

Mark Brown

From: Mark Brown
Sent: Thursday, August 18, 2022 12:03 PM
To: Roy Jambor
Subject: Re: Sample Future Land Use Map amendment request

thank you Roy! markb

From: Roy Jambor <Roy.Jambor@lagovistatexas.gov>
Sent: Wednesday, August 17, 2022 11:13:38 AM
To: Joel Scott; Mark Brown
Cc: Erin Selvera; Taylor Whichard
Subject: Sample Future Land Use Map amendment request

I realized you guys had asked for this and then I left the meeting before it ended and never gave you a copy.

Roy Jambor, AICP/PA
Director of Development Services
City of Lago Vista, Texas

Please take note of the new email address
roy.jambor@lagovistatexas.gov





TERRAMARK VENTURES

August 19, 2022

Ed Tidwell, Mayor
City of Lago Vista
PO Box 4727
Lago Vista, TX 78645

Tom Monahan, Chairman
Planning and Zoning Commission
City of Lago Vista
PO Box 4727
Lago Vista, TX 78645

Dear Mayor Tidwell and Mr. Monahan:

I am writing you on behalf of Shoreline Ranch LP, the entity that owns the property included in the Shoreline Ranch Subdivision, which was previously known as Marshall's Vista. As you know, our project is now in the planning and preliminary engineering phase, and we noted that the 2030 Comprehensive Plan incorrectly shows "Rural Residential" on the Future Land Use Map. The maximum density indicated for Rural Residential is less than 0.2 dwellings per acre (the equivalent of 5 acres per lot).

All of Shoreline Ranch Subdivision is part of a PDD established by Ordinance No. 07-10-18-01. The provisions of the PDD specify that the combination of single family and multi-family units cannot exceed 568 within a residential area of 322 acres, thus placing the property into the "Low Density Residential" use. In addition, the Map shows a "Public Park" use on land that was intended to be a privately owned golf course for resident member's use only.

It is our intent to continue the planning process for Shoreline Ranch and to develop the project with top quality standards. We are planning a highly amenitized community which will be aligned with the City's requirements for Low Density Residential projects. To avoid possible confusion for City residents and

City staff, we would respectfully request that you revise the Future Land Use Map to reflect the "low density" category for the Shoreline Ranch property which is contained within the PDD (546+ acres), and that you post that updated Map wherever the current Map is shown.

Sincerely,

Shoreline Ranch Texas, LP

A handwritten signature in blue ink that reads "Joel R. Scott". The signature is fluid and cursive, with the first name "Joel" and last name "Scott" clearly legible.

Joel R. Scott
Managing Member