Property sufficient to warrant a change in the zoning of the Property as provided below has transpired; and,

**WHEREAS**, the City, by and through its legislative discretion has adopted and may amend 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 rezone; 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 and protect third party property owners in the city and/or abutting said Property,

and to ensure the benefits of planned development and enhanced tax base that are achieved through rezoning the Property.

**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 Commission, City Manager and City Council find that the PDD in this Ordinance satisfies the requirements of Section 10.20 of the City of Lago Vista Zoning Ordinance, codified under Ordinance No. 98-04-27-03, as amended ("the Zoning Code").

**Section 2. Amendment of Zoning Ordinance.** Ordinance No. 98-04-27-03, as amended, the City of Lago Vista Zoning Ordinance (the "Zoning Ordinance" or "Code"), is hereby modified and amended by rezoning the Property as set forth in Section 3. Further, this Zoning Ordinance replaces Ordinance No. 02-09-26-01 (the "Marshall's Vista Planned Development District") thereby amending the zoning applicable to the Property and establishing permanent zoning. Provided, that should any conflict appear between the requirements in the comprehensive zoning ordinance and the requirements set forth herein and as depicted on the map exhibits attached hereto as Exhibit "A" and incorporated herein by reference, the requirements set forth herein shall control.

**Section 3. Rezoned Property:** The Zoning Ordinance and the current Marshall's Vista Planned Development District ("PDD") are hereby amended by changing the zoning district to a revised PDD zoning designation subject to this ordinance (this "Ordinance") for the land described as:

All that certain real property included in and described on the map or plat of Marshall's Vista Subdivision recorded as Document No. 200300060 of the Official Public Records of Travis County, Texas; SAVE AND EXCEPT Lots 52; 130-FS and 139-FS thereof AND SAVE AND EXCEPT Lots 27 and 28 thereof, now known as Lot 28A of the Amended Plat of Lots 27 and 28 of Marshall's Vista Subdivision recorded as Document No. 200500123 of the Official Public Records of Travis County, Texas.

The Property is accordingly hereby rezoned to Planned Development District "PDD", with the uses as set forth in Section 6 for individual parcels as described herein below.

**Section 4. Identification of Parcels within the PDD:** The Property consists of the following parcels of land which are also depicted in Exhibit "A" attached hereto and incorporated herein for all purposes:

- a. Single Family Area – Type I (“SF-I”)
- b. Single Family Area – Type II (“SF-II”)
- c. Single Family Area – Type III (“SF-III”)
- d. Multifamily Residential Parcels (“MF Parcels”)
- e. Golf Course Lots (“Golf Course”)
- f. Golf Clubhouse (“Golf Clubhouse”)
- g. Golf Maintenance Facility (“Golf Maintenance Facility”)
- h. Lake Services (“Lake Services”)
- i. Waterfront Park (“Waterfront Park”)
- j. Common Area – Open Space (“Open Space”)

**Section 5. Zoning Requirements:** The zoning requirements established for the Property (hereinafter referred to as “Shoreline Ranch PDD”) shall be those as established and adopted by Ordinance No. 98-04-27-03, as amended, except as specifically set forth below.

1. **Zoning for the Single-Family Area – Type I**
  - A. The residential lot areas identified on the Shoreline Ranch PDD Map Exhibit “A” attached hereto and incorporated herein by reference, identified as “SF-I Lots” shall comply with the zoning requirements and development standards for Single Family Zoning “R-1(G)”, except as hereinafter modified.
  - B. Maximum Building Height: 32 feet as measured from the high point on the lot
  - C. Minimum Living Area Square Footage: 1,800 square feet.
  - D. Minimum Lot Size: 0.25 acres
  - E. Maximum number of SF-I lots in the SF-1 zoning areas: 135
  
2. **Zoning for the Single-Family Area – Type II**
  - A. The residential lot areas identified on the Shoreline Ranch PDD Map Exhibit “A” attached hereto and incorporated herein by reference, identified as “SF-II Lots” shall comply with the zoning requirements and development standards for Single Family Zoning “R-1(G)”, except as hereinafter modified
  - B. Maximum Building Height: 36 feet as measured from the high point on the lot
  - C. Minimum Living Area Square Footage: 2,000 square feet
  - D. Minimum Lot Size: 0.50 acres
  - E. Maximum Lot Coverage: 45 percent
  
3. **Zoning for the Single-Family Area – Type III**

- A. The residential lot areas identified on the Shoreline Ranch PDD Map Exhibit "A" attached hereto and incorporated herein by reference, identified as "SF-III Lots" shall comply with the zoning requirements and development standards for Single Family Zoning "R-1(G)", except as hereinafter modified.
  - B. Maximum Building Height: 36 feet as measured from the high point on the lot
  - C. Minimum Living Area Square Footage: 2,500 square feet.
  - D. Minimum Lot Size: 1.0 acre
  - E. Maximum Lot Coverage: 40 percent
4. Zoning for Multi-family Residential Parcels
- A. Construction in the Multi-family Residential Parcels identified on the Shoreline Ranch PDD Exhibit "A" attached hereto and incorporated herein by reference, identified as "MF Parcels," shall comply with the zoning requirements and development standards for the R-4 Multifamily Residential District except as hereinafter modified.
  - B. MF parcels may be converted to SF-I parcels as restricted in the SF-I zoning category - Section 5, Item 1. If this occurs, there shall be a maximum of 100 single family residential lots constructed in the MF parcel areas
  - C. Maximum building height: 36 feet measured from the highest point of natural grade adjacent to the structure
  - D. Minimum living area square footage: 1000 square feet
  - E. Maximum Lot Coverage: 60 percent
  - F. Minimum Front, Back and Corner Setback: 20 feet
5. Zoning for the Golf Course Lots
- A. Construction in the Golf Course Lots Parcels identified on the Shoreline Ranch PDD Map Exhibit "A" attached hereto and incorporated herein by reference, identified as "Golf Course Parcels," shall comply with the zoning requirements and development standards specified for zoning designation G1 Golf Courses and Country Club District except as hereinafter modified:
  - B. Cut and fill in excess of 4 feet is allowed subject to administrative approval.
6. Zoning for the Golf Clubhouse Parcel
- A. The parcel identified on the Shoreline Ranch PDD Map Exhibit "A" attached hereto and incorporated herein by reference, identified as "Golf Clubhouse", shall comply with the zoning requirements and development standards for G1 Golf Courses and Country Club District except as hereinafter modified.

- B. Maximum Building Height: 48 feet
  - C. Maximum Lot Coverage: 60 percent
  - D. Minimum Front, Back and Corner Setback: 20 feet
7. Zoning for the Golf Maintenance Facility Parcel
- A. The parcel identified on the Shoreline Ranch PDD Map Exhibit "A" attached hereto and incorporated herein by reference, identified as "Golf Maintenance Facility", shall comply with the zoning requirements and development standards for Commercial Low Density "C-1C", except as hereinafter modified.
  - B. Maximum Lot Coverage: 60 percent
  - C. Minimum Front, Back and Corner Setback: 20 feet
8. Zoning for the Lake Services Parcel
- A. The lot identified on the Shoreline Ranch PDD Map Exhibit "A" attached hereto and incorporated herein by reference, identified as "Lake Services", shall comply with the zoning requirements and development standards for Commercial Marina "C-3", except as hereinafter modified.
  - B. The Lake Services Parcel shall serve to provide access to Lake Travis. Uses permitted on the Lake Services Parcel will be limited to marina, day docks, courtesy slips, dry stack boat storage, boat launch facilities and associated parking. In addition, the Lake Services Parcel may include recreational uses such as outdoor barbeque grills, picnic enclosures, playground, and other similar uses
  - C. Maximum Building Height: 48 feet
  - D. Off street parking for a floating marina or a dry stack boat storage facility shall be provided at the ratio of one (1) parking spot per two (2) slips. Parking for all other uses on the Lake Services parcel shall meet City of Lago Vista ordinance requirements.
  - E. Boat launch operations shall be restricted to times between the hours of 6:00 am and 10:00 pm.
9. Zoning for the Waterfront Recreation Parcel
- A. The lot identified on the Shoreline Ranch PDD Map Exhibit "A" attached hereto and incorporated herein by reference, identified as "Waterfront Recreation", shall comply with the zoning requirements and development standards for P-(1B) Park Developed.
10. Zoning for the Community Amenity – Open Space
- A. The open space lots identified on the Shoreline Ranch PDD Map Exhibit "A" attached hereto and incorporated herein by reference, identified as "Open Space", shall comply with the zoning requirements and

- development standards for Park and Greenbelt District P-(1A) Park Undeveloped, except as hereinafter modified.
- B. Open Space shall serve as a community amenity and preserve open space. Uses permitted in the OS lots shall include, but are not limited to: walking / biking trails, picnic shelters, gazebos, scenic overlook pavilions, park benches, observation towers, etc.
  - C. The height of any observation towers shall not exceed 30 feet.
  - D. The maximum impervious cover for any Open Space parcel shall be 20 percent.
  - E. The Home Owners Association shall be funded to maintain the Open Space.
- 11. The total number of single-family lots plus multi-family living units shall not exceed 568.
  - 12. The aggregate impervious cover for the Shoreline Ranch development shall not exceed twenty-five percent (25%) as calculated using LCRA methods presented in the Highland Lakes Watershed Ordinance Technical Manual.
  - 13. The City of Lago Vista shall have a public safety and utility easement over all private streets and roadways and all easements and green belts dedicated for general community use by the Shoreline Ranch Subdivision.
  - 14. With the exception of the golf course and open space parcels, each developed lot within the Shoreline Ranch PDD shall be served by City of Lago Vista water and wastewater utility services. Wastewater utilities located within this Subdivision are public utilities up to the point of connection at each lot's lot line. Water utilities are part of the public system up to the point of construction to a private service meter.
  - 15. No sidewalks shall be required for any lots.
  - 16. All signage will comply with the City of Lago Vista Sign Ordinance.
  - 17. Street lighting shall not be required. All exterior lighting to be installed in the subdivision or along the entrance to subdivision shall be low level, down casting lighting. Such lighting fixtures shall have dimming capabilities and will be dimmed to one-half (1/2) of its normal wattage after 11:00 PM.
  - 18. All development shall be in compliance with the LCRA Highland Lakes Watershed Ordinance as adopted by the LCRA on the date this PDD is approved by this ordinance.
  - 19. Cut and fill shall be limited to a maximum of four feet (4') from existing grade. Staff may approve variances from this requirement allowing up to eight feet (8') cut or fill if the cut or fill is sloped or is terraced to control erosion and

sedimentation or retaining wall as provided. Exception: this standard shall not apply to roadway construction within ROW or slope easements for street / utility construction or for construction of building foundations or for features to create lake access (i.e. boat launch facilities, marinas, etc).

20. No oil drilling, extraction or removal of stone, gravel, caliche, minerals, earth or other natural material for commercial purposes shall be permitted.
21. No building or other structure, except a marina facility structure including, if necessary, a boat launch ramp and appurtenances, may be constructed below the CWQZ.
22. Except for conditions specifically set forth in this ordinance, the Zoning Ordinance 98-04-27-03 and other City ordinances, as amended from time to time, shall apply.
23. Residential structures shall have exterior facades constructed of 75% masonry. Masonry shall be defined herein to include stone, brick, stucco and similar materials approved by the City.
24. Commercial structures shall have exterior facades constructed of a minimum 75% masonry.
25. Cul-de-sac lengths will be allowed up to a maximum of 2,000 linear feet with "turn-a-rounds bubbles" having a radius of 60' provided at intervals not to exceed 1,000 linear feet.
26. Private street rights-of-way classified as "minor" shall be allowed to be fifty feet (50') wide and have a minimum paved width of twenty-four feet (24') with eighteen inch (18") concrete ribbon curb each side.
27. Shared access private driveways and alleys serving up to five single-family homes shall have a minimum 30-ft easement and pavement width of at least twenty feet (20') wide.
28. Fences will comply with fencing provisions of the Zoning ordinance except chain link or barbed wire fences shall be prohibited.
29. No boats or recreational vehicles may be parked on any residential lots in the Shoreline Ranch PDD unless fully enclosed and not visible from the street.
30. The Property within the Shoreline Ranch PDD shall be platted subject to compliance with City subdivision and development regulations.
31. The Property, as a condition of approval of plats, must have a funded Home Owners Association obligated to maintain within the boundaries of the Property

all open space, private roads and community amenities.

**Section 6. Special Exception and Variance.** To the extent any authorization or approval of this Shoreline Ranch PDD is in conflict with the water quality requirements of any agreement entered into between the City of Lago Vista and any other city, such authorization or approval shall be deemed to have been granted by special exception and variance by a finding of public necessity through the duly adopted governing body of the City of Lago Vista.

**Section 7. Amendment of Ordinances.** Ordinance number 98-04-27-03 is hereby amended and Ordinance number 02-09-26-01 is hereby replaced to add the above described Shoreline Ranch Planned Development District. Any portion of the Zoning Code, Comprehensive Plan or any applicable ordinance in conflict herewith is hereby repealed to the extent of such conflict only.

**Section 8. Severability.** Should any section of part of this ordinance be held unconstitutional, illegal, or invalid, or the application to any person or circumstance thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section of part shall in no way affect, impair or invalidate the remaining portion of 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. Open Meetings.** It is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551, Tex. Gov't. Code.

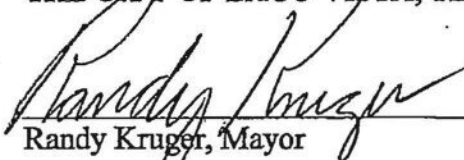
**PASSED AND APPROVED** on this 18<sup>th</sup> day of October, 2007.

ATTEST:

THE CITY OF LAGO VISTA, TEXAS

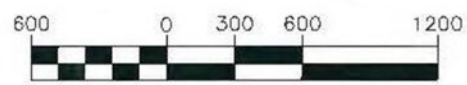


Christina Buckner, City Secretary

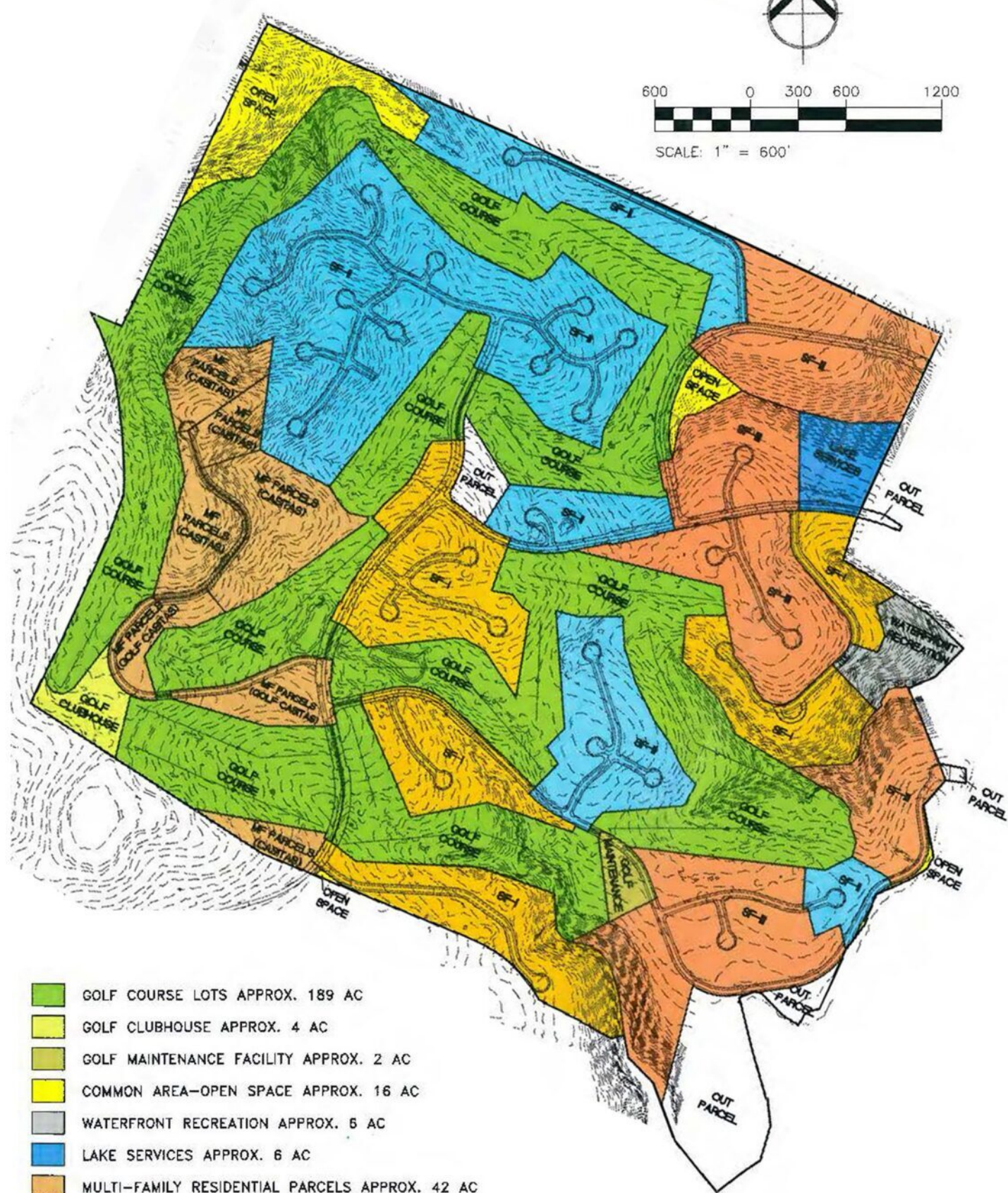


Randy Kruger, Mayor

On a motion by Mike Thornton, seconded by Susan Euresti, the above and foregoing instrument was passed and approved.



SCALE: 1" = 600'



-  GOLF COURSE LOTS APPROX. 189 AC
-  GOLF CLUBHOUSE APPROX. 4 AC
-  GOLF MAINTENANCE FACILITY APPROX. 2 AC
-  COMMON AREA—OPEN SPACE APPROX. 16 AC
-  WATERFRONT RECREATION APPROX. 5 AC
-  LAKE SERVICES APPROX. 6 AC
-  MULTI-FAMILY RESIDENTIAL PARCELS APPROX. 42 AC
-  SINGLE FAMILY—TYPE I (SF-I) APPROX. 70 AC
-  SINGLE FAMILY—TYPE II (SF-II) APPROX. 114 AC
-  SINGLE FAMILY—TYPE III (SF-III) APPROX. 96 AC

SHORELINE RANCH  
PDD PARCELS EXHIBIT