

1. Agenda

Documents:

[AGENDA-CC-MAR-23-23 SCM MTG.PDF](#)
[AGENDA-CC-MAR-23-23 REG MTG PAK.PDF](#)



**AGENDA
CITY COUNCIL SPECIAL CALLED MEETING
CITY COUNCIL CHAMBERS
5803 THUNDERBIRD
LAGO VISTA, TX
MARCH 23, 2023 AT 6:30 PM**

JOIN MEETING VIA VIDEO CONFERENCE

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You can also dial in using your phone.
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United States: +1 (571) 317-3112
- One-touch: <tel:+15713173112,,545202285#>

Access Code: 545-202-285

CALL TO ORDER, CALL OF ROLL

Ed Tidwell, Mayor
Paul Prince, Mayor Pro-Tem
Gage Hunt, Council Member
Kevin Sullivan, Council Member

Rob Durbin, Council Member
Chelaine Marion, Council Member
Paul Roberts, Council Member

PLEDGE OF ALLEGIANCE, PLEDGE TO TEXAS FLAG

CITIZEN COMMENTS

In accordance with the Open Meetings Act, Council is prohibited from acting or discussing (other than factual responses to specific questions) any items not on the agenda.

To participate in the citizen comments portion of the meeting, you must submit a completed form. If you are attending the meeting in the City Council Chambers you must complete the form available at that location and provide it to the Mayor prior to the start of the meeting. If you will be participating using the online videoconferencing tool, you must complete the form and submit it by email in accordance with the instructions included within the form. It is found on the City's website at the link below. The Council will reconvene from executive session at or around 6:30 p.m.

[Citizen Participation Registration Form](#)

DISCUSSION

1. Discussion and consideration of terms presented by Turnback Development, LLC for potential inclusion in a proposed development agreement regarding the "Turnback Ranch Planned Development District."

ADJOURNMENT

IT IS HEREBY CERTIFIED that the above Notice was posted on the Bulletin Board located at all times in City Hall in said City at 5:45 p.m. on the 16th day of March 2023.

Lucy Aldrich, City Secretary

THIS MEETING SHALL BE CONDUCTED PURSUANT TO THE TEXAS GOVERNMENT CODE SECTION 551.001 ET SEQ. AT ANY TIME DURING THE MEETING THE COUNCIL RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION ON ANY OF THE ABOVE POSTED AGENDA ITEMS IN ACCORDANCE WITH THE SECTIONS 551.071, 551.072, 551.073, 551.074, 551.075 OR 551.076.

THE CITY OF LAGO VISTA IS COMMITTED TO COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. REASONABLE MODIFICATIONS AND EQUAL ACCESS TO COMMUNICATIONS WILL BE PROVIDED UPON REQUEST.

AT THIS MEETING AT THE STATED LOCATION, A QUORUM OF THE CITY COUNCIL WILL BE PHYSICALLY PRESENT, AND THIS NOTICE SPECIFIES THE INTENT TO HAVE A QUORUM PRESENT THERE, AND THE MEMBER OF THE CITY COUNCIL PRESIDING OVER THE MEETING WILL BE PHYSICALLY PRESENT AT THAT LOCATION. ONE OR MORE MEMBERS OF THE CITY COUNCIL MAY PARTICIPATE IN THIS MEETING REMOTELY, AND IF SO, VIDEOCONFERENCE EQUIPMENT PROVIDING TWO-WAY AUDIO AND VIDEO DISPLAY AND COMMUNICATION WITH EACH MEMBER WHO IS PARTICIPATING BY VIDEOCONFERENCE CALL WILL BE MADE AVAILABLE.



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Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	March 23, 2023
SUBMITTED BY:	Tracie Hlavinka, City Manager
SUBJECT:	Discussion and consideration of terms presented by Turnback Development, LLC for potential inclusion in a proposed development agreement regarding the "Turnback Ranch Planned Development District."
BACKGROUND:	Over the course of the last several months, the property owner and developer who is seeking a development agreement as a precursor to a requested amendment to their existing "Turnback Ranch Planned Development District" approval has revised their proposed plans and the related terms on numerous occasions. Those revisions were dictated by the input and comments from City staff, the City Council, the Planning and Zoning Commission and the nearby property owners which include the LVPOA.
FINDINGS:	With the assistance of their consultants, that ownership group has compiled the most recent documentation that reflects that input and forwarded it to the City Manager. The staff is presenting that information to the Council for the purpose of seeking any needed additional discussion, input, or direction prior to beginning formal negotiation of an agreement that might be deemed desirable.
FINANCIAL IMPACT:	N/A
ATTACHMENTS:	Turnback Ranch Submission

Turnback Ranch PDD Proposed Terms

Approvals and Agreements:

- Turnback Ranch PDD Amendment
- Development Agreement, including details regarding Dodge Trail extension and public park
- Resolution for PID Creation

New Proposed Terms

These terms are in addition to the active applications, which already include modifications suggested by P&Z in their recommendation for approval. The appropriate documents for solidifying these terms are indicated.

- PDD Amendment:
 - Further increase the buffer along the boundary of the Bark K Park per LVPOA concerns. For this area, increase the buffer from 50' to 100'.
 - Build no improvements within this wider buffer area, including no trails or picnic areas.
 - The Developer, at the Developer's expense, will construct a fence or other barrier that complies with LCRA requirements on the west side of the buffer adjacent to LVPOA per the enclosed exhibit previously proposed to LVPOA.
 - Keep all buffers in their current natural state.
 - Commitment to a gate-controlled access to manage users and hours of operation.
 - The Developer, at the Developer's expense, will construct a masonry fence along the southern boundary of the proposed extension of Paseo de Vaca.
 - Further reduce density of residential uses to 447 total homes, which amounts to a 13.5% reduction off the prior proposal of 517 homes, and a 38% reduction against the current PDD of 724 homes. In general, all SFD lots will be increased in width by an additional 5'.
 - Increase the minimum lot width from 45' to 50'. Keep depth restriction to minimum of 130'.
 - The Developer is willing to increase the SFD lot sizes along the water edge to ½ acre if the City supports the resulting reduction in open space. Two versions of the revised PDD Detail Plan are provided to show the difference.
- Development Agreement
 - City agree to acceptance of property dedicated to City for a public park.
 - Agreement that City-owned property will be used as right of way for the extension of Dodge Trail to serve as the primary entrance for Turnback Ranch.
 - Cooperate with any applications or license agreements related to the City-owned property to establish use as a right of way.
 - Instead of a license agreement for improvement of adjacent property outside ROW, the City will convey the platted tracts to the Turnback Ranch HOA, a non-profit corporation, with a right of reverter if not constructed and maintained as proposed, pursuant to 253.011 of the Texas Local Government Code which allows conveyance of city owned to a non-profit for public use.
 - The Developer, at the Developer's expense, shall design and construct the Dodge Trail extension as City right of way, and any improvements in the adjacent HOA tracts as private. Developer will work with City staff to diligently pursue the option of installing a roundabout at the intersection of Dodge Trail and Bar-K Ranch Roach. Developer will diligently pursue all

land use approvals necessary for construction of the Dodge Trail extension and related improvements, including any potential re-zoning.

- Developer to design, construct, and install a buffer along the Dodge Trail extension that includes solid walls, retaining walls, fences, and landscaping (all outside the City right of way) to provide privacy and noise control for the adjacent property owners.
- Fund improvements to existing Dodge Trail that include ribbon curbs and asphalt overlay from Bar K Ranch Road to RM 1431 in a scope substantially similar to the improvements approved per the 2008 construction plans. City will credit against street impact fees or other fees as may be appropriate.
- Direct monetary commitment per TIA-required mitigation to the traffic signal at the intersection of Bar K Ranch Road and RM 1431 in order to expedite TxDOT's installation of that signal.
- Provide "catch-all" statement obligating the Developer to construct off-site roadway and utility infrastructure as necessary to accommodate demand of the development and per engineered and approved technical studies and designs, subject to any credits against street impact fee and subject to funding such off-site costs through the issuance of PID bonds.
- Parkland commitments, including the Developer's contribution of \$1,000,000 for improvement of the public park to be used at the City discretion. Money to be paid at the time the City is ready to develop the park. The City will not be obligated to construct any improvements on any timetable with respect to the park. Per the proposal to LVPOA, the City will maintain a gated entrance. The City will devise an operation and maintenance plan for the park that is mutually acceptable to LVPOA and Turnback Ranch.
- Property for public park to be dedicated in fee simple to the City with recordation of the first subdivision plat.
- Fencing around the public park (north boundary with a gate and east boundary along the buffer with LVPOA) will be a Developer improvement.
- Explicitly state that public park improvements and timing of construction is at the full discretion and control of the City.
- Only the City will benefit from revenues generated by the public park.
- Provide for the terms related to the creation of the PID, if approved, that comply with state law and the Developer's request (generally typical terms utilized in the Central Texas region).

LEGEND

LCRA INUNDATION EASEMENT

CITY OF LAGO VISTA CWQBZ (CH 10, SEC 4.111)

FEMA 2D FLOODPLAIN

LAKE TRAVIS FLOOD ELEVATION 722'

COLLECTOR STREET - 60' ROW
(ROADS NOT MARKED ARE TO BE RESIDENTIAL STREETS - 50' ROW)

RESIDENTIAL DEVELOPMENT

50' x 130'

14833%

60' x 130'

10022%

70' x 130'

7417%SFA/SFD

TOTAL

447

100%

*INDICATES SINGLE STORY LOT WITH A 25' BUILDING HEIGHT
AND 15' TOTAL SIDE YARD SETBACK

LAND USE SUMMARY

SINGLE FAMILY

64.51 Ac

SFA/SFD

15.00 Ac

PUBLIC ROW

22.86 AcELECTRICAL EASEMENTOPEN SPACE/PARKHOA AMENITY CENTERHOA OPEN SPACEHOA PARKSTREET LANDSCAPE

TOTAL

241.53 Ac



2020 Aerial - Lake Elevation: 670 feet

LEGEND

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LAKE TRAVIS FLOOD ELEVATION 722'

COLLECTOR STREET - 60' ROW

(ROADS NOT MARKED ARE TO BE RESIDENTIAL STREETS - 50' ROW)

RESIDENTIAL DEVELOPMENT

<div></div> 50' x 130'	148	33%
<div></div> 60' x 130'	100	22%
<div></div> 70' x 130'	28	6%
<div></div> Half Acre	46	11%
<div></div> SFA/SFD	125	28%
TOTAL	447	100%

*INDICATES SINGLE STORY LOT WITH A 25' BUILDING HEIGHT AND 15' TOTAL SIDE YARD SETBACK

LAND USE SUMMARY

<div></div> SINGLE FAMILY	82.51 Ac
<div></div> SFA/SFD	15.00 Ac
<div></div> PUBLIC ROW	22.86 Ac
<div></div> ELECTRICAL EASEMENT	5.30 Ac
<div></div> OPEN SPACE/PARK	34.62 Ac
<div></div> HOA AMENITY CENTER	2.70 Ac
<div></div> HOA OPEN SPACE	74.22 Ac
<div></div> HOA PARK	1.62 Ac
<div></div> STREET LANDSCAPE	2.70 Ac
TOTAL	241.53 Ac

PROPERTY LINE
241.53 Ac

2020 Aerial - Lake Elevation: 670 feet

**CONCERNS FROM NEIGHBORS
AND DEVELOPER RESPONSES**

Topic	Citizen Concerns	LVPOA Concerns	Developer Response
Buffer	<p>Buffer needs to be 100% around the entire perimeter of the property. This means “NOTHING” should be built within that 50’. Method or plan to mitigate the noise, safety, and effects on quality of life to property owners needs to be addressed.</p> <p>Need to keep a minimum of 50 ft of green space when next to existing homes.</p>	<p>Separation between single-family attached parcel in the proposed PDD Detail Plan and LVPOA’s existing K-Oaks Clubhouse.</p>	<p>A 50’ buffer will be maintained along the entire perimeter of the Turnback property, including along the SFA/SFD parcel adjacent to K-Oaks Clubhouse. Additionally, where the buffer is adjacent to existing residential homes/lots, new homes along that portion of the buffer will be restricted to single story, maximum height of 25’, and minimum 15’ total side yard setback. Along the proposed public park, per the written offer presented to LVPOA on January 10, 2023, the buffer increases to 100’ and Developer agrees to construct a fence or other barrier on Developer’s side of the buffer that is LCRA compliant, or as otherwise mutually agreed upon with LVPOA. Buffers will remain in their current state with natural vegetation; nothing will be constructed in the buffer areas (no homes or structures, trails, or parkland improvements). Buffers will be owned and maintained by the Turnback HOA or, for the portion in the public park, the City.</p>
Density	<p>Overall density of homes is a major problem. They are building on 83 acres (per detail plan) and, if go by net and not gross, they should only be building 249 homes. This calculation would also align with their proposal of "3 dwelling units per acre".</p>		<p>The developable area is much more than 83 acres. Nevertheless, the existing PDD calculates the density limitation based on gross acreage. For 241.541 gross acres, 3 dwelling units per acre equals 724 units. The active proposal uses the established calculation methodology but reduces the overall density to 517 units. Developer agrees to further reduce the density of residential uses to 447 total homes, which amounts to a 13.5% reduction from the prior amendment proposal and a 38% reduction from the existing PDD. The resulting gross density using the same established formula is 1.85 units per gross acre and much less than the 3 units per acre currently</p>

			allowed. Intensity is also reduced with elimination of commercial and apartment uses.
Lot Size	<p>The surrounding property owners have .25+ acre lots. PDD is 75' [wide] to one acre plus. They also need to adjust length of lots. We have 130' on average and new build should not be less than that. Not acceptable to reduce any of the current zoning. Possibly could compromise on lot size but 45' or 50' [wide] should not happen anywhere in Lago Vista.</p> <p>Needs to be a minimum of 60 ft wide (was previously 75 ft min in approved PDD)</p>		<p>The 75-foot minimum lot width in the current PDD applies only to the single-family planning area labeled "Tract A", which is much smaller at 59 acres than the 95-acre single-family tract now being proposed. The other planning areas in the existing PDD allow for condos, townhomes, and apartments at a much higher density per acre. The concerns fail to reflect that the proposed amendment expands the single-family tract from 59 acres to 95 acres and greatly reduces the overall intensity. Nevertheless, Developer agrees to increase the proposed minimum lot width from 45' to 50' and only 50% of project shall be less than 60' in width. And specifically in response to the concerns of adjacent existing property owners, Developer further agrees to increase the minimum lot width to 55' for lots adjacent to existing residential properties.</p> <p>The proposed PDD amendment, since original submittal, has restricted the minimum lot depth to 130' and continues to maintain that restriction. Please note – While the existing PDD did limit lot width, neither the PDD nor the applicable City Code regulates lot depth.</p>
Height	<p>Height needs to be considered at least in the first couple rows of homes to meet the current zoning that adjacent owners have to adhere to.</p> <p>Height of homes when next to existing property needs to be 15-18ft max (would match R1A-R1G development standards).</p>		<p>The maximum height of new homes adjacent to existing residential is reduced from 32' in the existing PDD to 25' and restricted to single story only (Tract A). The 25' height is to accommodate high quality architectural design with steeply pitched hip roofs, but no livable space will be higher than a typical single-story home. Developer is requesting an increase in maximum height from 32' under the existing PDD to 35' for the remainder of the residential tracts to accommodate the intended architectural design.</p>

Setbacks	Sides 15 ft minimum total side yard setback, 25 ft minimum for rear (as in approved PDD and to match R1A-R1G development standards/surrounding homes)		Total side yard setback for new homes adjacent to existing residential shall be 15' from building to building. All internal residential structures will have a minimum total side setback of 10'. With a proposed 20' rear setback plus the 50' buffer, new homes will essentially have a 70' setback from existing property lines and even further distance from existing homes.
Dodge Trail Extension	If approved, needs to have as much of a buffer there as possible as well as a wall/fence.		<p>Developer is committed to designing, constructing, and installing a buffer along the Dodge Trail extension that includes solid fences, retaining walls, and landscaping (all outside the City right of way) to provide privacy and noise control for the adjacent property owners. Current layouts and renderings are based on conversations with the neighbors and were modified after discussions with the City to ensure Code compliance. Based on feedback from adjacent property owners, Developer modified the cross section of the road and sidewalk improvements to consolidate infrastructure while still meeting City specs. This consolidation allowed Developer's design team to maximize the buffer area, resulting in a full 50' buffer along the portion of the right of way located internally on the Turnback property. Additionally, Developer proposes to construct 3' retaining walls and/or graded slopes with a 6' solid fence located on top to create a combined barrier with a 9' effective height. The screening will continue along the extension and into the Turnback property until the roadway bends south at the proposed HOA park (approximately middle of the Turnback property).</p> <p>Please note – Similar screening or buffering design is not possible for the alternative points of access.</p>

On-Site Infrastructure	<p>Not fair that households will be affected, and quality of life greatly damaged by having 80% of 5,000 cars of traffic going past their backyards. If the City is going to approve the Dodge Trail extension (which majority of people are opposed to) then they should be turning Dodge Trail at the end of City-owned land directly into their development and not impacting additional property owners.</p>		<p>The 13.5% reduction in density also results in similar (if not slightly higher) reduction in traffic generation. Efficient design of the project necessitates the Dodge Trail extension running parallel to the northern boundary before bending south at the middle of the Turnback property. A 50' buffer will be maintained on the Turnback property between all existing homes and the road's right of way property line. Additionally, solid fences, retaining walls or graded slopes, and landscaping will be constructed along the extension within the Turnback property (outside right of way) to provide privacy and noise control for the adjacent property owners.</p>
Off-Site Infrastructure	<p>The City is behind on all infrastructure. Dodge trail needs an overhaul from Bar-K to 1431. We already have major traffic on Bar-K and Dodge. There are no sidewalks, and the speed people drive on those streets are not good. Families should be able to go for walks, their children ride their bikes, etc. and they cannot because it is already dangerous.</p> <p>Safety should be a top priority and all mitigation or improvements should be the responsibility (funded) of the developer.</p> <p>Widening the roads (without the detriment to the homeowners - not taking driveways).</p> <p>Speed bumps or rumble strips on the roads.</p> <p>Would like to see a roundabout vs a 4 way stop on Bar K and Dodge (possibly Paso De Vaca as well).</p>	<p>Configuration of the intersection at Bar-K Road and Paseo de Vaca.</p> <p>Construction traffic utilizing the extension of Paseo de Vaca.</p>	<p>The monetary commitment established by the TIA toward mitigation will all be focused on funding the signal light at intersection of Bar-K and RM 1431 in order to expedite the installation. Developer also agrees (separate from the TIA) to fund and construct improvements to existing Dodge Trail from Bar-K to RM 1431 that include resurfacing and ribbon curbs, and in select locations, moderate widening. Developer requests that such improvements to existing Dodge Trail and any monetary amounts in excess of the TIA that are applied to the Bar-K signal are credited against the street impact fees or other fees as may be appropriate. This will ensure that the money expended on street impact fees is used to improve the immediate area around the project. Developer agrees to diligently pursue a roundabout at the intersection of Bar-K and Dodge Trail if technically possible.</p> <p>The Developer has drafted possible configurations for the intersection of Paseo de Vaca and Bar K Ranch Road, but the concepts have not been reviewed by the City. Developer has shared those concepts with LVPOA to solicit their feedback prior</p>

			<p>to engaging with City staff on the details of design. The Developer is awaiting a response from LVPOA.</p> <p>Per the written offer presented to LVPOA on January 10, 2023, Developer committed to the construction of a 6' solid masonry fence along the southern boundary of the Paseo de Vaca extension to mitigate the view and noise of traffic from the K-Oaks Clubhouse, including construction traffic. The Developer is awaiting a response from LVPOA.</p>
Park	<p>The park should be all or nothing. No one wants a public park period. Our City cannot afford to take this park on and to share revenues is ridiculous.</p> <p>The LVPOA Bar K Park needs to be protected and have a fence as well as a clear buffer/fence from the K Oaks to the Turnback entrance.</p> <p>The other concern is that the "park" property is not conveyed until the final plat. So the taxpayers of Lago Vista have to pay for the public park and if Turnback does not build out, they keep all the land? We are also waiting for PID that was submitted months ago. If that does not go through, then the city does not get the \$1 million that they said they would contribute. So we spend the money and they don't finish out the neighborhood, what then?</p> <p>Park should not be available to the public. Arkansas Bend is available as a public boat ramp already.</p>	<p>Separation between the proposed public park and LVPOA's existing Bar-K Park</p>	<p>Early discussions with City staff indicated that the City was interested in obtaining waterfront property with water access for the benefit of the citizens of Lago Vista (both current and future) that do not otherwise have access through the LVPOA. Therefore, Developer offered to dedicate acreage for a public park to fulfill this need. The public park will be dedicated upon recordation of the first final plat "with no strings attached" to be improved and developed at the discretion of the City. Developer's only request is that access to the park be gated and controlled.</p> <p>Per the written offer presented to LVPOA on January 10, 2023, the Developer will fund and construct fencing and/or other barriers to create a sense of separation between the public park and the adjacent LVPOA properties. The 50' buffer around the perimeter of the Turnback property will increase to 100' between the public park and the LVPOA park. Developer agrees to construct a fence or other barrier (LCRA compliant) on Developer's side of the buffer. The buffer will remain in its current state with natural vegetation; nothing will be constructed in the buffer area (no trails or parkland improvements). The Developer is awaiting a response from LVPOA.</p> <p>Furthermore, to facilitate the parkland improvements, Developer agrees to contribute</p>

	Green space and trees in the park space should be kept natural. We do not want more parking spots, roads or pavement in that area.		<p>\$1,000,000 from PID proceeds to be used at the City discretion.</p> <p>Please note – Developer has made a specific offer to LVPOA to satisfy their concerns and not all details of that offer are captured in this summary.</p>
Developer Intent	The owner of Turnback and their agents just need to be honest. What do they really want?? We all know they can build on their land but why are they pushing so hard for this zoning application. They need to do the right thing and conform to the local area surrounding the property and the City of Lago Vista. If they intend to flip the property after putting us all through this horrible angst and already affected our lives in a negative way, they need to be turned down on all levels.		As mentioned in several public forums, Developer is working with a high-end home builder to develop the single-family detached project on the Turnback property. The home builder has certain entitlement requirements necessary to successfully develop their product – such as smaller lot widths. To offset such requests and to create an effective balance, Developer is proposing to provide concessions in other areas – such as eliminating commercial uses, reducing density, increasing the buffering program as described herein, voluntarily complying with dark sky standards, and providing 130 acres of largely undisturbed open space and parks. The intent is to create a better project than would be developed under the existing PDD while ensuring that the proposed project is successful.
Easements	Easements should also meet current zoning.		Unclear as to this concern. Easements will comply with City Code.

Memo



To: Ms. Emilee Samples, President, LVPOA Board of Directors, samples@lvpoa.org

From: Turnback Development LLC

As represented by:
Andrew Trietley
Ventana Capital Inc.
8678 Concord Center Dr #200
Englewood, Colorado 80112
M (720) 4133-3948
atrietley@ventanacap.com

Cc: LVPOA Board of Directors
Ms. Cathy Petross, Manager, LVPOA, cathy@lvpoa.org

Date: January 10, 2023

Re: Terms for addressing the LVPOA concerns regarding Turnback Ranch

Turnback Development LLC (the "Developer") respectfully requests that LVPOA withdraw any written objection to the design, approval, and development of Turnback Ranch given the Developer's commitment to the following for each of the four concerns communicated by LVPOA:

1) Separation between Turnback's proposed public park and LVPOA's existing Bar K Park. *Developer response:*

A) Access to the proposed public park is controlled by a gate, which significantly minimizes the potential quantity of park users that might have some interest in trespassing onto LVPOA property. The intent with the City is to control access, possibly even to the extent of allowing only City residents, but the details of operation are ultimately the City's purview. Never have the Developer or City intended on universal access for the general public for free and without a gate.

[Please note: If the park is HOA/private instead of City/public, then the park will not have a gate. Since the community itself also has no gates, this means a higher risk that non-residents may attempt to use the HOA/private park. Trusting an HOA to control access without any gates may be more risk from LVPOA's perspective than coordinating with the City to control access to a City/public park with a gate.]

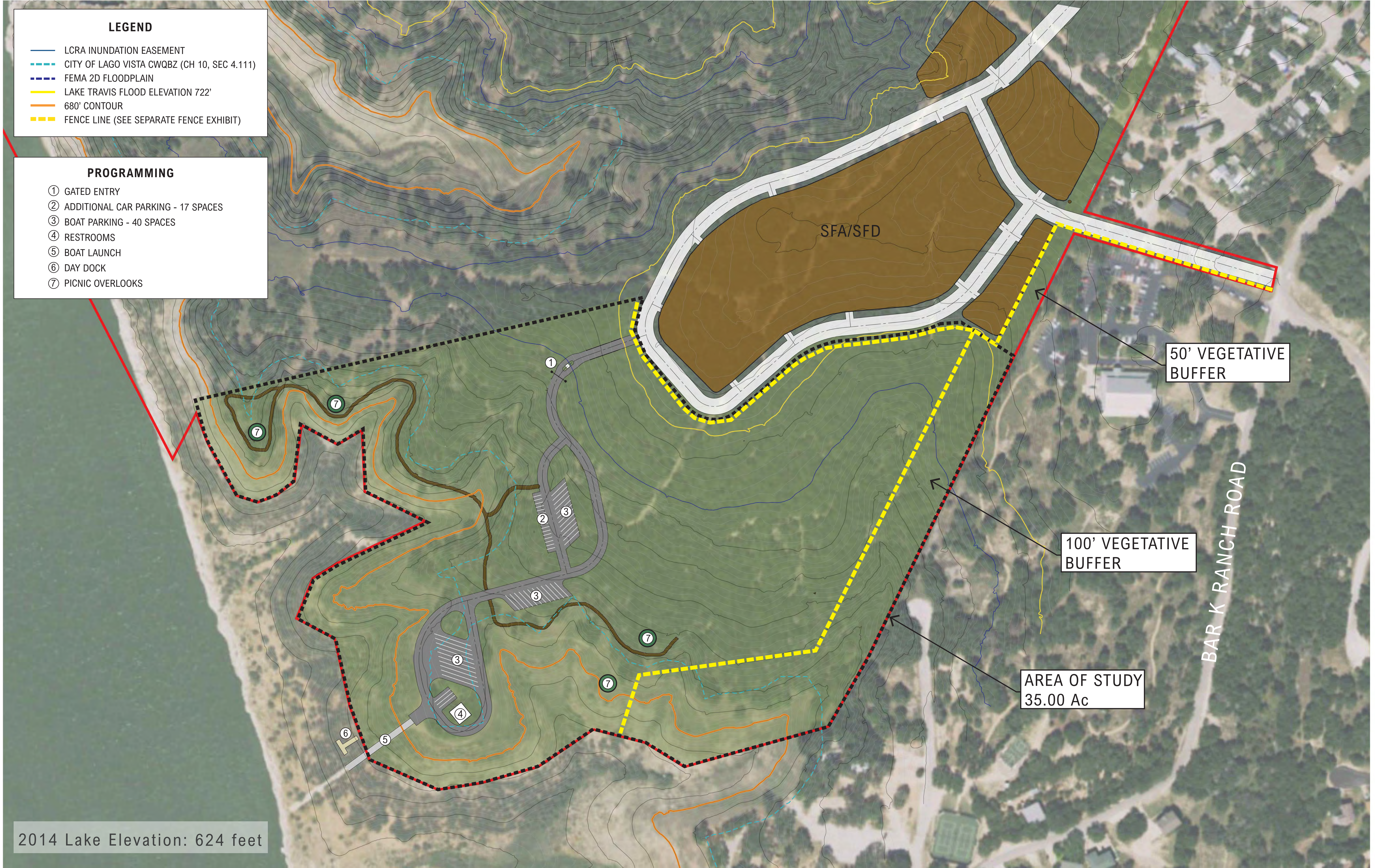
B) The Developer is offering to provide a 50' native, existing vegetation buffer along the boundary between the proposed residential development and the property line of the K Oaks Clubhouse. See enclosed exhibits.

- C) The Developer is offering to provide a 100' native, existing vegetation buffer along the boundary between the proposed public park and the property line of the K Oaks Park. See enclosed exhibits.
 - D) As part of that buffer area, the Developer is offering to build no trails or other park improvements within the buffer area to further deter park users from approaching the LVPOA property line.
 - E) The Developer is also offering to revegetate and abandon any existing trails within the buffer area where people may have trespassed in the past.
 - F) The Developer is offering to add a fence for the entire length of the northern boundary of the proposed park, and, where permissible, a fence or other barrier along the eastern boundary. The eastern fence is proposed to be located on the western side of the buffer area so the barrier is furthest from the LVPOA property lines. Also, the eastern fence is proposed to follow a route that finds the shortest length between the existing treeline and the low water mark to maximize the deterrent effect. Attached is an exhibit describing these fence ideas with detail on the proposed locations and styles. LVPOA's feedback on locations and styles is encouraged. The Developer needs approval from LCRA for any fences or similar barriers below the LCRA Water line, and the Developer has already initiated that coordination. The Developer looks forward to involving LVPOA if preferred in the coordination with LCRA.
- 2) Separation between Turnback's proposed single family attached parcel and LVPOA's existing K Oaks Clubhouse property. *Developer response:* Please refer to the list of items proposed above. The list under Item #1 is a comprehensive approach to address both Item #1 and Item #2.
 - 3) Details of the intersection of Bark K Ranch Road and Paseo De Vaca (existing and the future extension), and specifically how the intersection relates to the secondary northern entrance to the K Oaks Clubhouse parking lot. *Developer response:* The Developer is starting the detailed analysis of any impacts to the northern secondary access to the parking lot of K Oaks Clubhouse. The Developer will commit to providing, at the Developer's sole expense, any modifications to the northern secondary access, although any changes are likely minor.
 - 4) Volume of construction traffic utilizing the extension of Paseo De Vaca if construction traffic is prohibited from utilizing the extension of Dodge Trail. *Developer response:* Per the attached fence exhibit, the Developer is offering a 6' solid masonry fence along the southern boundary of the proposed road extension to mitigate the view and noise of traffic on the road, including construction traffic.

We hope this memo and the exhibits provide valuable information and viable solutions. The Developer is open to hearing other ideas proposed by LVPOA and keeping an open dialogue.

Exhibits:

- A – Day Park Phase 1 with new buffer and fence concepts
- B – Day Park Future Amenities with new buffer and fence concepts
- C – Day Park Fencing Examples
- D – "Fact Pack" summarizing key info provided at the December LVPOA BOD meeting.



LEGEND

- LCRA INUNDATION EASEMENT
- - - CITY OF LAGO VISTA CWQBZ (CH 10, SEC 4.111)
- - - FEMA 2D FLOODPLAIN
- LAKE TRAVIS FLOOD ELEVATION 722'
- 680' CONTOUR
- - - FENCE LINE (SEE SEPARATE FENCE EXHIBIT)

PROGRAMMING

- ① GATED ENTRY
- ② ADDITIONAL CAR PARKING - 17 SPACES
- ③ BOAT PARKING - 40 SPACES
- ④ RESTROOMS
- ⑤ BOAT LAUNCH
- ⑥ DAY DOCK
- ⑦ PICNIC OVERLOOKS

50' VEGETATIVE
BUFFER

100' VEGETATIVE
BUFFER

AREA OF STUDY
35.00 Ac

BAR K RANCH ROAD

2014 Lake Elevation: 624 feet

LEGEND

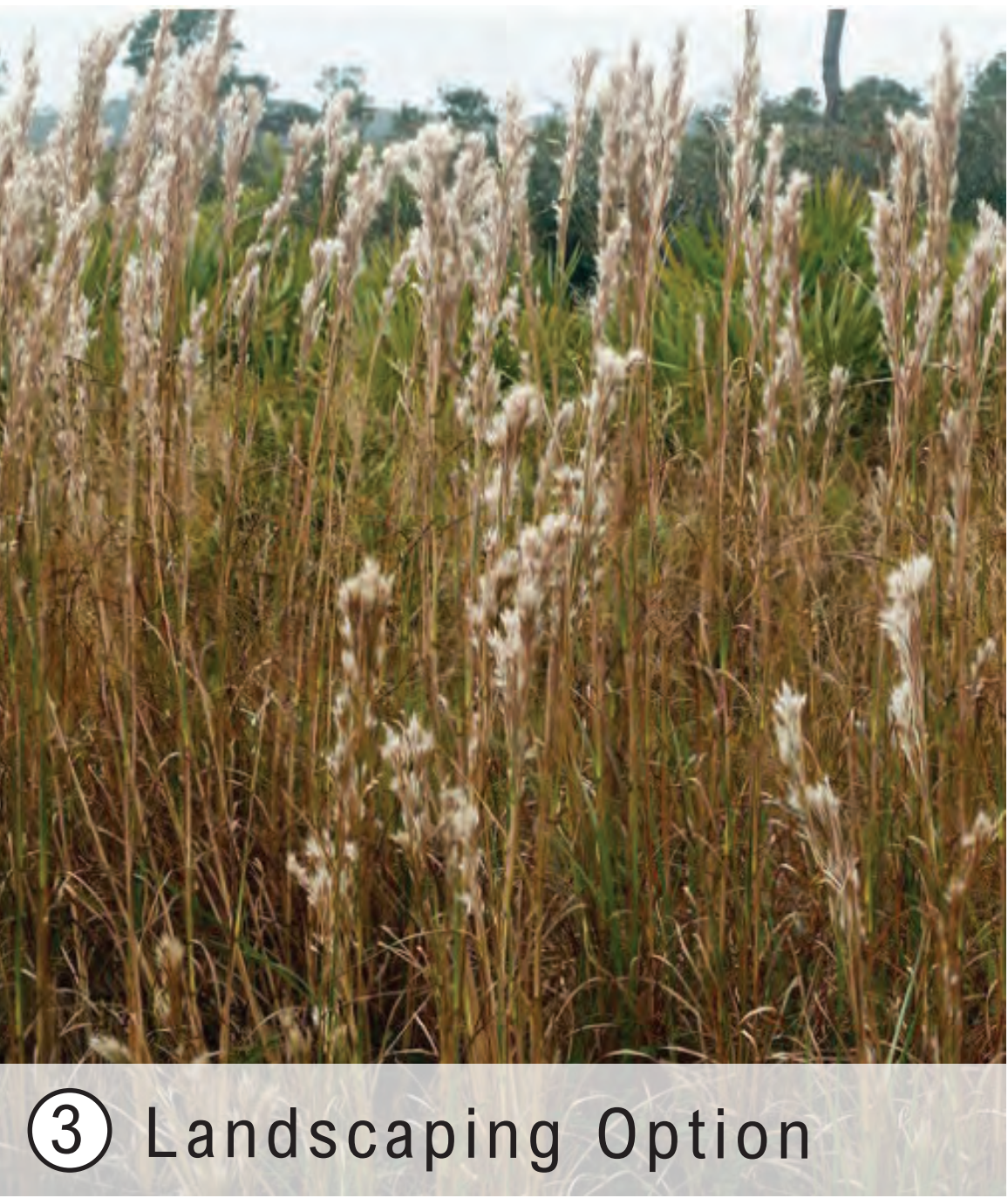
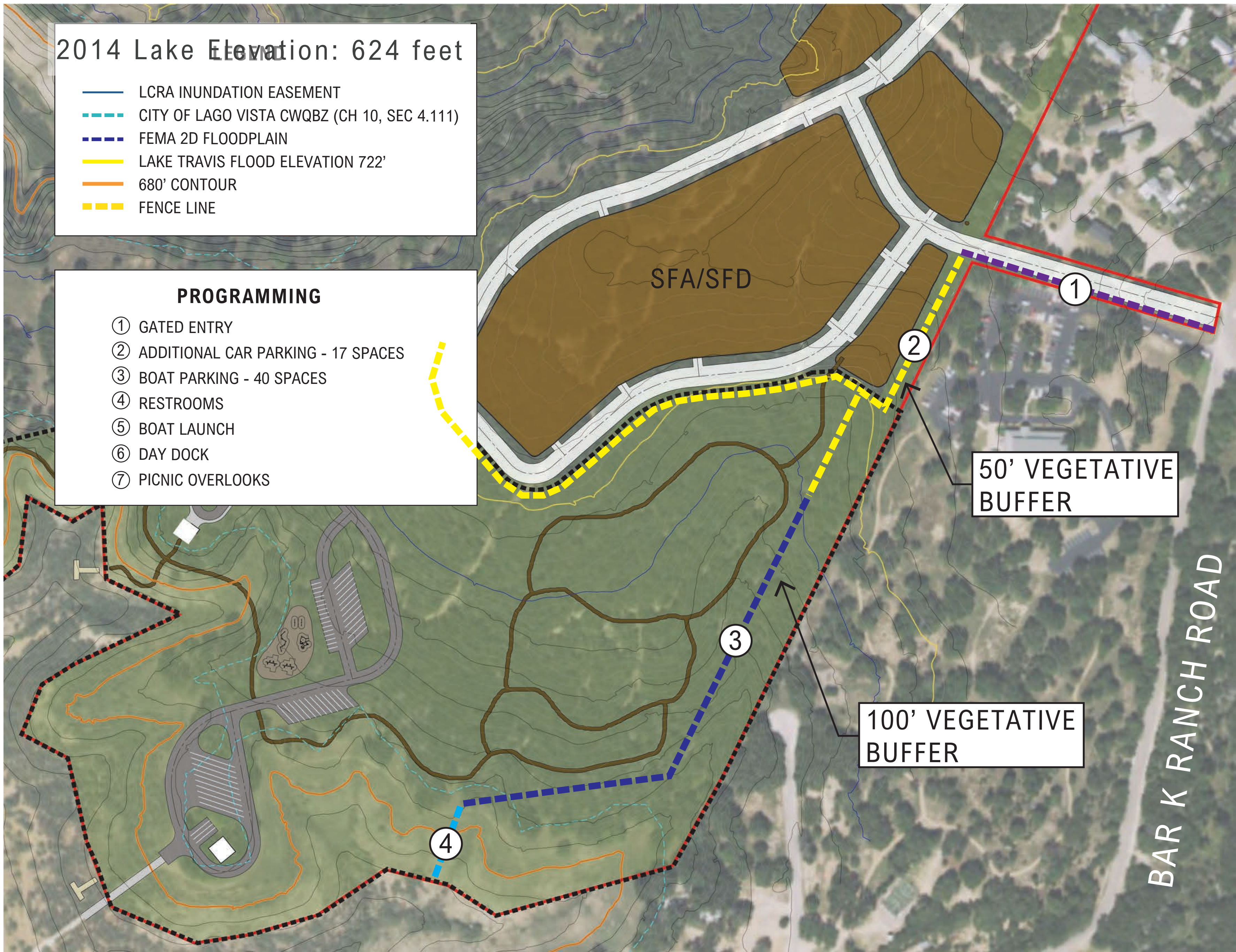
- LCRA INUNDATION EASEMENT
- CITY OF LAGO VISTA CWQBZ (CH 10, SEC 4.111)
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PROGRAMMING

- GATED ENTRY
- ADDITIONAL CAR PARKING - 17 SPACES
- BOAT PARKING - 40 SPACES
- RESTROOMS
- BOAT LAUNCH
- DAY DOCK
- PICNIC OVERLOOKS
- TRAIL PARKING - 20 SPACES
- SWIM/PLAYGROUND PARKING - 28 SPACES
- SWIM DOCK
- PLAYGROUND
- TRAIL SYSTEM

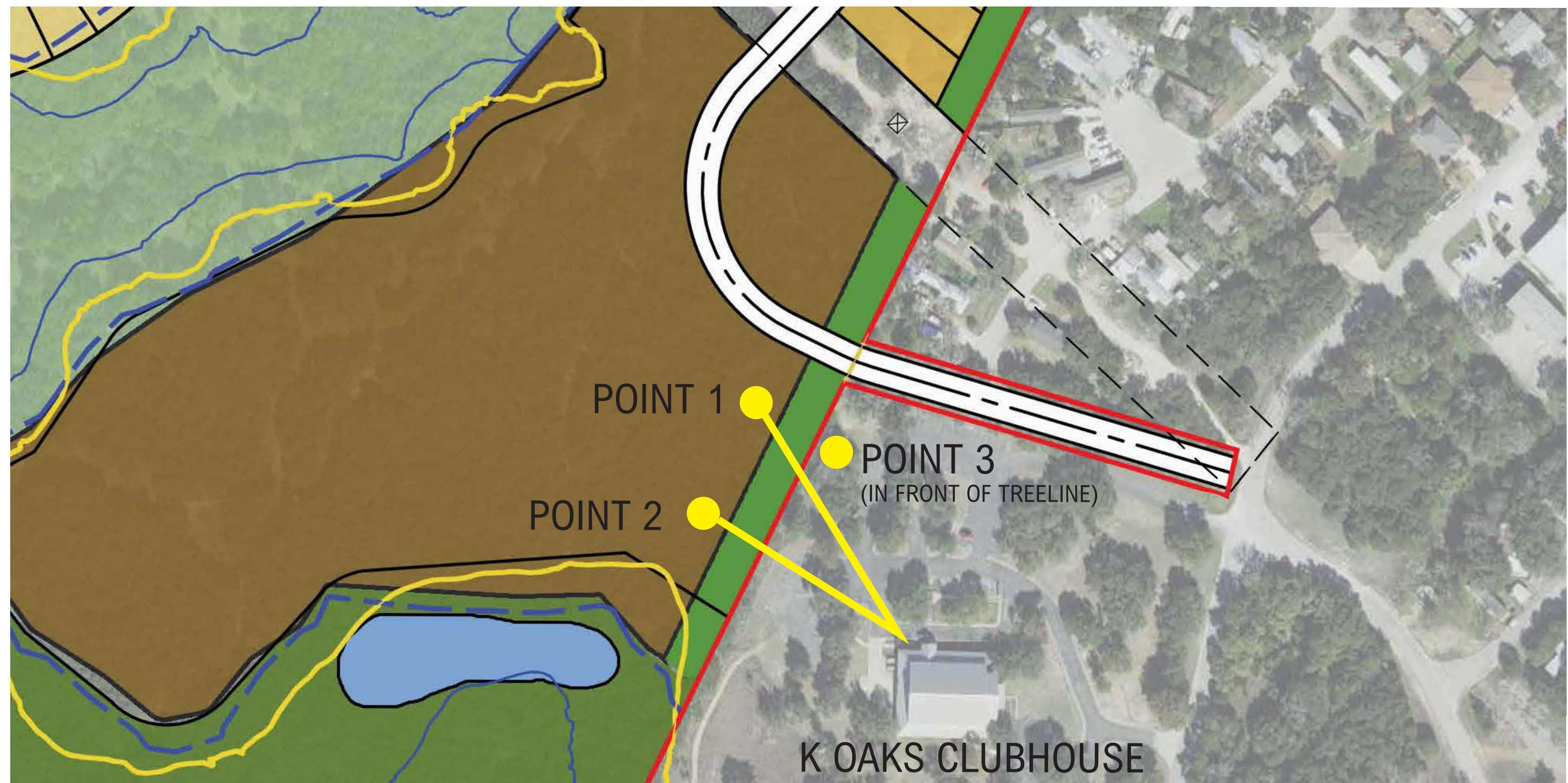
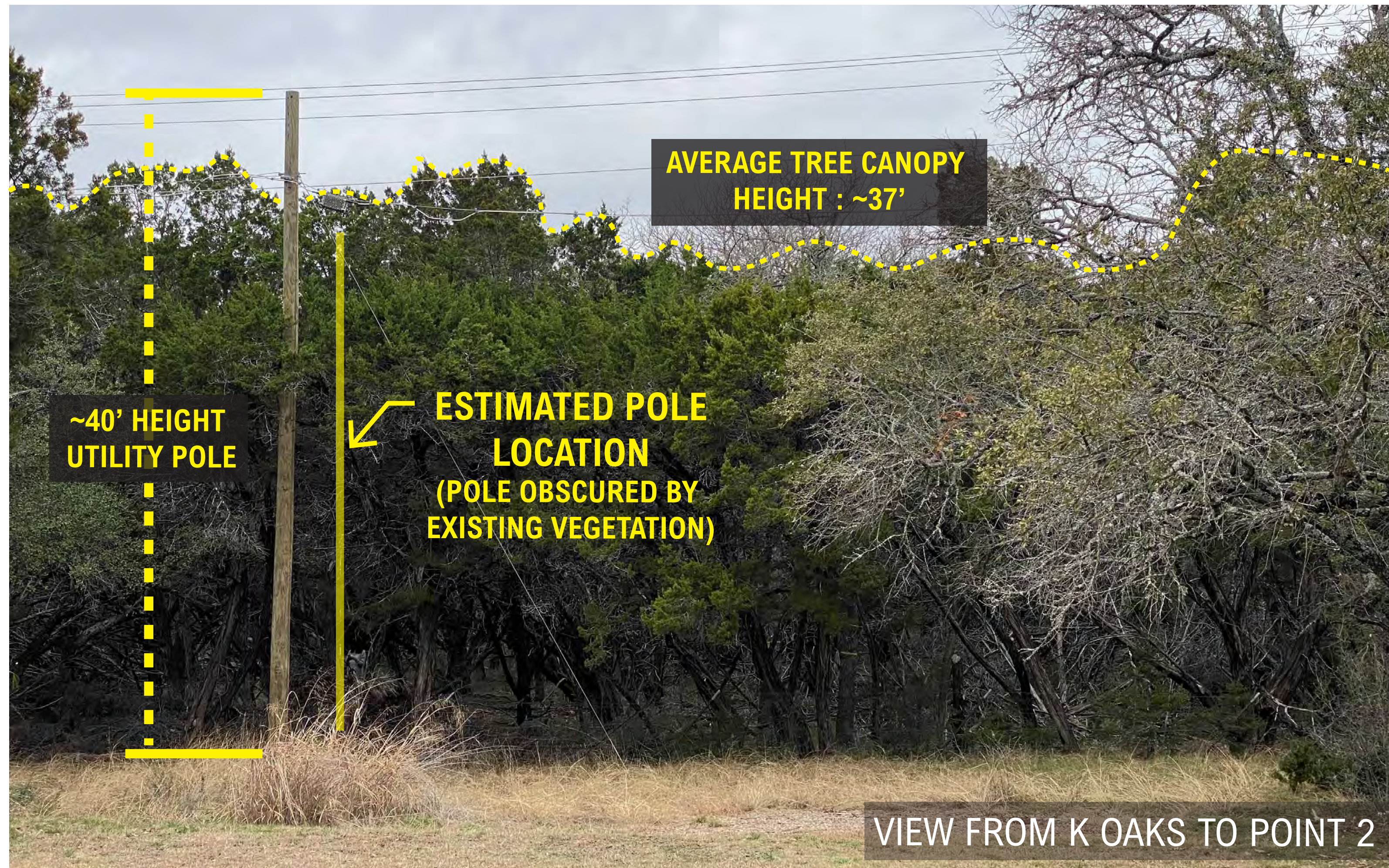
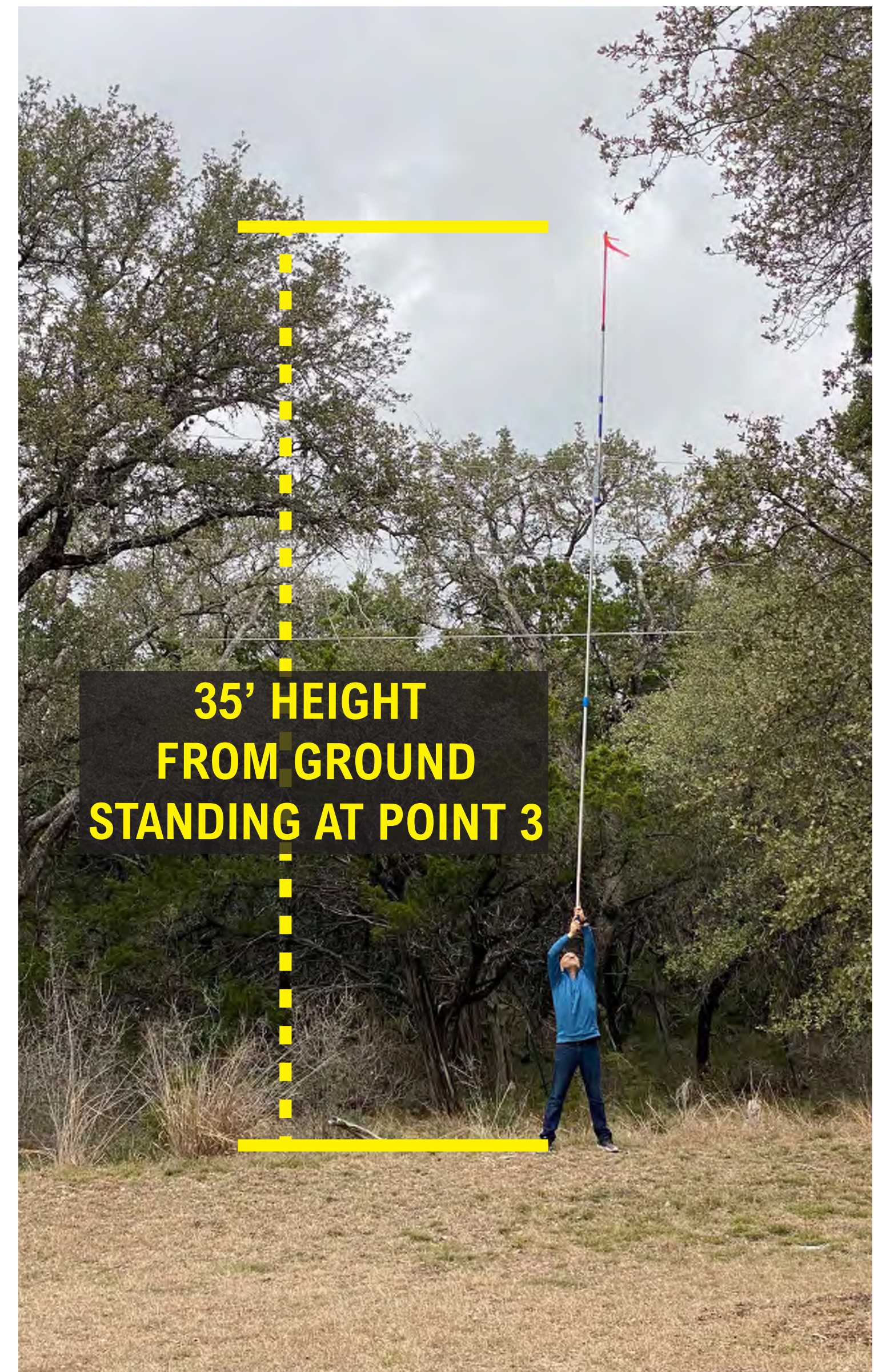
2014 Lake Elevation: 624 feet

TURNBACK RANCH DAY PARK SCHEMATIC FUTURE AMENITIES



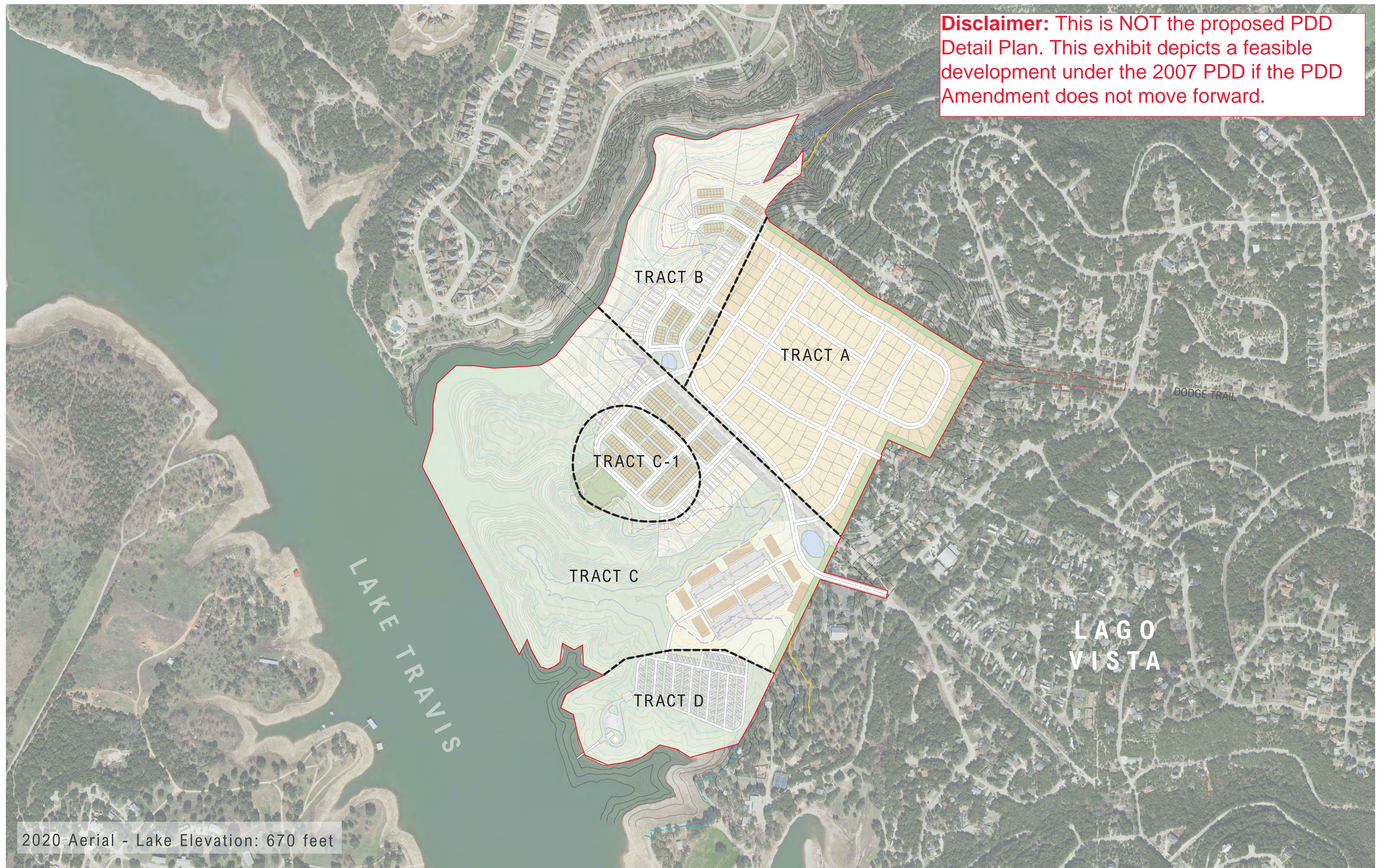


PHOTOGRAPHS TAKEN FROM THE FRONT OF THE K OAKS CLUBHOUSE LOOKING WEST TOWARDS TURNBACK RANCH SHOW THAT THE PROPOSED HOMES WOULD BE COMPLETELY OBSCURED BY EXISTING VEGETATION.





Disclaimer: This is NOT the proposed PDD Detail Plan. This exhibit depicts a feasible development under the 2007 PDD if the PDD Amendment does not move forward.



LEGEND

LCRA INUNDATION EASEMENT

CITY OF LAGO VISTA CWQBZ (CH 10, SEC 4.111)

FEMA 2D FLOODPLAIN

LAKE TRAVIS FLOOD ELEVATION 722'

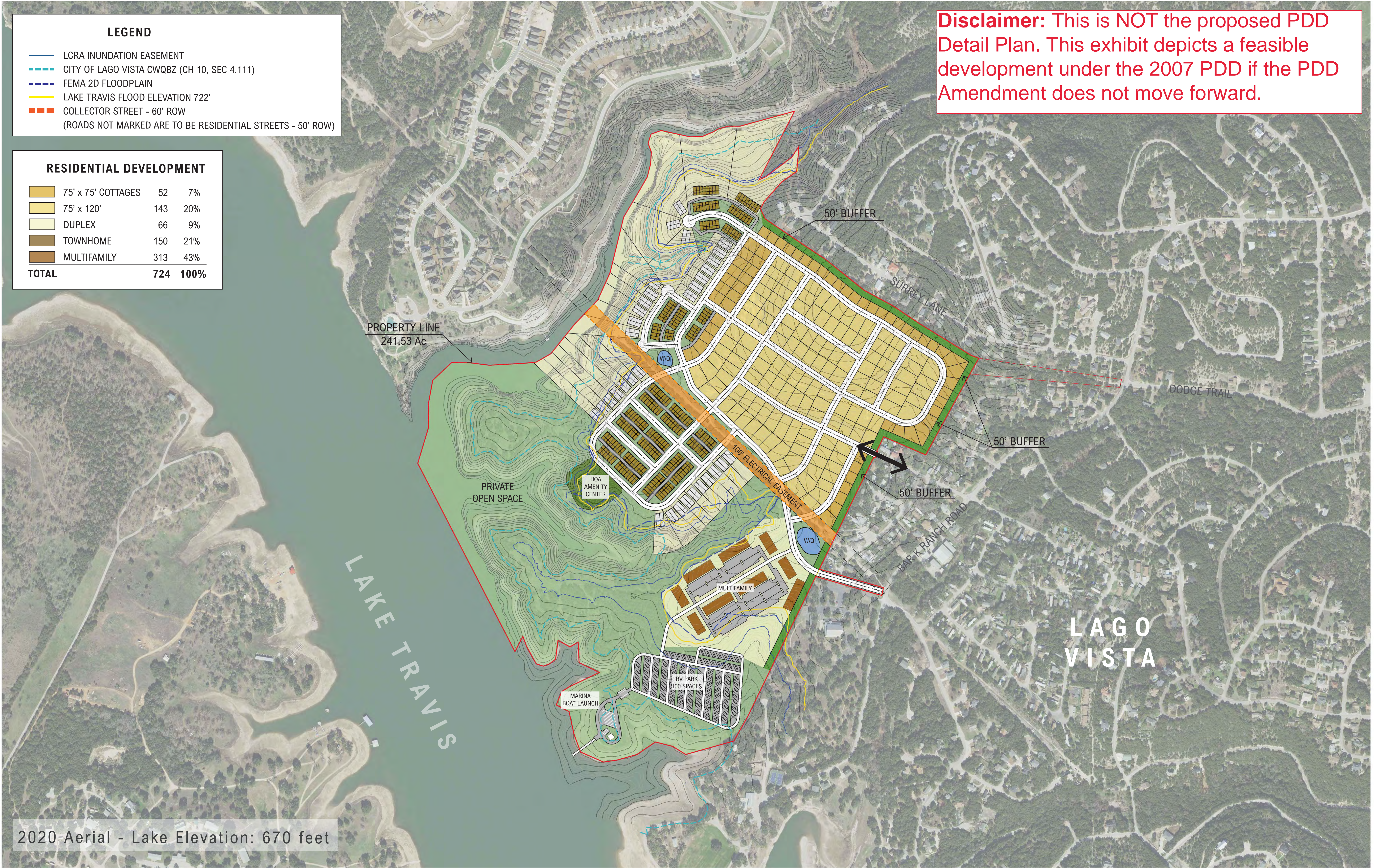
COLLECTOR STREET - 60' ROW

(ROADS NOT MARKED ARE TO BE RESIDENTIAL STREETS - 50' ROW)

RESIDENTIAL DEVELOPMENT

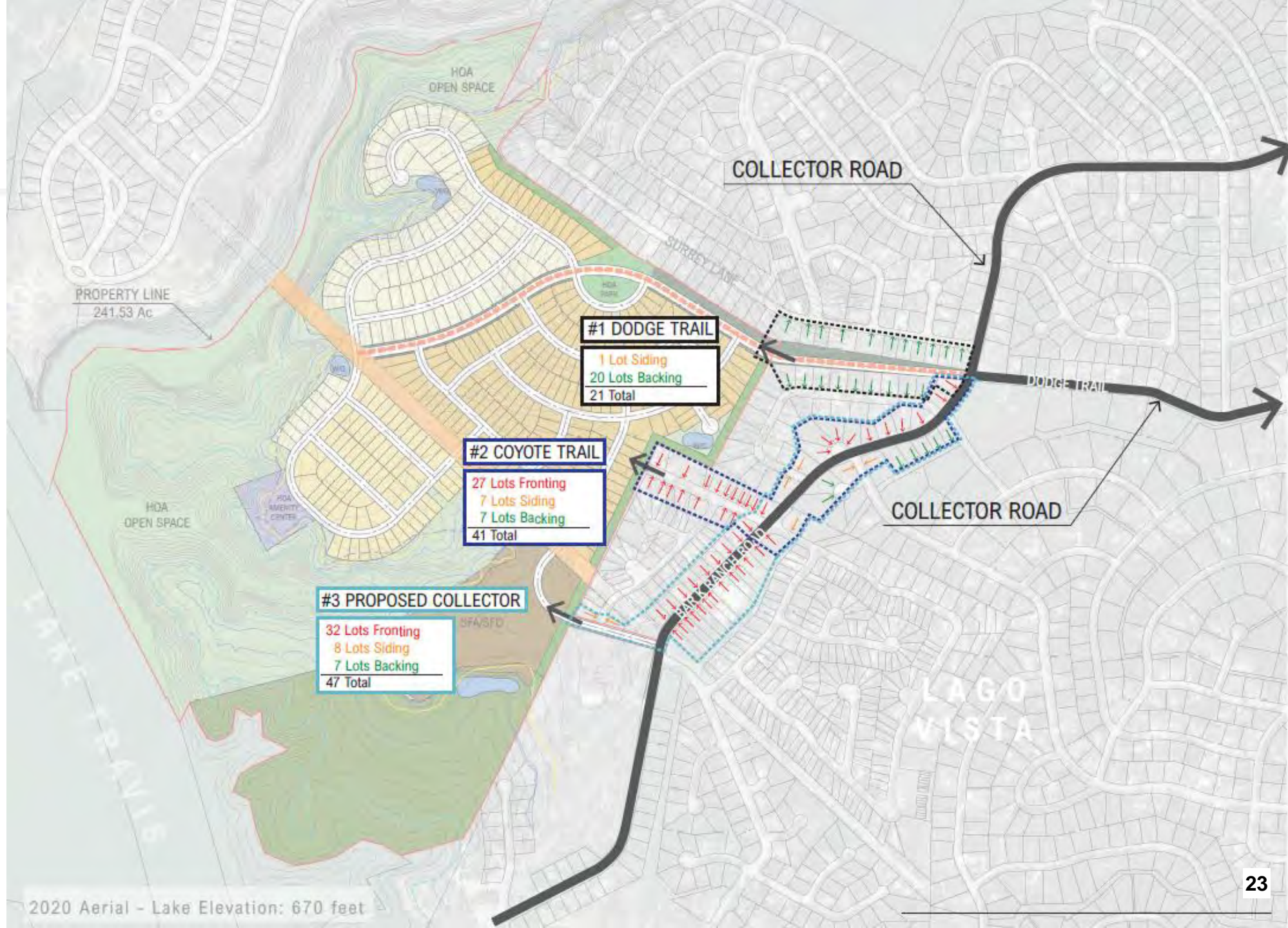
75' x 75' COTTAGES	52	7%
75' x 120'	143	20%
DUPLEX	66	9%
TOWNHOME	150	21%
MULTIFAMILY	313	43%
TOTAL	724	100%

Disclaimer: This is NOT the proposed PDD Detail Plan. This exhibit depicts a feasible development under the 2007 PDD if the PDD Amendment does not move forward.



2020 Aerial - Lake Elevation: 670 feet

Access Options



Proposed Access

- Morning **Dodge Trail** queue captured:
 - 1) within the new community;
 - 2) on a new road; and
 - 3) behind existing homes, not in front.
- Most direct access to 1431.
- Traffic more evenly distributed across more routes.
- Deemed safest and most logical route.

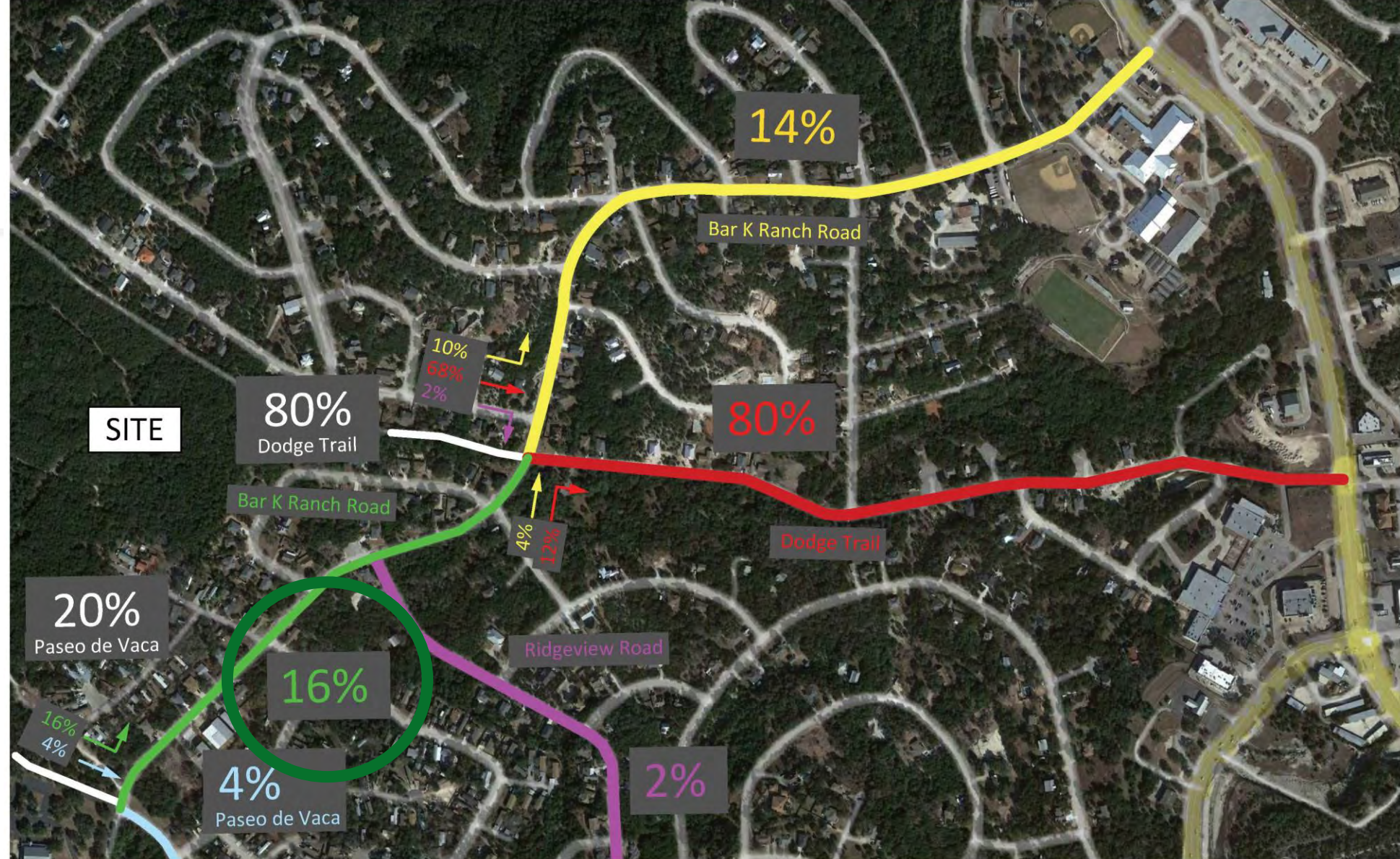


FIGURE A
Access Alternative #1 - Dodge Trail/Paseo de Vaca
TURNBACK RANCH
CITY OF LAGO VISTA, TRAVIS COUNTY, TX

Alternate Access

- Morning **Coyote Trail** queue stored:
 - 1) outside the new community;
 - 2) on an existing road; and
 - 3) in front of existing homes, not behind.
- Least direct access to 1431.
- More internal traffic within the existing neighborhood.
- New primary access ***if*** Dodge Trail not approved.

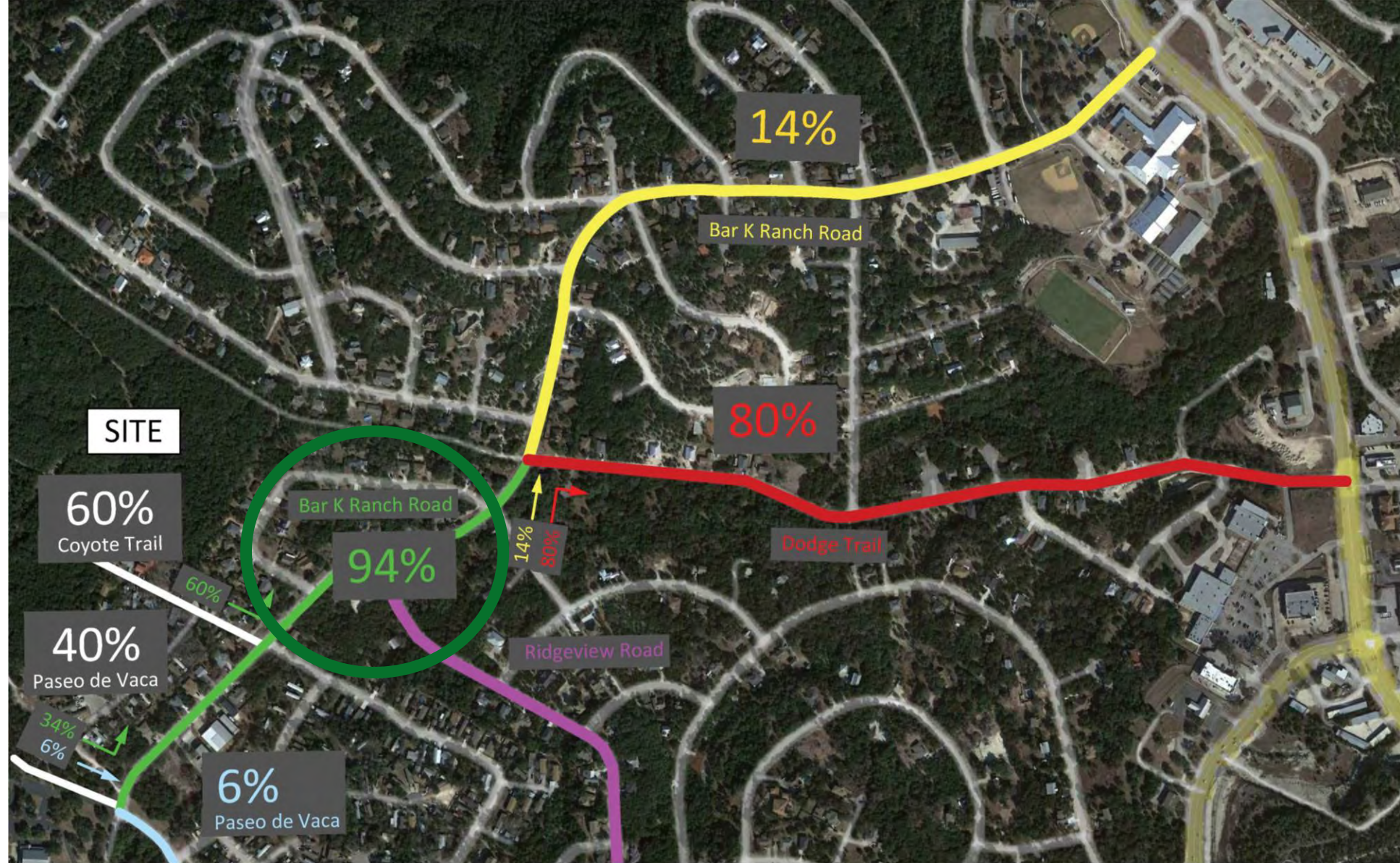
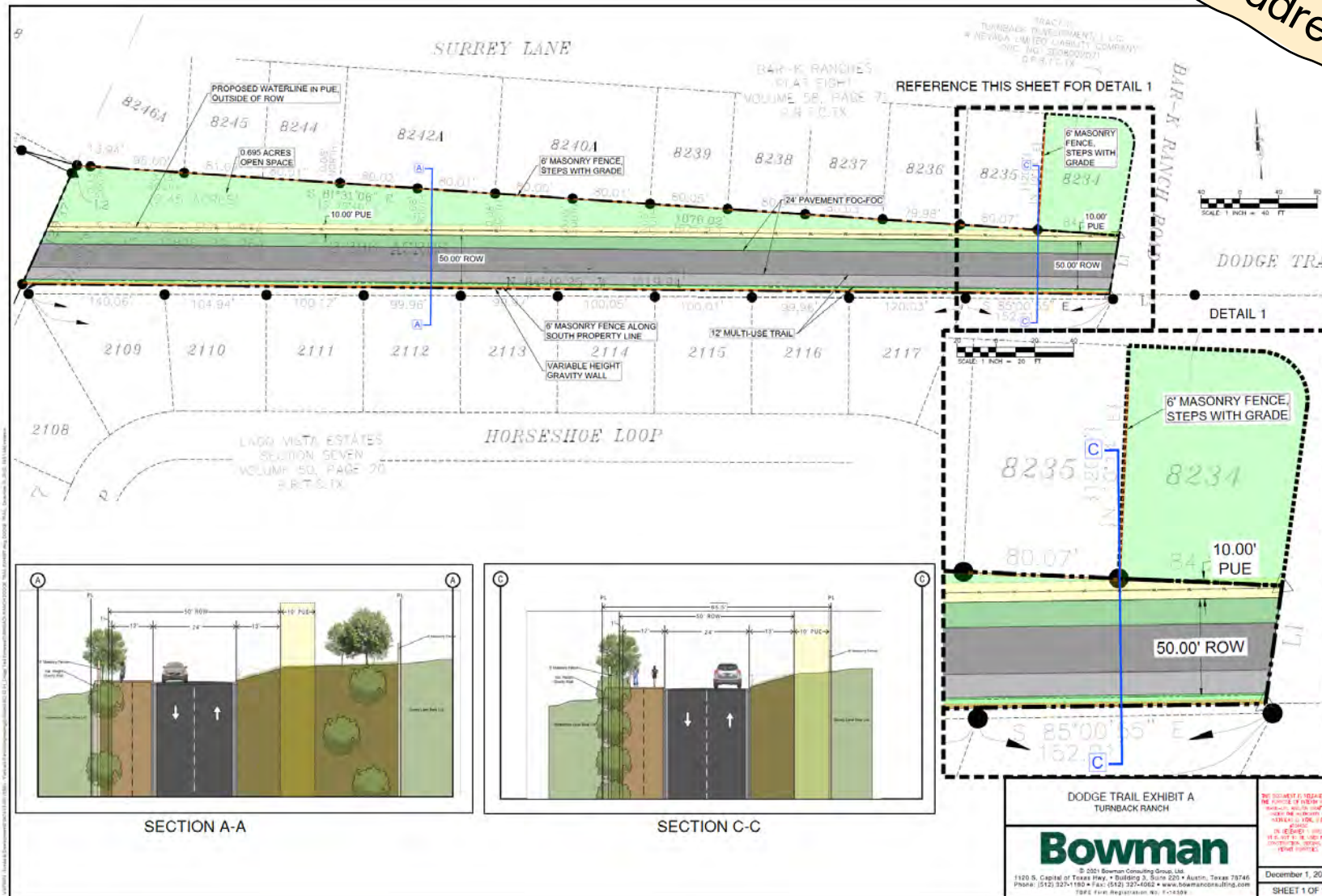


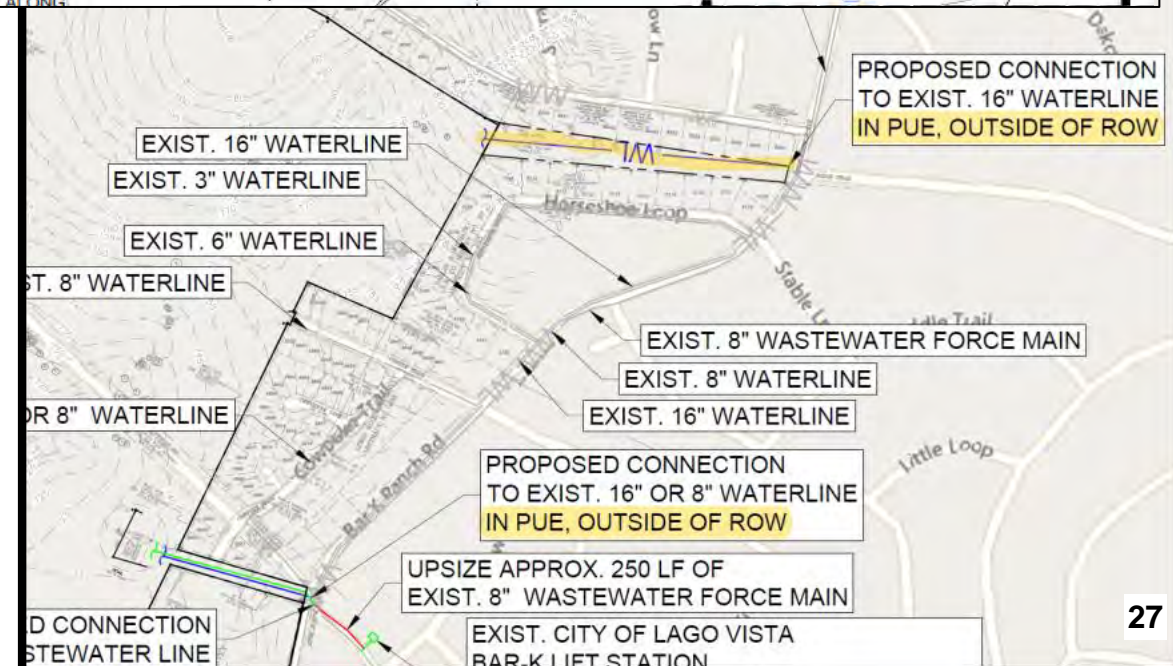
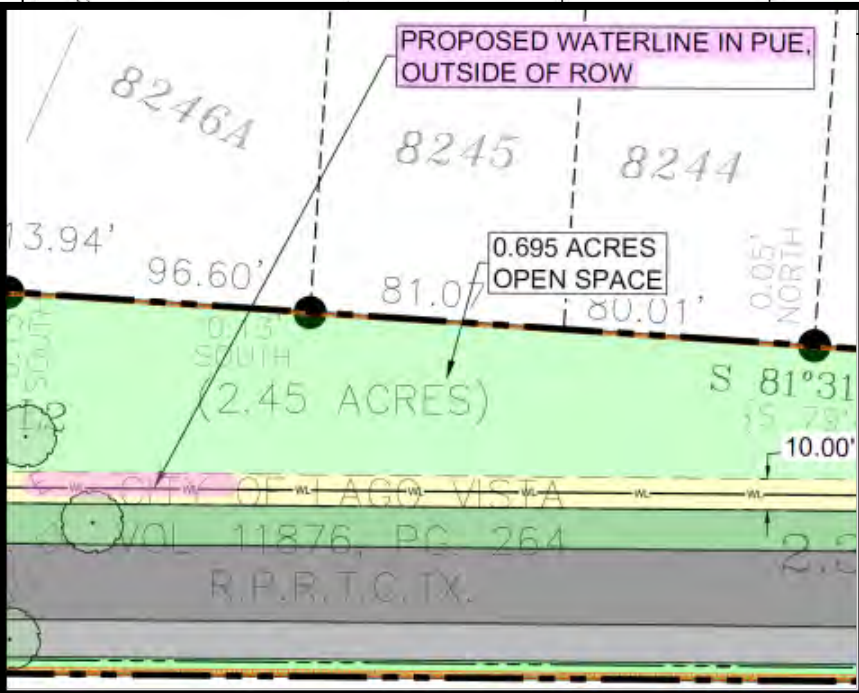
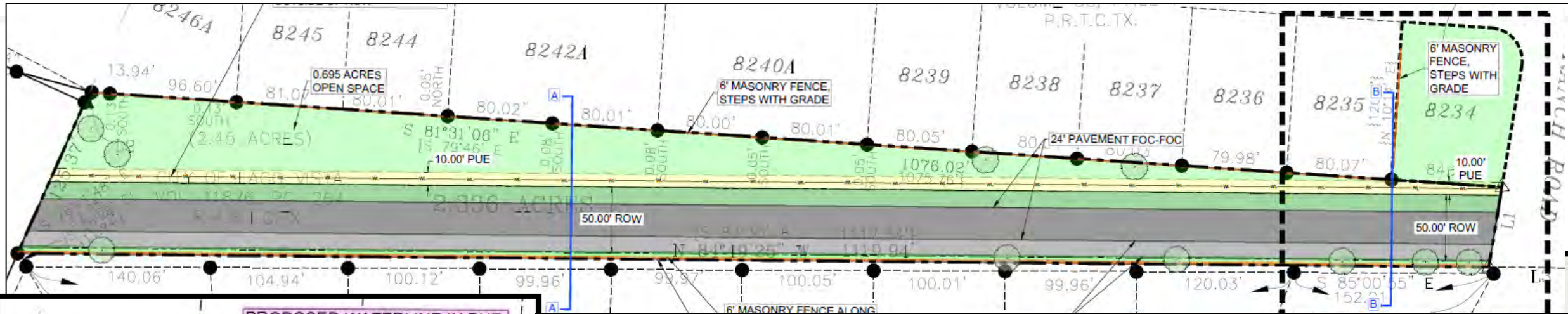
FIGURE B
Access Alternative # 2 - Coyote Trail/Paseo de Vaca
TURNBACK RANCH
CITY OF LAGO VISTA, TRAVIS COUNTY, TX

Technical Feasibility

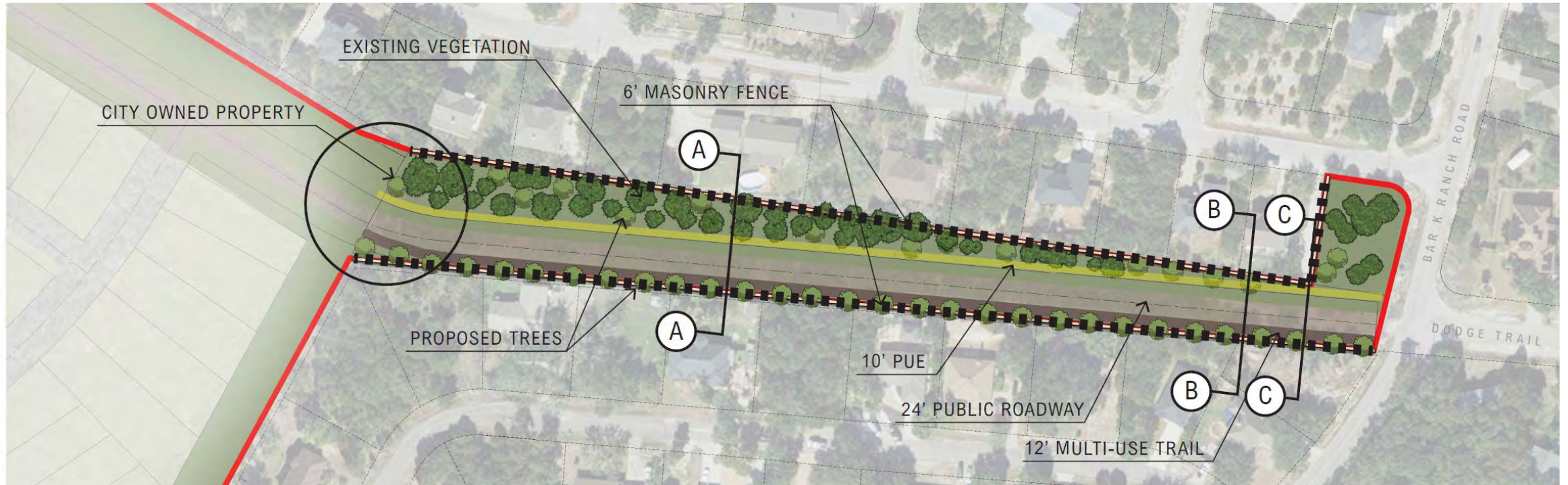
All of staff's
comments are
addressed



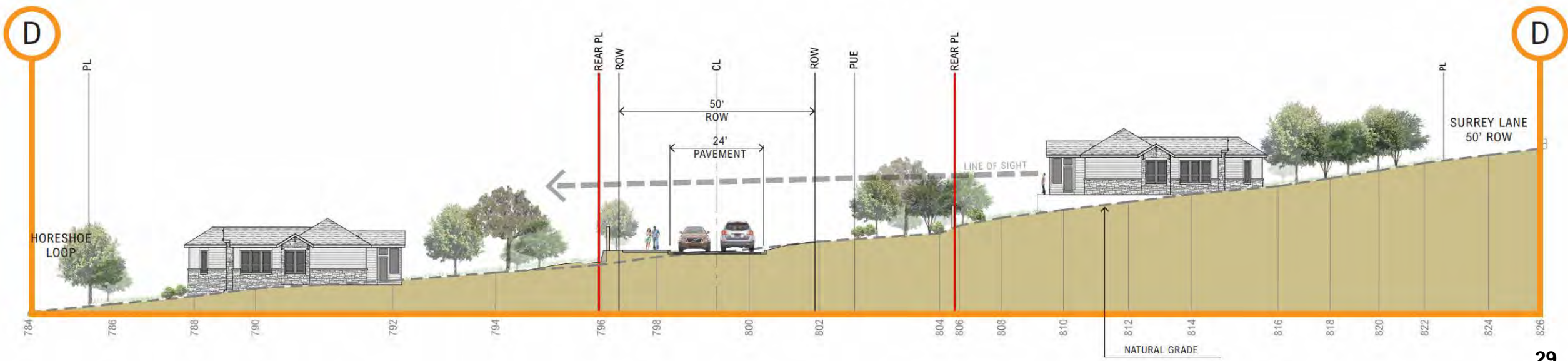
Technical Feasibility



Dodge Trail Extension – Overview



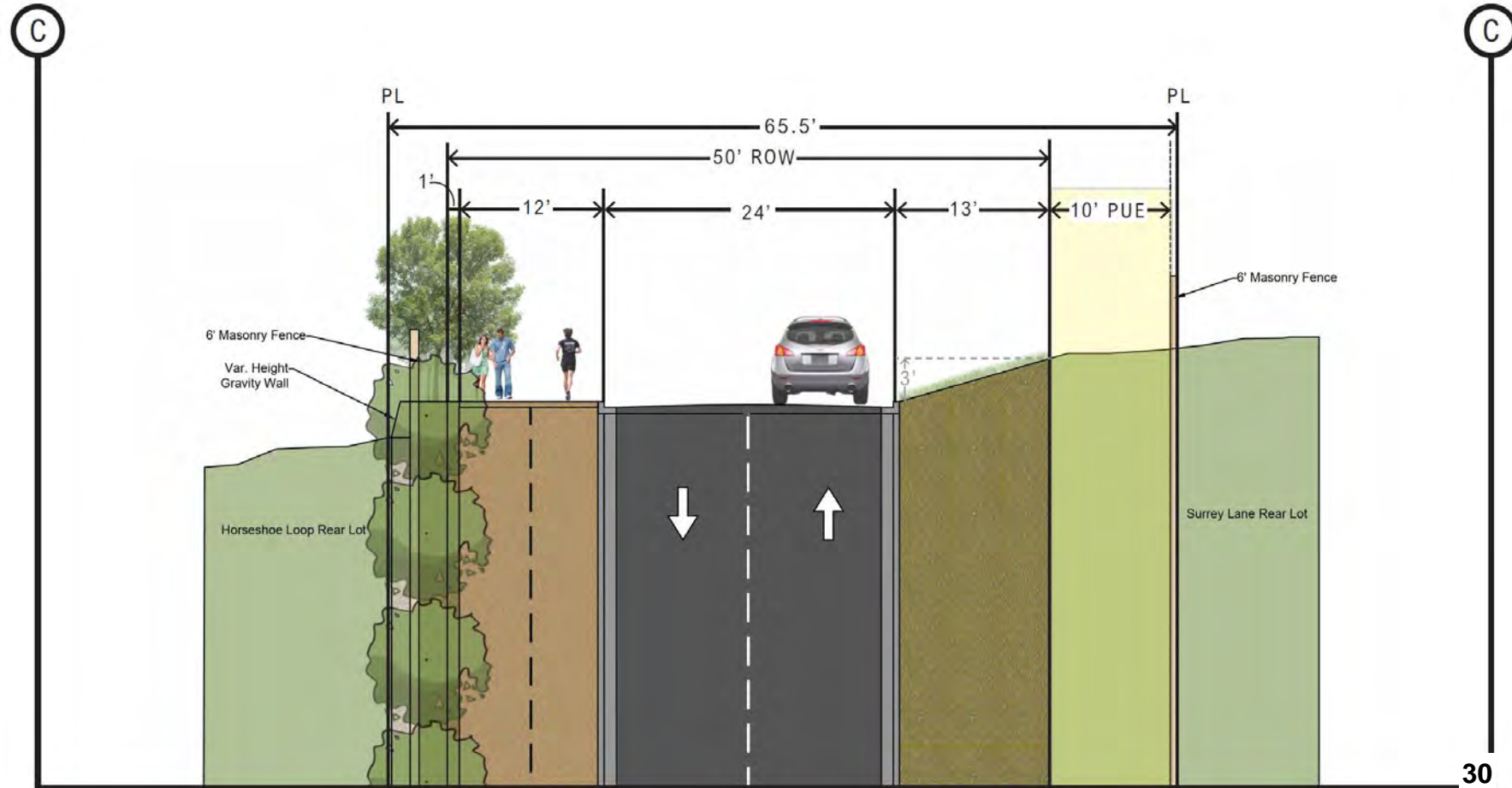
Dodge Trail Extension – Cross Section



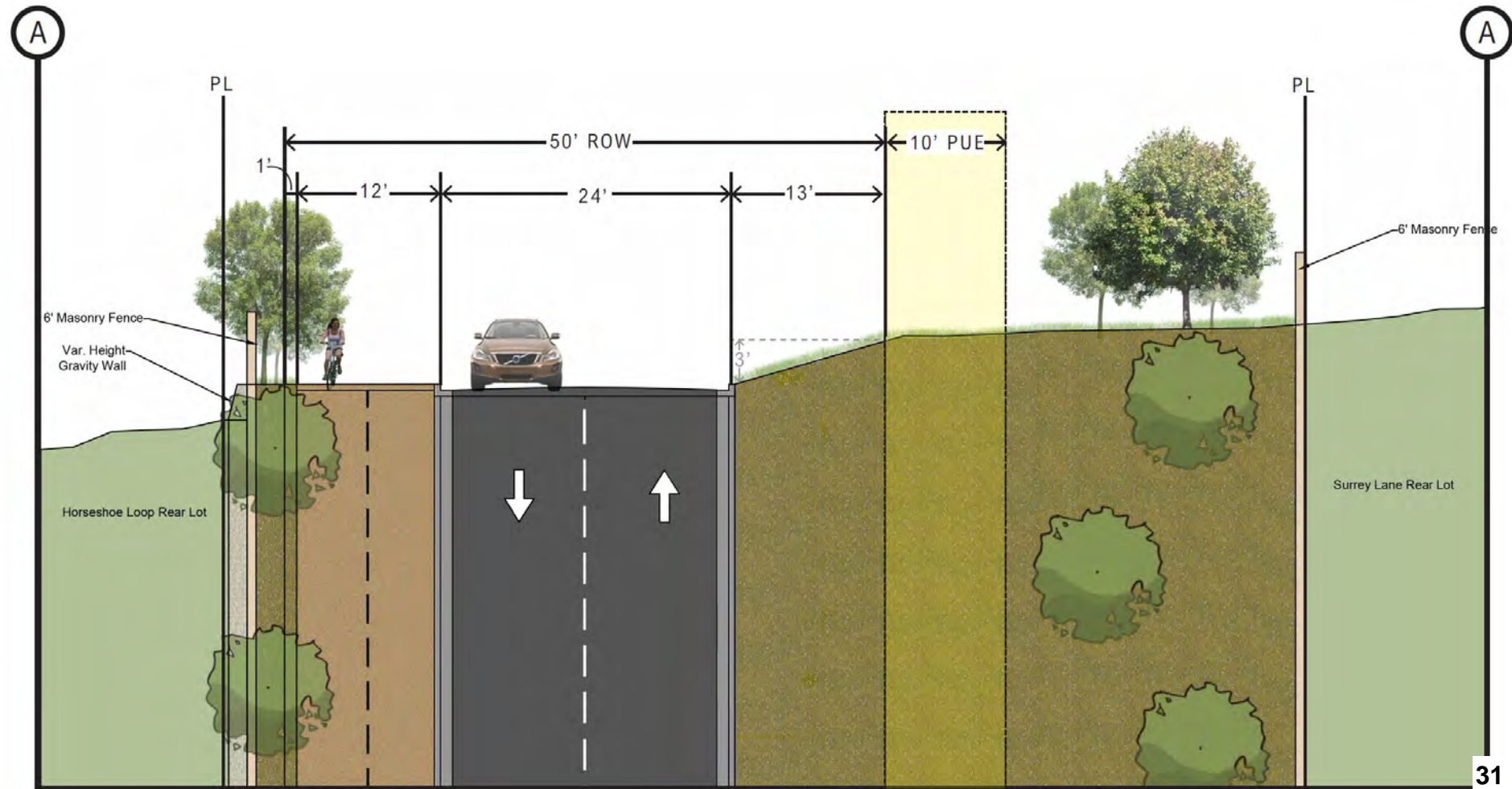
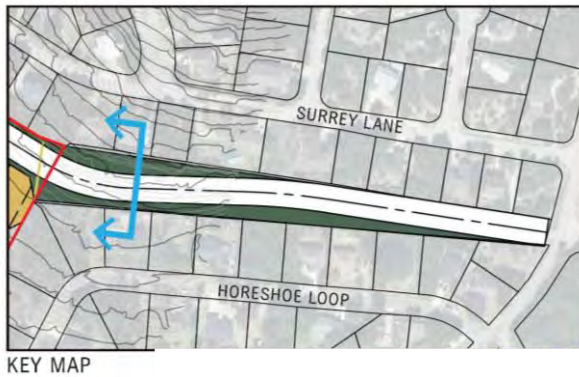
Dodge Trail Extension – Narrow Section



KEY MAP



Dodge Trail Extension – Wide Section

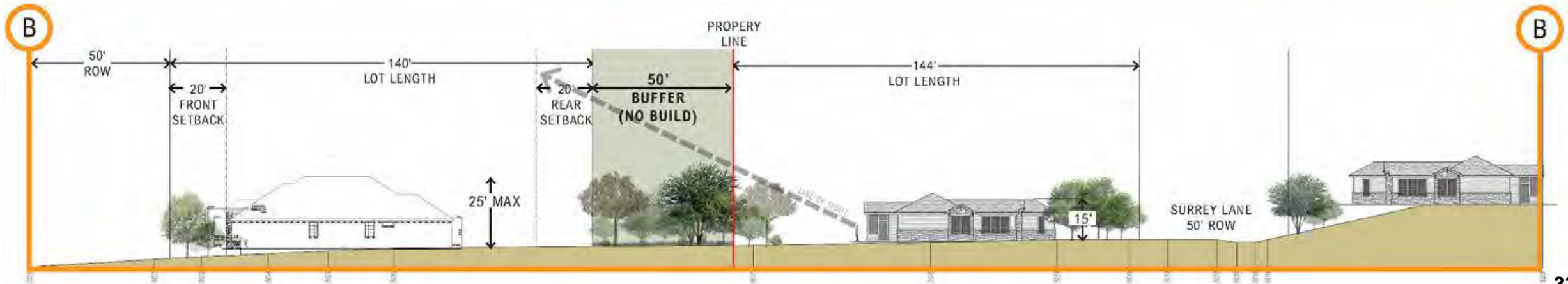
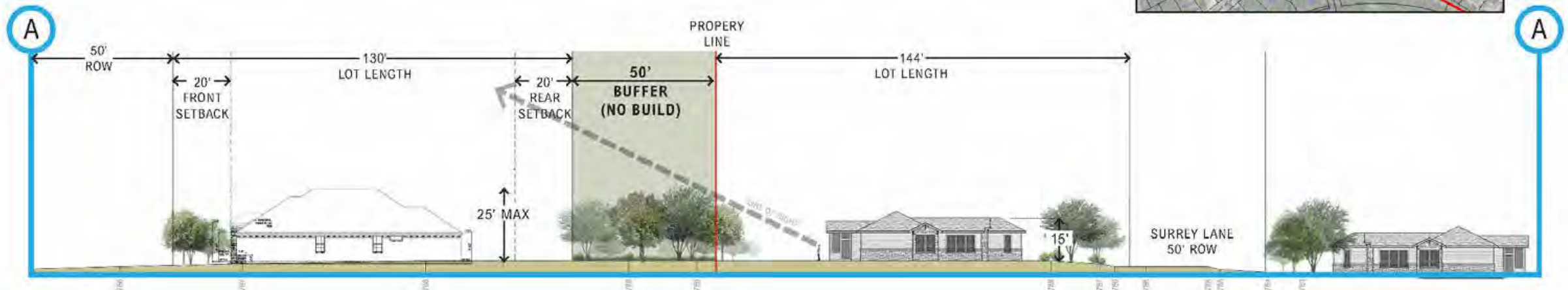
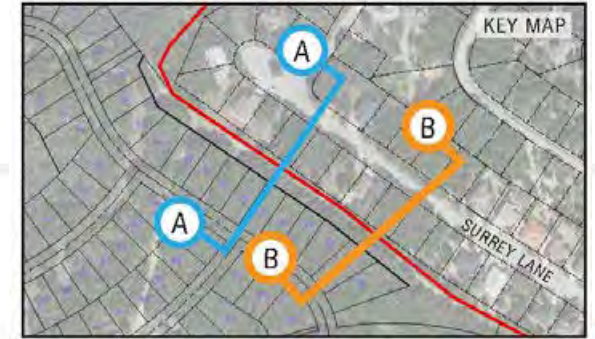


Planned Buffer

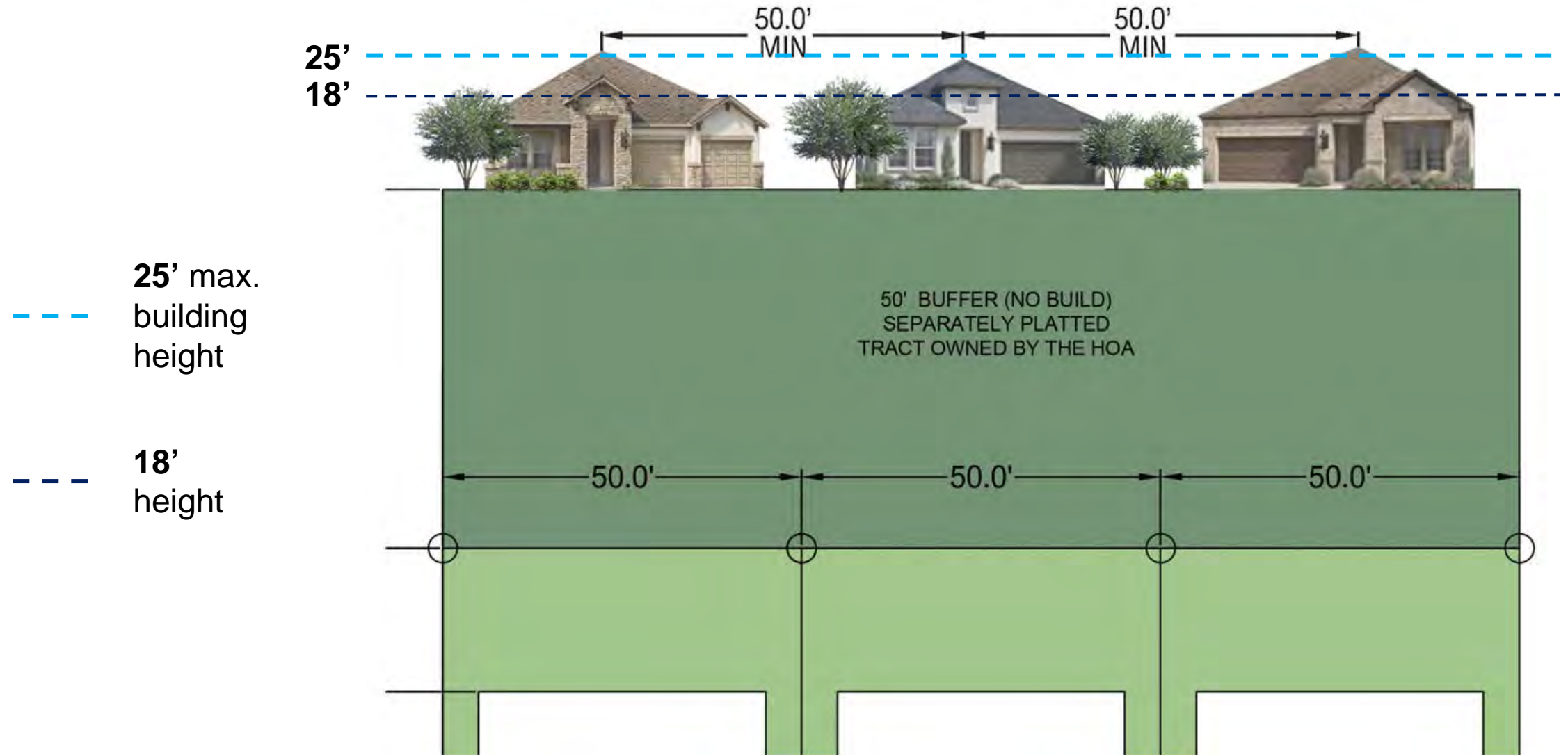
- 50' naturally heavily wooded buffer along both the north and east boundary.
- Natural buffer to be supplemented with additional landscaping of native and fast-growing plantings.



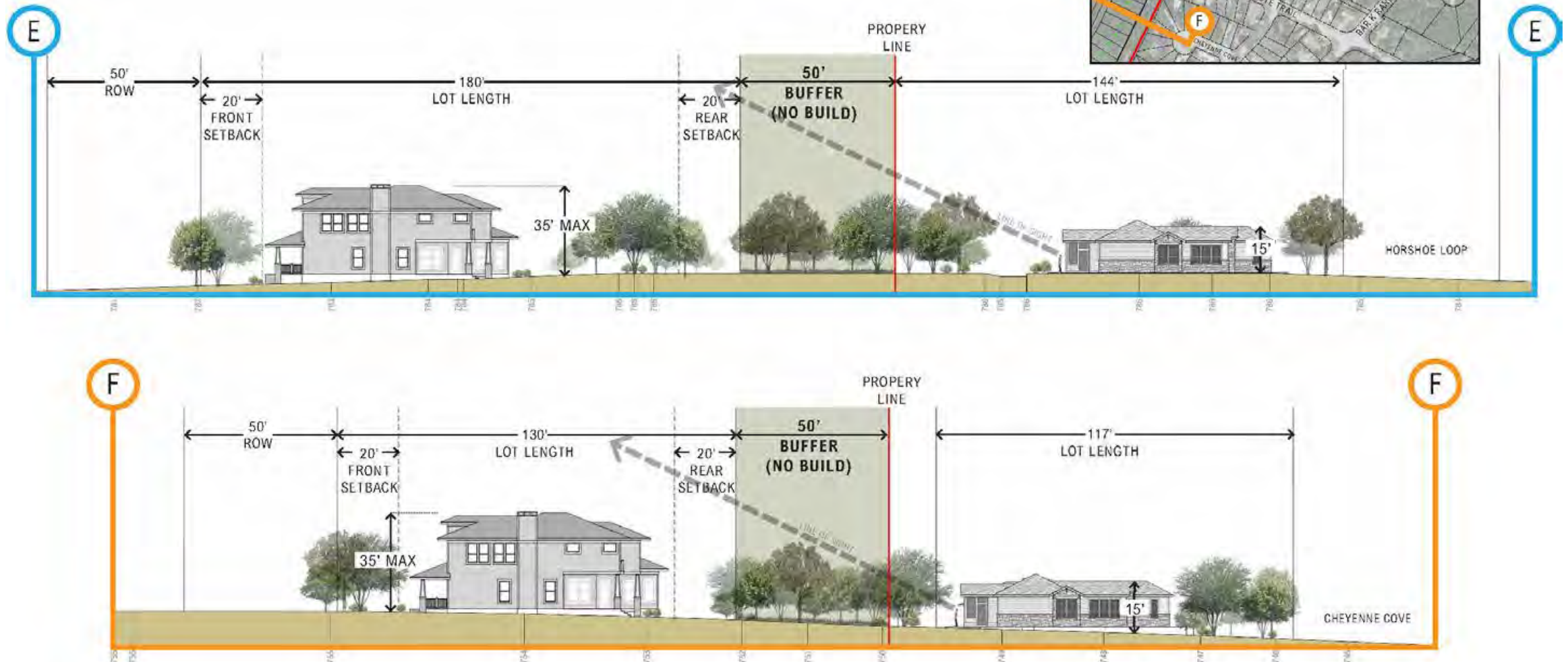
Buffer Along Surrey Lane



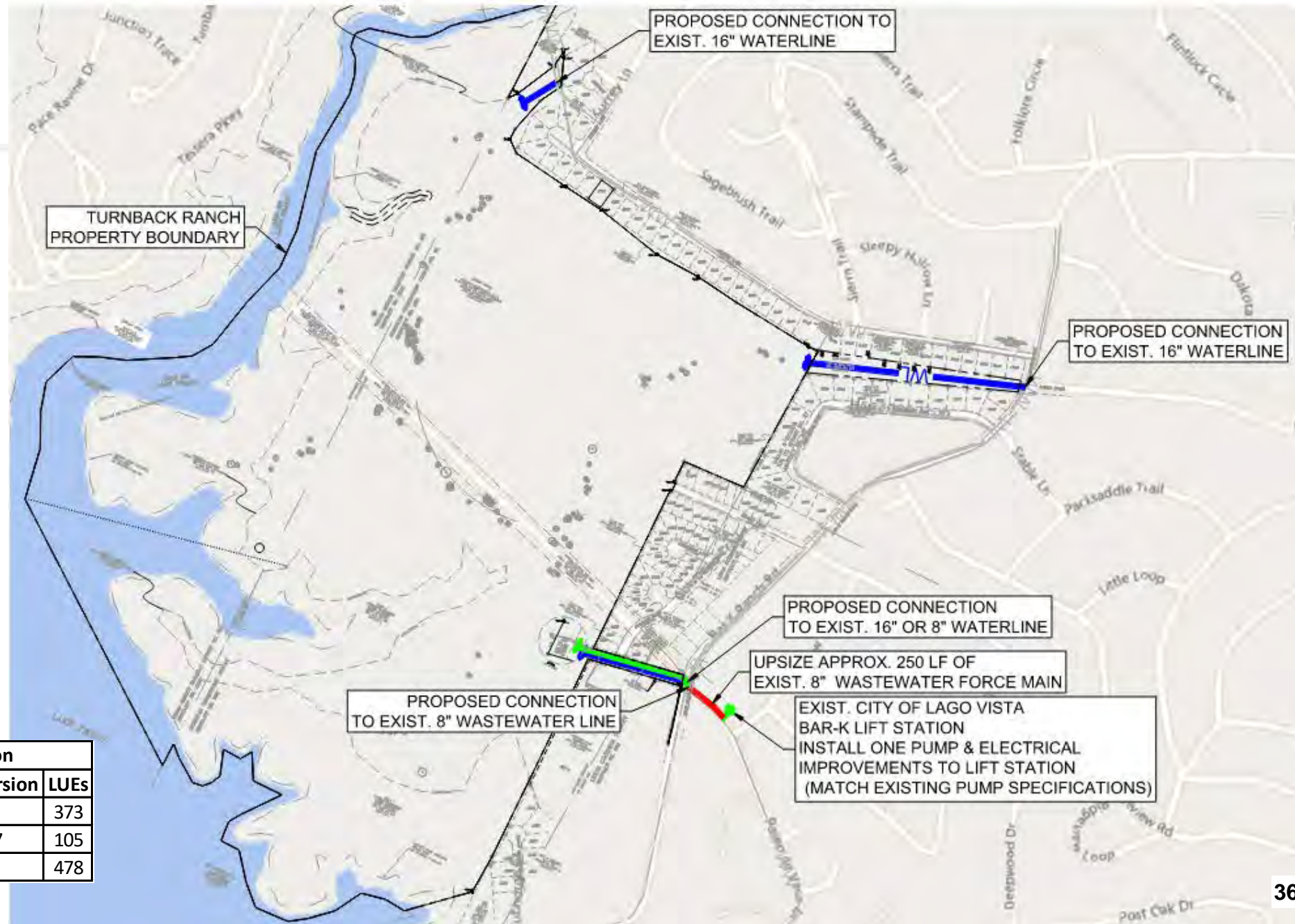
Buffer Along Surrey Lane



Buffer Along East Boundary

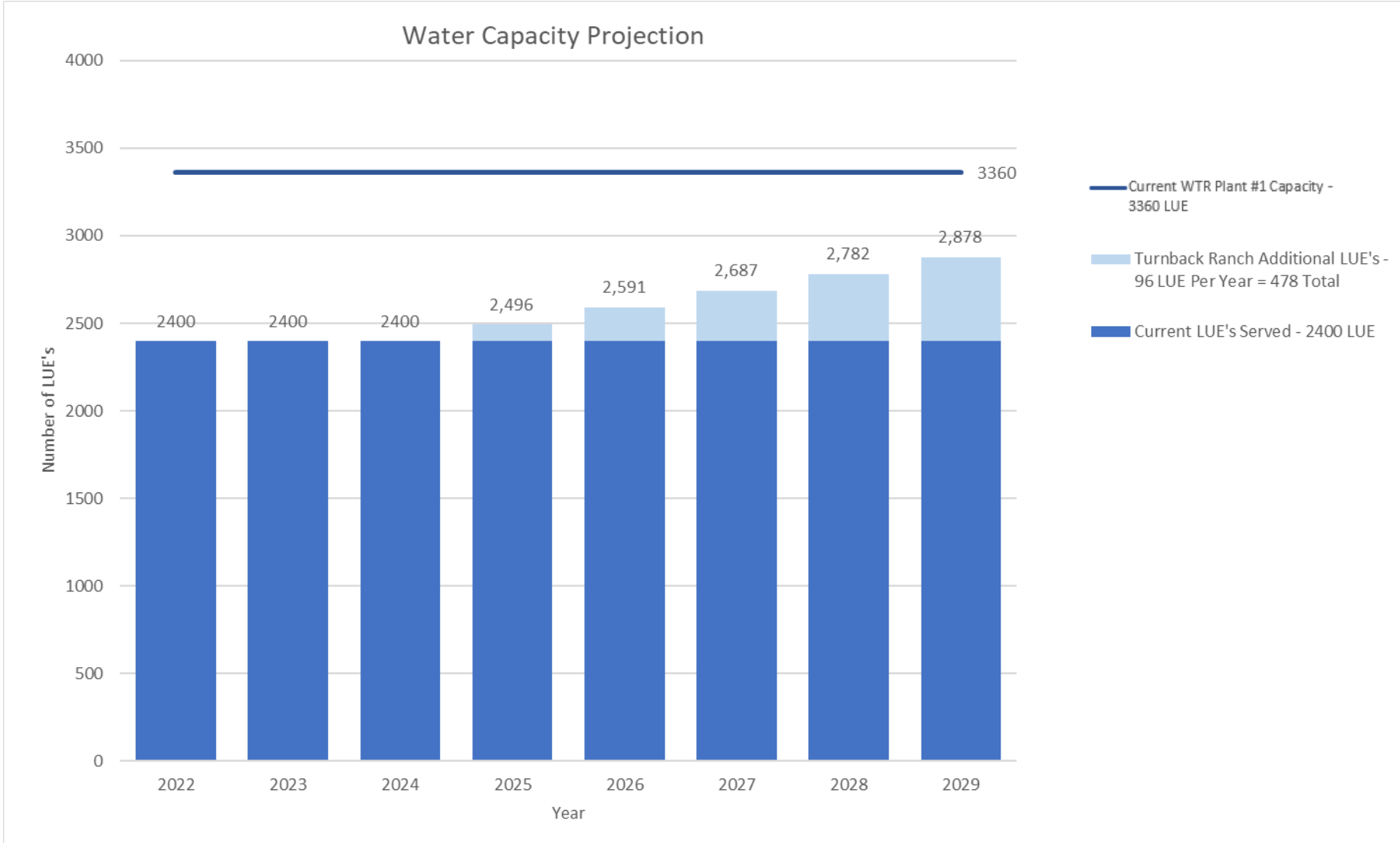


Utilities



Proposed Home to LUE Conversion			
Turnback Ranch	# Units	Conversion	LUEs
Single Family Residential	373	1	373
Single Family High Density	150	0.7	105
Total:	523	-	478

Water Capacity



Wastewater Capacity

