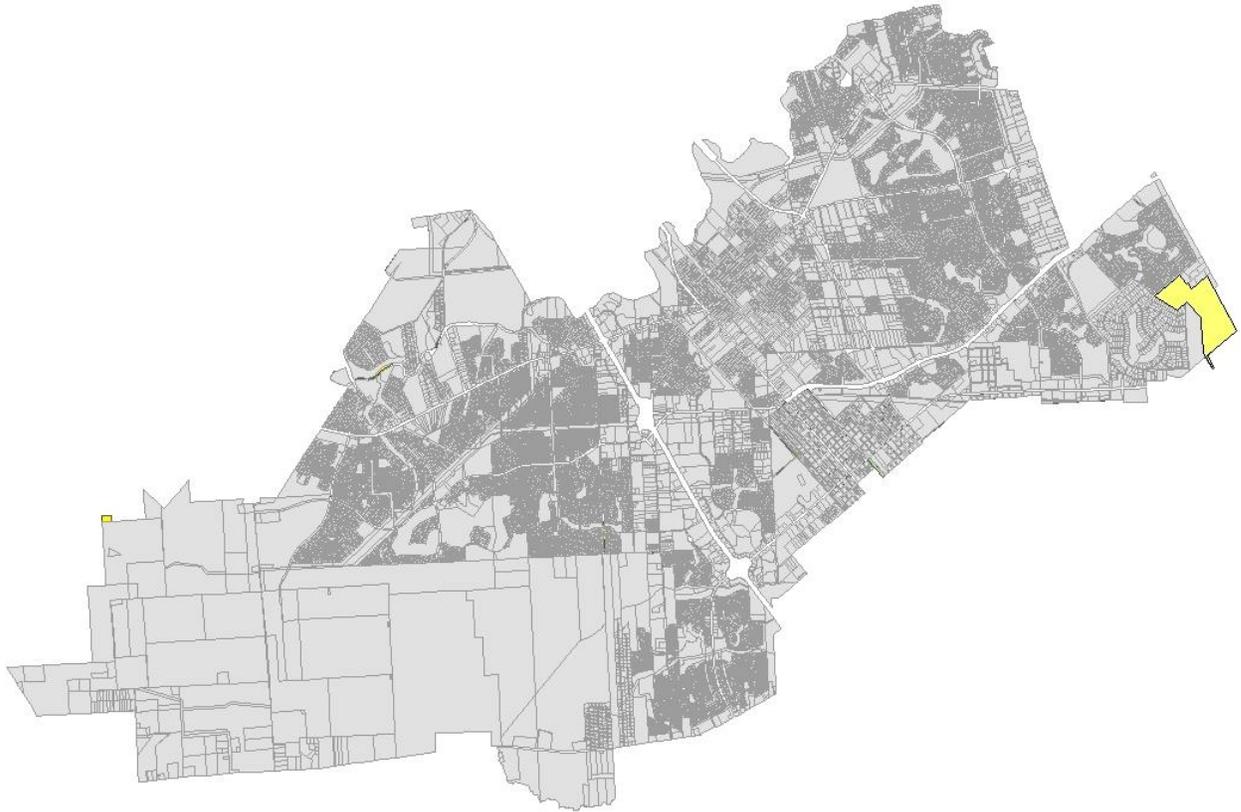


# Coastal Point Planned Unit Development Overlay District



**Prepared for:  
League City 210 Development Partners, L.P.**

**Prepared by:  
City of League City Planning Department**



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## **Attached Exhibits**

- Exhibit A - Area Location Map**
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## **Attached Appendices**

- Appendix A – Traffic Impact Analysis**
- Appendix B – Environmental Report**

## I. Introduction

The Coastal Point Planned Unit Development (PUD) is a 202.5-acre master planned community nestled in the southeastern corner of the city limits of the City of League City approximately 5½ miles east of Interstate 45. More specifically, the development is located approximately 1 mile south of League City Parkway (aka State Highway 96), north of Farm to Market Road 646 (FM 646), approximately 1 mile east of South Shore Boulevard and approximately 0.1 miles from State Highway 146 as depicted in Exhibit A.

This PUD document was prepared by the City of League City Planning Department as a result of an application for a Planned Unit Development (PUD) overlay on behalf of League City 210 Development Partners, L.P. by BGE/Kerry Gilbert & Associates. This PUD has been developed in accordance with Section 125-80 of the League City Zoning Ordinance titled *PUD Planned Unit Development Overlay District* (Chapter 125 of the League City Code of Ordinances).

### **Background Timeline**

- March 9, 2006** – City Council of League City adopted Ordinance No. 2006-12, annexing approximately 222.7 acres from League City’s extraterritorial jurisdiction into the corporate limits of League City. This annexation accounts for the southern half of the Coastal Point PUD.
- March 28, 2006** - City Council of League City adopted Ordinance No. 2006-17, amending the original 2003 agreement between the City of League City and Galveston County Municipal Utility District #45 (MUD #45) and expanding the service area of the MUD by approximately 256.38 acres. The expansion increased the overall size of the MUD to 849.86 acres while encompassing the majority of property subject to this PUD.
- April 25, 2006** – City Council of League City adopted Ordinance No. 2006-31, rezoning approximately 201.2 acres from “RSF-20” (Single-family residential with a minimum lot size of 20,000 square feet), “RSF-10” (Single-family residential with a minimum lot size of 10,000 square feet), and “RSF-7” (Single-family residential with a minimum lot size of 7,000 square feet) to “RSF-5” (Single-family residential with a minimum lot size of 5,000 square feet) and “RSF-7” (Single-family residential with a minimum lot size of 7,000 square feet). The property was rezoned for a proposed residential development being called Quail Point.
- October 24, 2006** - City Council of League City adopted Ordinance No. 2006-96, amending the original 2003 and 2006 first amendment agreements between the City of League City and MUD #45 and expanding the service area of the MUD by approximately 65.44 acres. The further expansion of the MUD increases the overall size to 915.3 acres and added approximately 37 acres to property known as the Coastal Point development today.
- September 8, 2015** – The applicant for the Coastal Point PUD hold a neighborhood meeting with the adjacent property owners within 500 feet of the proposed boundaries of the development.
- September 28, 2015** – The applicant’s representative, BGE/Kerry Gilbert & Associates, submits an application to rezone the property to “RSF-5” (Single-family

residential with a minimum lot size of 5,000 square feet) and “RSF-7” (Single-family residential with a minimum lot size of 7,000 square feet) with the creation of a “-PUD” (Planned Unit Development) Overlay.

**II. Site Inventory Analysis**

**Comprehensive Plan**

League City’s Future Land Use Plan, located in Figure 5.1 in the City’s *2035 Comprehensive Plan*, classifies the area in which the Coastal Point is located as “Suburban Residential.” The intent of the Suburban Residential character district is to provide a blend of urban and rural character that focuses on open space and limited densities that make neighborhoods pleasantly walkable. While the need remains for motorized vehicles, a typical residence moderately covers a lot and is setback from the roadway in which the remaining portions of the lot are heavily landscaped.

**Zoning / Surrounding Uses**

The existing zoning for the property is a mixture of “RSF-5” (Single-family Residential with a minimum lot size of 5,000 square feet), “RSF-7” (Single-family Residential with a minimum lot size of 7,000 square feet) and “RSF-10” (Single-family Residential with a minimum lot size of 10,000 square feet) as shown in Exhibit K. A summary of the zoning and land uses surrounding the site are in the table below.

<b>Direction</b>	<b>Surrounding Zoning</b>	<b>Surrounding Land Use</b>
<b>North</b>	"RSF-7-PUD" and "OS-PUD"	Mar Bella PUD
<b>South</b>	"RSF-10" and City Limits	Whispering Lakes Ranch and City of Texas City
<b>East</b>	"OS" and City Limits	CenterPoint High Power Transmission corridor and City of Kemah
<b>West</b>	"RSF-7-PUD", "OS-PUD" and "RSF-10"	Mar Bella PUD and Whispering Lakes Ranch

The Coastal Point PUD lies along the southeastern city limits of League City with several existing developments surrounding the development. To the north of the project lies the Mar Bella PUD, a residential master planned community of 1,318 residences with commercial property along League City Parkway. Residents of the Coastal Point will access League City Parkway through the Mar Bella PUD. To the northwest lies the Whispering Lakes Ranch Subdivision, a residential master planned community of 310 large-lot, estate residences averaging approximately one acre or greater in size. The property directly adjacent to the western boundary of the project is currently undeveloped. The properties to the south are a mix of light industrial and small warehouse uses, all of which lie within the city limits of Texas City. The eastern boundary of the project is a three (300) hundred foot wide CenterPoint electrical transmission corridor, paralleling the western right-of-way of State Highway 146.

**Existing On-Site Conditions / Vegetation / Tree Protection**

The northern one-third of the property is a large pasture area with trees interspersed throughout with a few agricultural barns and approximately five small man-made ponds or depressions that hold water after a rainfall. In addition, a nine (9) acre wooded area lies in the northwest corner of

the project. The southern two-thirds of the project are predominantly scrub brush and sporadic trees.

Overall, the property is relatively flat with no natural water courses running through the property in which ground elevations range from approximately 12-feet in the southeast corner to 16-feet in the northwest corner indicated in Exhibit C. All of the vegetation, ponds and structures will be cleared and removed as the Coastal Point is developed.

A Tree Disposition Plan is required in the development phase for each plat as the property develops. The applicant and City Arborist will coordinate with the Tree Preservation and Provisions as identified in the Subdivision and Development regulations (Chapter 102 of the League City Code of Ordinances).

### **Existing Constraints**

A summary of the existing physical constraints that are currently affecting the property in the Coastal Point development are depicted in Exhibit C and listed below:

- A ten (10) foot wide Houston Pipeline Company Easement that passes through the project in a north-south direction. The pipeline is no longer in use and will be abandoned during the first phase on the development.
- A ten (10) foot wide Houston Lighting & Power easement lies within the northern portion of the project that has been used to supply power to an existing barn. As part of the development of this subdivision the barn will be demolished and the easement will be abandoned.
- A forty (40) foot wide drainage ditch lies along the boundary line with the Whispering Lakes Ranch subdivision.
- A sixteen (16) foot wide electric distribution line and utility easement lies directly east and adjacent to the 40-foot wide drainage easement along the northwest boundary line of the development.
- The Phase I environmental site assessment preliminarily indicates no jurisdictional wetlands are located within the project in Appendix C. A jurisdictional wetlands letter is being sought from the United State Army Corps of Engineers.

### **Floodplain**

According to floodplain maps (Map No's. 4854700029, 35, 95C) provided by the Federal Emergency Management Agency (FEMA) dated May 2, 1983 the Coastal Point property lies within the Unshaded X floodplain zone indicating that the property is outside of the floodplain. Reference the Flood Levels and Potential Flooding on Page 16 for information on proposed flood levels.

### **III. Proposed Development Program**

#### **A. Project Description**

The 202.5-acre Coastal Point project is a master planned community development comprised of single-family residential homes, a recreation center along with neighborhood-serving parks all being connected via a 10-foot wide trails system. The Conceptual Land Use Plan in Exhibit D illustrates the residential sections along with the roadway network, drainage facilities and various easements. Madrid Lane will serve as the projects primary point of access to the Marbella PUD and League City Parkway northwards and FM 646 to the south.

##### a. Justification for PUD Overlay District

The intent of PUD Overlay Districts is to encourage high quality development in the City by providing additional flexibility to take advantage of special site characteristics, location or land uses. This document establishes various architectural and development standards that exceed the minimum requirements for properties specifically located within the boundaries of the Coastal Point PUD.

A Planned Unit Development (PUD) Overlay district is being sought for the Coastal Point PUD in order for greater flexibility in revising the master plan over the course of the project to adjust and adapt to various design, engineering and market issues. In return for allowing such flexibility, this PUD document will meet or exceed the minimum requirements of League City's development ordinances through specific architectural, design and engineering standards such as:

- Minimum requirements for all single-family residences.
- Upgrading of electrical poles near the southern entry of FM 646.

Items specified in this document are enforceable since the PUD document is attached to the ordinance approving the overlay. All items that are not specifically discussed within this PUD document shall be addressed through the League City Zoning Ordinance.

##### b. Character

The character of the Coastal Point PUD would be better classified more closely with the "Auto-Dominant Residential" character largely because the current housing market cannot support a true suburban residential development. The concept for the PUD is that it is an extension of the housing products and amenities found in the adjacent/nearby developments such as the Mar Bella and Hidden Lakes PUDs. The character of auto-dominant residential differs from suburban residential in that it fully accommodates the automobile. A typical residence takes up a larger percentage of a smaller lot and has a more prominent garage façade with front setbacks just large enough to handle parking.

#### **B. Land Use Composition**

In order to adequately respond to changes in the economic and market conditions throughout the life of the project, changes to the development will be required to ensure flexibility as the property is developed. The land uses within the Coastal Point master plan may be altered by up to 15 percent (15%) from the land use acreages and single-family lots established in the Concept Plan and PUD document.

Revisions to the master plan that alter more than 15% or that have a significant change in geographic location shall require the submittal of a revised Concept Plan to be considered by the Planning and Zoning Commission and considered and approved by the City Council in the same manner as the original Concept Plan was adopted.

The table below provides a detailed tabulation of each land use, the underlying zoning districts, their respective acreages and percentage of the gross land area.

Land Use Category		Zoning District	Acreage (in Acres)	% of Gross Acreage
<b>Constraints</b>			<b>17.2</b>	<b>8.50%</b>
Madrid Lane (80' ROW)		RSF-7	14.4	
Existing Utility Easements		RSF-7	2.8	
<b>Community Elements</b>			<b>53.2</b>	<b>26.27%</b>
Recreation Center		RSF-5	3.5	
Parks		RSF-5	2.7	
Landscaped Areas		RSF-5 & 7	5.8	
Proposed Lake / Detention Areas		RSF-5 & 7	41.2	
<b>Single-Family Residential</b>	<b># of Lots</b>		<b>132.1</b>	<b>65.23%</b>
50' x 120'	289	RSF-5	60.9	
60' x 120'	171	RSF-7	45.8	
70' x 130'	73	RSF-7	25.4	
<b>Totals</b>			<b>202.5</b>	<b>100.00%</b>

#### Homeowner’s Association (HOA)

A Homeowner’s Association (HOA) will be created for the Coastal Point to maintain the quality of development through the use of architectural controls that will be found within this document and recorded deed restrictions with Galveston County. The HOA / MUD #45 and/or any successors in title will be responsible for maintaining all landscaped areas, open spaces, detention/amenity lakes and specific infrastructure as identified in the Utility Section at the end of this document.

#### C. Proposed Zoning

To implement the Conceptual Land Use Plan, each of the proposed land uses have been associated with a compatible zoning district consistent with the use regulations currently in the League City Zoning Ordinance (Chapter 125 of the League City Code of Ordinance). Overall, the Planned Unit Development will be an overlay, in which the base zoning districts are mixture of residential “RSF-5” (Single-family residential with a minimum lot size of 5,000 square feet) and “RSF-7” (Single-family residential with a minimum lot size of 7,000 square feet) zoning. The Coastal Point development will comply with the zoning standards as outline for each zoning district. A table identifying the acreage and percentage compared to the overall development is below.

Zoning Designation	Acreage	% of Gross Acreage
Residential Single Family 5 (RSF-5)	74.9	36.99%

Residential Single Family 7 (RSF-7)	127.6	63.01%
<b>Total</b>	<b>202.5</b>	<b>100.00%</b>

**a. Residential Component**

The use for the zoning districts are as single-family residential with the residential areas being located on either side of Madrid Lane in the northern portion and the remaining southern two-thirds on the east side of Madrid Lane. The residential properties within the Coastal Point are comprised of 50-foot, 60-foot and 70-foot wide lots ranging from a minimum of 6,000 square feet to 8,400 square feet in size. The 50-foot wide lots are mainly located along the eastern boundary line of the development while the 60-foot wide lots encompass the northwest corner and the central core of the development. The 70-foot wide lots are located in the northwestern and southwestern corners of the development.

**D. Development Schedule and Phasing**

The Coastal Point PUD will be developed in four (4) phases over an estimated period of 5 to 7 years. It is anticipated that each phase of development will create enough lot inventory for approximately 20 months based on estimated sales.

The first phase would begin within 12 months of the adoption of the PUD by League City. This phase is located in the northern portion of the development as shown on Exhibit J. The phase will also encompass one residential section with each lot size in order for a wider market appeal. The timing, location and size of the remaining two phases are dependent upon market driven forces. See the Phasing table below.

<b>Phase</b>	<b>Year Complete</b>	<b>Description</b>
1	2017	172 residences, detention/amenity lakes, and park
2	2018*	128 residences and detention/ amenity lakes and recreation center
3	2019*	123 residences, detention/amenity lakes, and recreational park
4	2020*	125 residences

\* Timing and size of the phase will be dependent upon market driven forces.

**E. Subdivision Signage**

The Coastal Point will have three (3) types of development signs for the residents and their guests. The proposed locations for this signage can be seen in Exhibit O with the descriptions listed below:

**Primary Entry Monuments**

These entry signs will be located on either side of Madrid Lane near the southern entrance to the development near the FM 646 / Madrid Lane intersection. The signs shall have a maximum footprint of 12-feet in length by 12-feet in height (12' X 12') and have a maximum overall height of 25-feet above pavement grade or a blade wall sign with a maximum size of 30-feet in length

by 10-feet in height (30' X 10'). The sign shall identify that the roadway is located within League City by use of name and emblem.

#### Secondary Entry Monuments

These secondary entrance signs will be located on either side of Madrid Lane near the northern entrance to the development from the Mar Bella PUD. The signs shall have a maximum footprint of 6-feet in length by 6-feet in height (6' X 6') footprint and a maximum overall height of 12-feet above pavement grade or a blade wall sign with a maximum size of 18-feet in length by 6-feet in height (18' X 6').

#### Internal Identifier Monuments

These internal identifier signs will be located on either side of the roadways internal to the development. The signs shall have a maximum footprint of 5-feet in length by 5-feet in height (5' X 5') and have a maximum overall height of 8-feet above pavement grade or a blade wall sign with a maximum size of 15-feet in length by 5-feet in height (15' X 5').

### **F. Architectural Standards**

The following are architectural standards that will be required for development within the PUD:

#### a. Residences

1. All elevations facing the street on which the property is addressed shall be 100% masonry and all elevations facing a secondary street shall be 85% masonry. All other exterior elevations shall be constructed with 70% masonry. Complementary materials shall only be used as accents to the architectural design and not meant to replace or substitute masonry as the primary material of the wall(s). The coverage requirement shall be calculated by measuring all exterior facades of the structure, excluding the openings for windows, trim and doors and multiplying that figure by the percentage. See Exhibits E and E-1 for illustrated examples.
2. The elevation of structures facing the primary street shall have insets and offsets to create visual interest. When this cannot reasonably occur, the brick or stone facing shall be patterned so as to create the visual interest.
3. In cases of structures with front loaded, attached garages, the garage must be either recessed a minimum of three (3) feet or protrude no more than ten (10) feet beyond the front elevation. At no point shall a garage extend beyond any required property setback line.
4. All structures with detached garages shall have the garage located near the rear of the property and connected to the main house with a covered breezeway.
5. All structures with rear elevations facing parks, open spaces, detention/amenity ponds, trails or other public spaces shall be 100% masonry.
6. Acceptable masonry materials are brick, natural stone, cultured stone and cast stone only.
7. Cementitious fiber board and stucco are materials which are complementary materials on the exterior of the building. Materials such as vinyl, plywood and particle board are prohibited from being installed as a complementary material.
8. At a minimum, the roofing material will of earth tone colors with composite shingles and limited use of standing seam metal roofs on accents.

#### 1. Residential Lots

1. In cases where a residential lot directly abuts the perimeter of the PUD, a wooden fence with masonry columns shall be constructed that is no less than six (6) feet in height as measured from grade, as shown in Exhibit F. In cases where a fence is placed directly adjacent to Madrid Lane, an all-masonry fence shall be constructed that is no less than six (6) feet in height as measured from grade. In cases where a residential lot directly abuts a landscape reserve, open space or lake/detention, metal tubular fencing shall be constructed. In no case, shall a chain link fence be permitted to fence a property.
2. All residences shall have a planting bed with a minimum width of three (3) feet from the house foundation. Curvilinear planting beds are highly preferred.
3. All residential properties shall install landscaping along the elevation of the primary street in accordance with the Front Yard Landscaping Table below:

<b>Front Yard Landscaping</b>				
Lot Width	Trees		Shrubs	
	No. of Hardwood Trees <sup>1</sup>	No. Of Ornamental Trees <sup>2</sup>	5 Gal.	15 Gal.
50-Foot Lots	1	1	15	2
60-Foot Lots	2	1	15	3
70-Foot Lots	2	1	25	4

<sup>1</sup> Upon installation hardwood trees shall be, at a minimum, four (4) caliper inches when measured twelve (12) inches above grade, have a branch spread no less than sixty (60) inches and no less than 10-feet in height.

<sup>2</sup> Upon installation ornamental trees shall be, at a minimum, two (2) caliper inches when measured twelve (12) inches above grade and no less than six (6) feet in height.

**b. Common Area Plantings**

Trees are prohibited from being located within utility easements, rights-of-way, including areas between the sidewalk and rights-of-way unless approved by the City Engineer and City Arborist. At a minimum, appropriate root barrier protection will be required as part of approval.

**G. Projected Population / Schools**

The overall projected population for the Coastal Point will be approximately 1,535 residents based on the proposed lots times an average of 2.8 persons per household.

The Coastal Point development is solely located within the Clear Creek Independent School District (CCISD). Based on current 2016 attendance zones provided by the district, it is anticipated that school aged children living within the development would attend Sandra Mossman Elementary School, Bayside Intermediate School and Clear Falls High School. All of these schools are located on a 144-acre comprehensive site known as Education Village, in the nearby Hidden Lakes Planned Unit Development, located to the west/northwest of the Coastal Point. CCISD will be provided letters as each residential section is developed in accordance with the City’s Subdivision and Development regulations (Chapter 102 of the League City Code of Ordinances).

**H. Parks and Open Space**

Programmed open space accounts for approximately 46.8 acres (22.7%) of the gross acreage as shown in Exhibit H. This open space includes required HOA parkland, detention/amenity lakes along with their associated open spaces. Excluding this, enhancements are further increased with the addition of landscape reserves along the rights-of-way, common areas and open spaces provided for each residential section of development.

Overall, open space could account for as much as 57.7 acres or approximately 28% of the development. The developer will be responsible for providing minimum HOA parkland and paying the regional parks fees of \$1,000 per dwelling unit as each residential section is developed.

#### a. Parks

League City's park requirement of 1 acre of parkland for every 90 proposed dwelling units resulting in a minimum parkland dedication of 5.92 acres. The PUD will provide 6.2 acres for a recreation center and two smaller park areas. The 3.5-acre Coastal Point recreation center, located in the northern portion of the project, shall contain such features as a recreational water facility, cabana with restroom and change facilities, a playground and a parking area. Two additional park sites, a 1.4 acre site in the north and 1.3 acre site in the south, will be largely passive in nature and shall contain facilities such as a small pavilion, a playground, picnic tables and benches. Illustrations of proposed facilities can be seen in Exhibit I.

#### 1. Additional Amenities

The detention ponds and associated drainage system, located throughout the project, are an integral part of the overall amenity system. The linear dry detention system varies in width from 180 feet to over 350 feet wide and is approximately 20.3 acres in size. The wider areas of the linear dry detention system will allow for the development of gentle, undulating side slopes which will highlight pockets of landscaped areas.

The 20.2 acres of detention areas in the development will also serve as lake amenities which will maintain a constant water level and will also have highlighted pockets of landscaped areas.

#### b. Sidewalk & Trail System

Sidewalks will be provided along both sides of all streets within the Coastal Point. Sidewalks along Madrid Lane will be five feet (5') in width except in locations where the 10-foot wide trail will be constructed, as shown on Exhibit H. Where the trail crosses Madrid Lane, a Pedestrian Warning Light system will be utilized. All other local streets within the development will have four foot (4') wide sidewalks.

The pedestrian trail system, illustrated on Exhibit H, will provide a ten (10) foot wide trail looping internally within the development. A vast majority of the trail network will be provided as a result constructing sidewalks along all of the roadways. A significant portion of the trail will extend through open spaces, thereby creating a looped pedestrian trail connecting all of the parks and much of the green spaces in the central core of the development. Additional sidewalk linkages are made from the end of cul-de-sacs to nearby open spaces and sidewalks to encourage more pedestrian movement.

### **I. Streets and Circulation System**

The primary points of access are League City Parkway (State Highway 96) via the Mar Bella PUD from the north and Farm to Market Road 646 (FM 646) to the south and connected via a collector roadway, Madrid Lane, as shown in the Concept Plan in Exhibit D. All roadways shall be designed so that the City's emergency fire apparatus may maneuver without hindrance throughout the development and conform to all of League City's Design & Construction standards.

a. Construction Traffic / Temporary Secondary Access

The use of an existing allweather access roadway will be constructed in the initial phase of construction to provide temporary secondary access for the Coastal Point until Madrid Lane is completed. This roadway must remain open at all times since it provides secondary access for the development, emergency services, and the entry point of construction traffic to State Highway 146 (SH 146). Prior to construction starting on the third and/or fourth phases, a secondary construction entrance in the southwest corner of the development shall be extended from FM 646 into the development utilizing an existing Texas City right-of-way. No construction traffic shall be permitted to travel through the Mar Bella community.

b. Traffic Impact Assessment (TIA)

A Traffic Impact Assessment (TIA) has been submitted as part of the Planned Unit Development submittal. The TIA concludes the following actions will occur:

- A traffic signal is warranted for the intersection of Madrid Lane and FM 646 when the intersection is open to traffic and a traffic signal study is recommended. The developer shall be responsible for the cost of the design and construction of the traffic light at Madrid and FM 646. Due to its location outside the city limits, League City will have no financial responsibility for the cost of the signal.
- In addition to the traffic signal, an east-bound turn lane and a west-bound turn lane are warranted at the intersection of Madrid Lane and FM 646 based on projected traffic volumes.
- Based on traffic growth and development of the Coastal Point, no additional construction is needed for nearby existing roadways. Results also indicate that nearby intersections will continue to operate at their present LOS (Levels of Service) with slightly more delay.
- Adjustment of the signal timings of nearby signalized intersections after completion of each phase of the Coastal Point development.

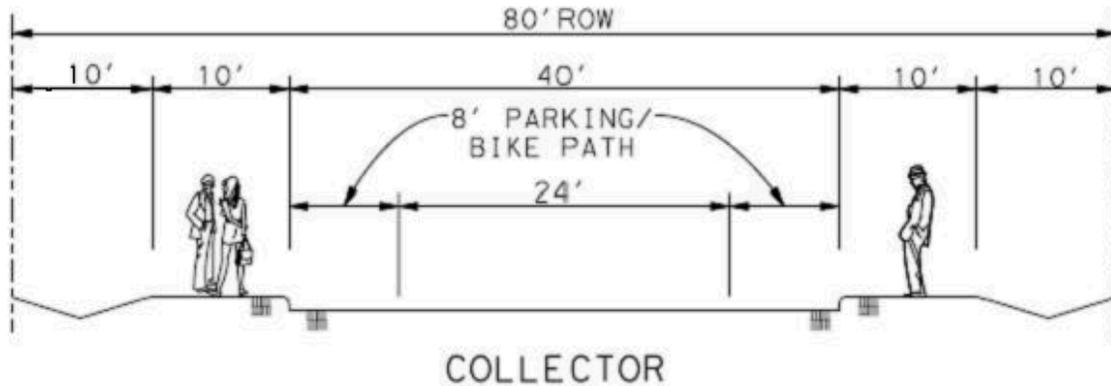
c. Roadway Connectivity

The Roadway Connectivity Index (RCI) is a means to measure the density of roadway connections of a roadway network along with how direct the roadways are to their connections both on and off site. Increasing the connectivity of the roadway network increases accessibility for local residents, emergency services and is also associated with more walking and biking activities.

The RCI for the Coastal Point PUD shall meet or exceed the minimum RCI index of 1.17 in lieu of an RCI of 1.4 recommended by the City's 2035 Comprehensive Plan. The RCI will be calculated by dividing the number of roadway links by the nodes where links are the roadway segments between the nodes and nodes are roadway intersections, cul-de-sacs, and knuckles.

d. Madrid Lane

As mentioned previously, the main thoroughfare extending across the Coastal Point development from north to south will be Madrid Lane. Madrid Lane is an extension from the southern boundary of the Mar Bella PUD running to a will have an 80-foot wide right-of-way and use the paving section as depicted in the illustration below from League City’s adopted 2011 Master Mobility Plan with the exception that sidewalks will be five (5) feet in width.

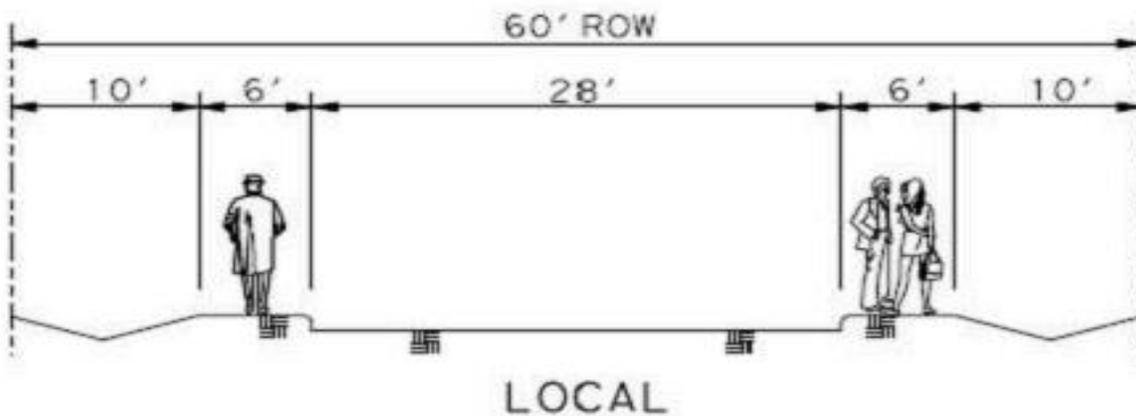


The only exception to right-of-way will be where the roadway transitions to accommodate a larger boulevard section with a center median to accommodate turn lanes near the intersection of Madrid Lane and FM 646, which will be signalized. In addition, easements along Madrid Lane shall be directly adjacent to and not within the right-of-way.

The overall construction of Madrid Lane will occur in three (3) phases. Each phase of the Madrid Lane construction will coincide with the first three phases of development and shall be completed prior to the issuance of the first building permit for each section. The extent of the roadway construction for each phase will also coincide with the phasing plan shown in Exhibit J.

e. Residential Roadways

All residential sections with more than thirty (30) residential lots shall have at least two (2) points of access upon recordation of the plat. For all residential roadways, the minimum right-of-way shall be sixty (60) feet in width and use the paving section as depicted in the illustration below from League City’s adopted 2011 Master Mobility Plan with the exception that sidewalks will be four (4) feet in width.



#### f. Future Access

To provide for access of future development on adjacent properties, sixty (60) foot rights-of-way have been set aside in development as shown in Exhibit D. The intent is to have these points of access set aside in platted landscaped reserves restricted to future rights-of-way. Upon preliminary plat approval by League City or Texas City for the development of the adjacent tracts, the rights-of-way shall be constructed by the neighboring development to League City's General Design & Construction standards.

#### **J. Utilities**

The Coastal Point PUD will be designed and constructed in conformance with criteria by the City of League City, Harris County Flood Control, Galveston County Engineering Department, and the Texas Commission on Environmental Quality (TCEQ). Utilities include both wet and dry utilities with the water, wastewater, storm drainage and electrical distribution services being the main focus in this document as described in further detail below.

##### a. Galveston County Municipal Utility District No. 45 (MUD#45)

As summarized in the timeline, the Galveston County Municipal Utility District No. 45 (MUD #45) was created in 2003 for the purpose to provide water, sanitary sewer, and drainage services to the area within its boundaries for future developments. Shortly after the land included with the proposed Coastal Point PUD was annexed, the MUD #45 boundaries were expanded twice by approximately 321.82 acres. Currently, all but two properties in the Coastal Point PUD are within MUD #45. The remaining 8.3 acres will be annexed into the MUD district prior to the construction of that section of the development.

##### b. Water Distribution System

Water will be provided from the City of League City to the development via MUD #45 through a series of existing and proposed waterlines and easements within Whispering Lakes Ranch Subdivision and Mar Bella PUD as shown in Exhibit M. In addition, three (3) easements will be provided across the adjacent undeveloped tract from Whispering Lakes Ranch to provide water to the development in which each respective waterline will be constructed with each phase of development.

The overall water system within the development will be a looped system to ensure that all service connections are provided with an ample supply of water at adequate pressure. Water capacity is calculated by Equivalent Dwelling Units (EDUs). One (1) EDU is equivalent to 308 gallons of water per day. The Coastal Point shall have a maximum of 615 EDUs (189,420 gallons) for the development. The water distribution system will be designed in accordance with the standards established by the City of League City's General Design & Construction Standards.

##### c. Wastewater Collection System

The proposed wastewater collection system is predominantly a gravity system designed to accommodate peak sewage flows from the development. The system will require the construction of a lift station and force main to pump effluence through a new sanitary sewer trunk line extension

as shown on Exhibit M. One (1) EDU is equivalent to 250 gallons of sewage per day in which the development shall have a daily demand of 615 EDUs (153,700 gallons) for the development. The Coastal Point development shall be responsible for construction of the lift station and associated infrastructure.

#### d. Storm Drainage System

The storm drainage system will collect storm water into the project detention basins titled as Lake/Detention in Exhibit D. The controlled flow will continue out to the existing Gum Bayou Drainage Canal and then into Dickinson Bayou. All of the storm drainage system within the Coastal Point will be designed to meet the requirements of the City of League City and Galveston County.

#### e. Flood Levels and Potential Flooding

As indicated in the existing conditions, the Coastal Point is currently located within the Unshaded X floodplain zone indicating that the property is outside of the floodplain. However, preliminary FEMA floodplain maps for Galveston County show that approximately 150 acres of the project will go into the 100-year floodplain (AE Zone). The remainder of the property would be in the Shaded X, inside the 500 year floodplain, and the Unshaded X, outside the 500 year floodplain. It is estimated that FEMA will adopt the preliminary floodplain map in March of 2017. The City of League City will adopt the new floodplain maps shortly thereafter.

The developer will construct the Coastal Point to the new base floodplain elevation. Soil excavated during the creation of the detention/amenity ponds within the development will be used to elevate the areas that are designed to be in the floodplain. Should the development not be fully elevated prior to adoption of the new maps, the developer will seek the appropriate permits from FEMA and file a Letter of Map Revision (LOMR). The LOMR shall be in place for an area of development prior to the acceptance of any infrastructure or recordation of any plats.

#### f. Dry Utilities

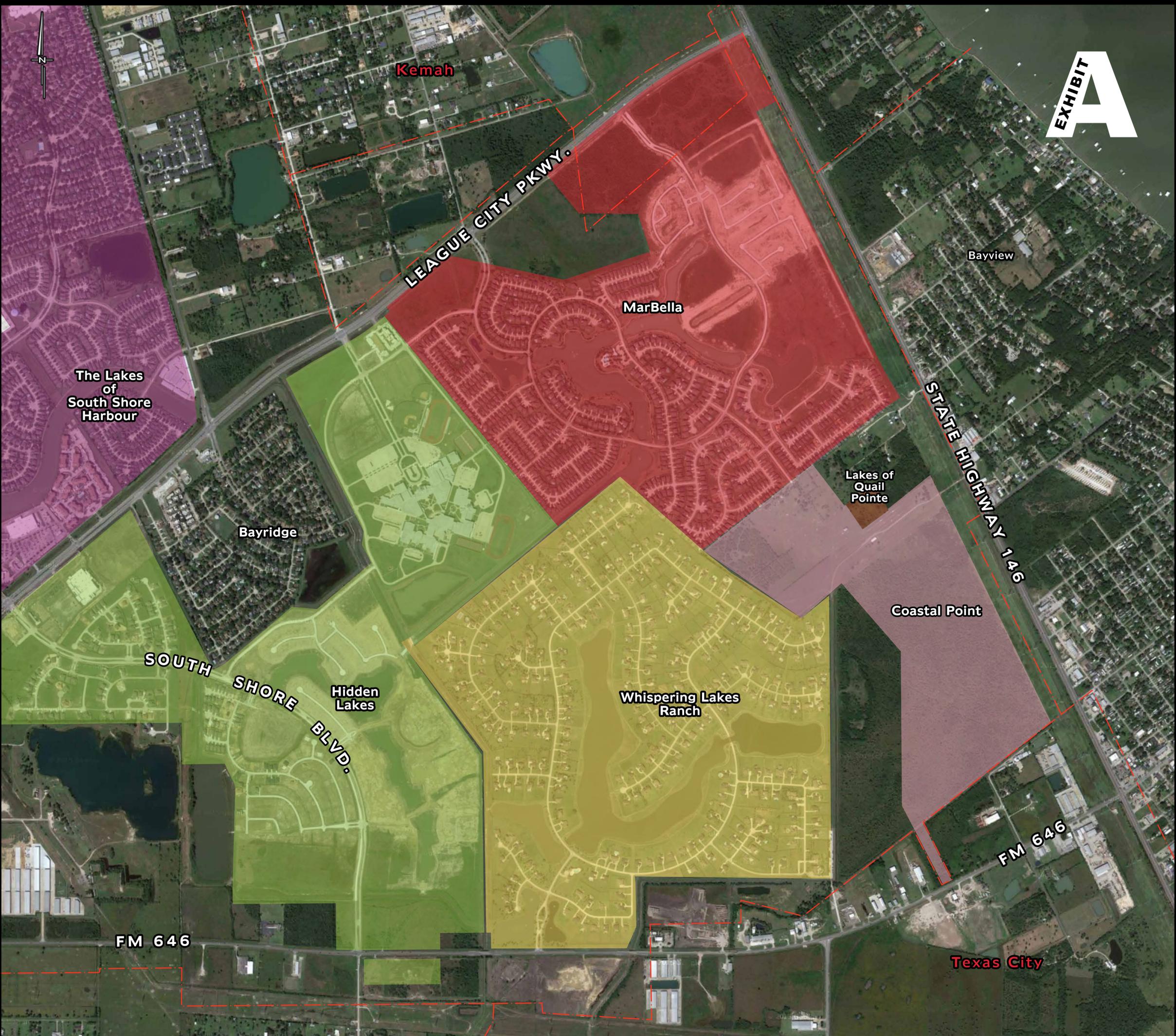
The project will comply with the utilities requirements section of the League City Subdivision and Development Regulations (Chapter 102 of the League City Code of Ordinances). Since many of the dry utilities (telephone, cable, gas) are already located underground, this section focuses on the location and elevation (above or below ground) of the electrical utilities which can be seen in Exhibit N.

Existing overhead power lines are located along the northern, northwestern and southern boundaries of the development. In accordance, with the League City Subdivision and Development Regulations, additional overhead power lines will be constructed along the eastern boundary of the development from the Mar Bella PUD to FM 646 with all electrical power internal to the development being located underground. Where overhead utilities parallel Madrid Lane, along the southerly 840 feet from FM 646 until the power lines turn eastwards, concrete poles shall be used. Additionally, no additional power poles will be permitted along the northern property line where the development abuts the Mar Bella PUD.

#### **K. Variances**

Landscaped Buffer Yards

Landscaped Buffer Yards will not be required at the perimeter of the development to buffer from the adjacent residential properties. Schedule 125-190.C-2 of the Zoning Ordinance entitled *Required Buffer Yards* requires Planned Unit Developments to provide a Type 'B' (30-foot wide) landscaped buffer yard when directly adjacent to the RSF-5, RSF-7, RSF-10 and RSF-20 residential zoning districts. Since the proposed Coastal Point PUD is a residential PUD, the requirement becomes redundant since no landscaped buffer yard would be required if the property were developed under the current zoning.



# LEAGUE CITY AREA MAP

**BGE** KERRY R. GILBERT & ASSOCIATES  
 – Land Planning Consultants –  
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 Katy, Texas 77494  
 Tel: 281-579-0340

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	Existing Major Thoroughfare		Existing Major Thoroughfare (To Be Widened)		Proposed Major Thoroughfare
	County Line		City Limits		Extra Territorial Jurisdiction
					School District



an aerial exhibit for  
**COASTAL  
 POINT**

± 202.4 ACRES OF LAND

prepared for  
**EMPIRE CONTINENTAL  
 LAND, L.P.**

**EXHIBIT  
 B**

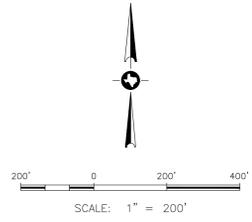
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 & ASSOCIATES

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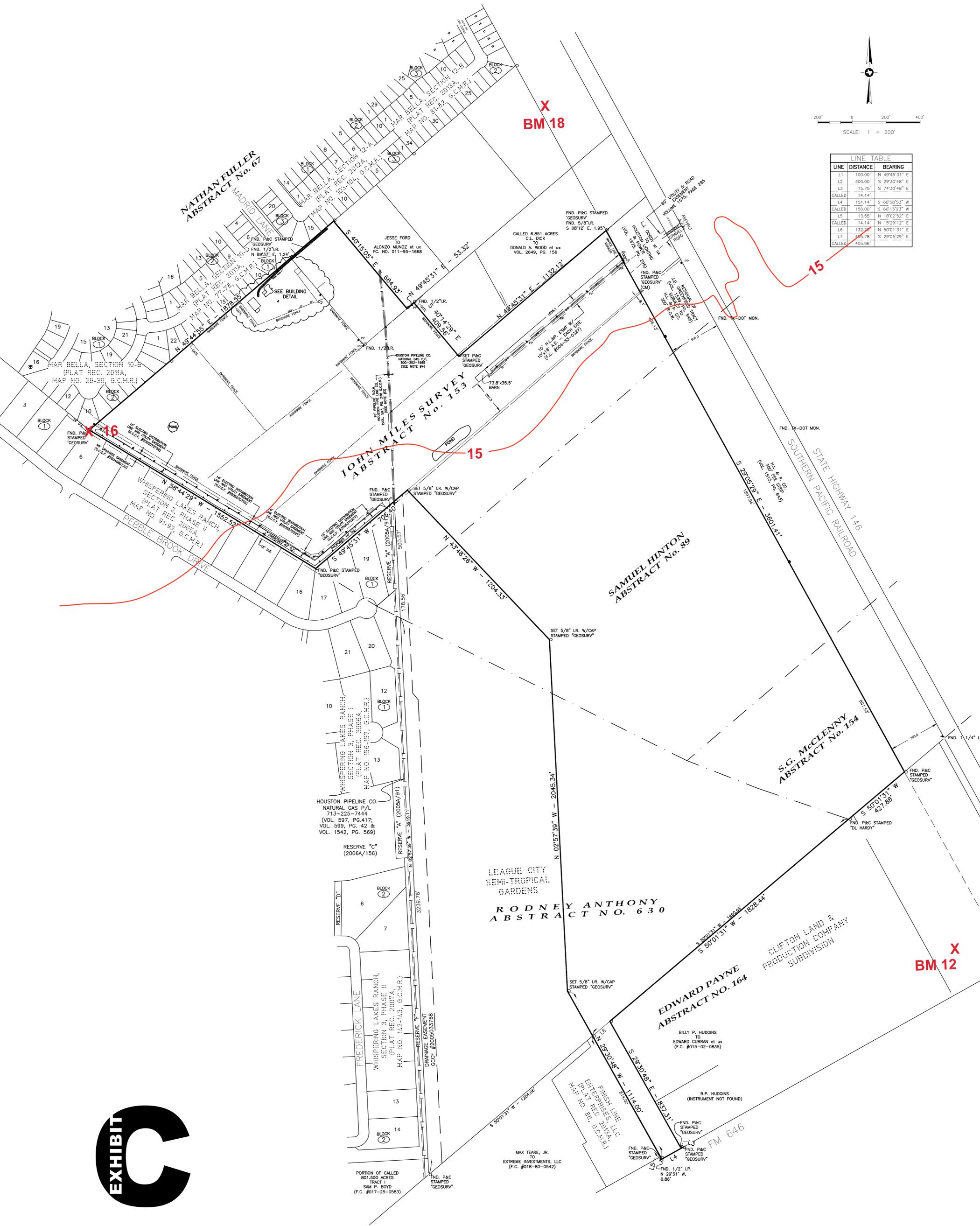
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JANUARY 2017  
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LINE TABLE		
LINE	DISTANCE	BEARING
L1	150.00'	N 49°45'31" E
L2	300.00'	S 29°30'48" E
L3	15.75'	S 74°30'48" E
CALLED 14.14'		
L4	151.14'	S 60°58'53" W
CALLED 150.00'		
L5	13.55'	N 18°02'52" E
CALLED 14.14'		
L6	132.75'	N 15°29'12" E
L7	135.78'	S 29°05'29" E
CALLED 405.96'		



**EXHIBIT C**





IMAGE A: FRONT OF HOME UTILIZING BRICK AND STONE WITH AN ARTICULATED FRONT ELEVATION



IMAGE B: SIDE ELEVATION OF HOME IN IMAGE A BRICK ON THE FIRST FLOOR AND SIDING ON THE SECOND FLOOR



IMAGE C: FRONT OF HOME UTILIZING STUCCO AND STONE WITH BRICK ACCENTS AND ARTICULATED FRONT ELEVATION



IMAGE D: FRONT OF HOME UTILIZING STUCCO AND STONE WITH A SIDE ELEVATION COMPOSED OF BRICK

# EXHIBIT E

a residential building imagery exhibit for  
**COASTAL  
POINT**  
± 202.5 ACRES OF LAND  
prepared for  
**EMPIRE CONTINENTAL  
LAND, L.P.**



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Tel: 281-579-0340

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IMAGE A: FRONT OF HOME UTILIZING BRICK AND STONE WITH A SIDE ELEVATION COMPOSED OF BRICK



IMAGE B: FRONT OF HOME UTILIZING BRICK AND STONE WITH AN ARTICULATED FRONT ELEVATION AND A SIDE ELEVATION OF A BRICK ON THE FIRST FLOOR AND SIDING ON THE SECOND FLOOR



IMAGE C: FRONT OF HOME UTILIZING BRICK AND STONE WITH AN ARTICULATED FRONT ELEVATION AND A SIDE ELEVATION COMPOSED OF BRICK



IMAGE D: FRONT OF HOME UTILIZING BRICK AND STONE WITH METAL ROOFING ACCENTS

# EXHIBIT E-1

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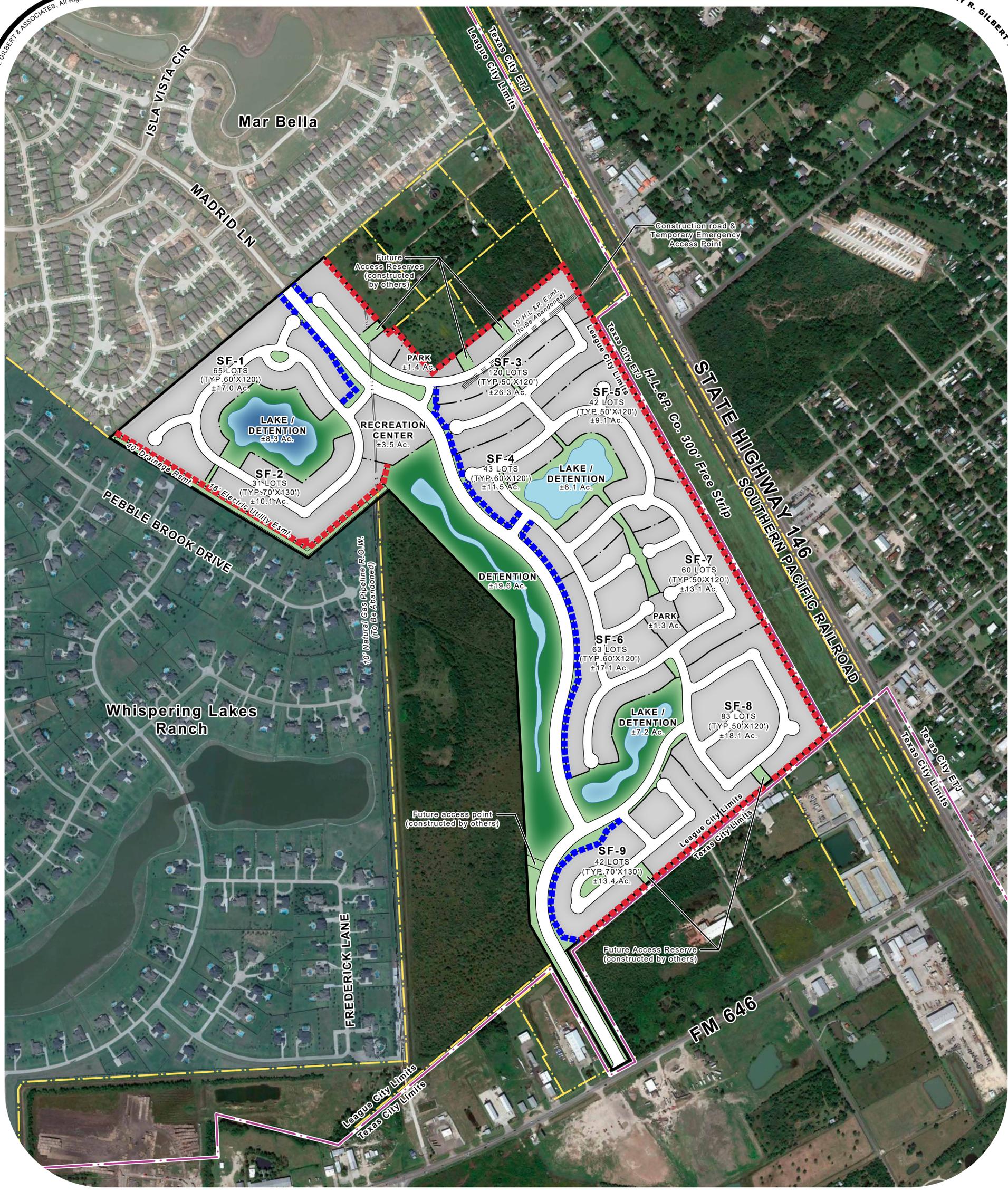
a residential building imagery exhibit for  
**COASTAL  
POINT**  
± 202.5 ACRES OF LAND  
prepared for  
**EMPIRE CONTINENTAL  
LAND, L.P.**



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- SIX FOOT (6') MASONRY FENCE
- 8' WOOD FENCE WITH MASONRY COLUMNS

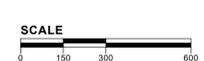
# EXHIBIT F



a master fencing plan for  
**COASTAL POINT**  
 ± 202.4 ACRES OF LAND  
 prepared for  
**EMPIRE CONTINENTAL LAND, L.P.**

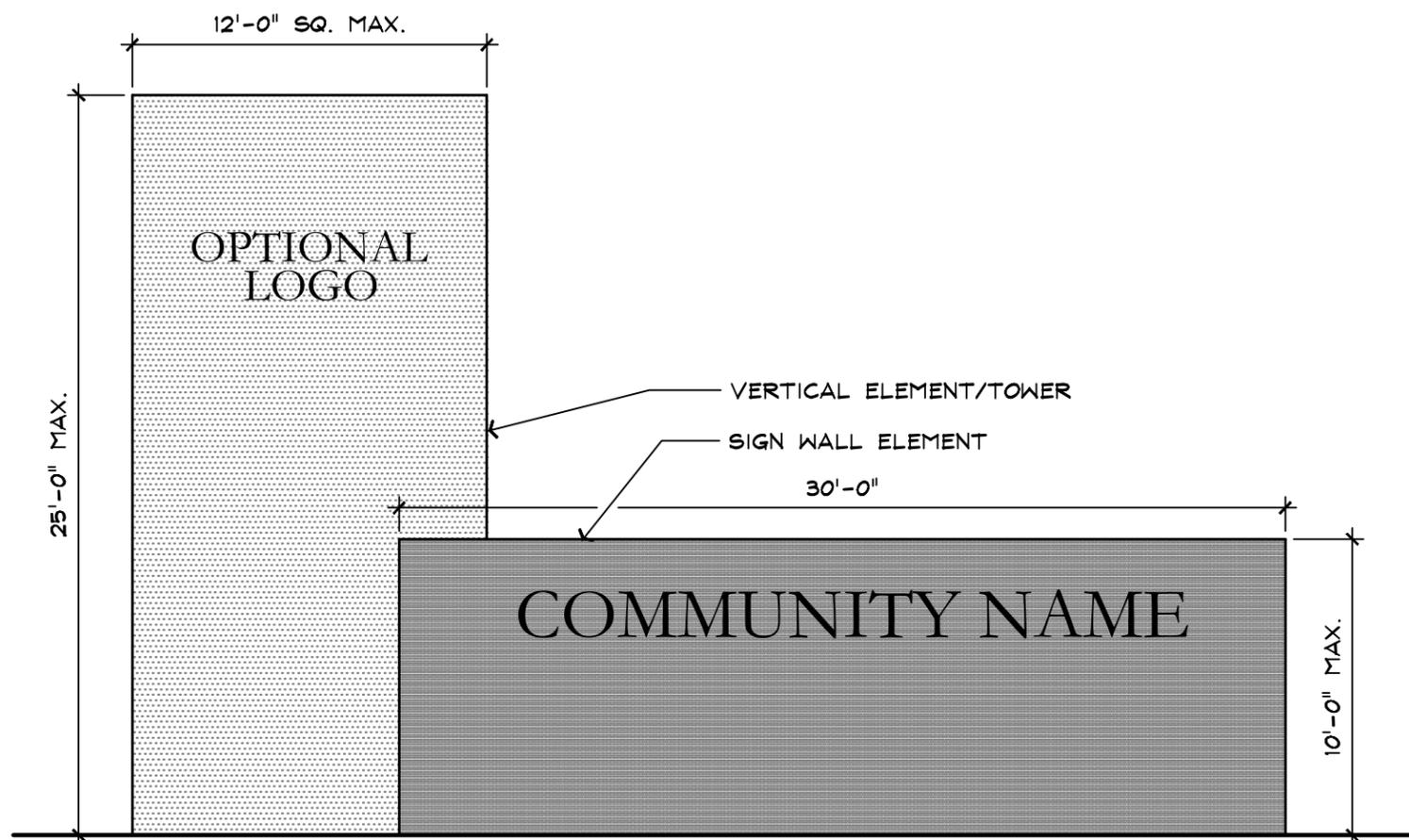


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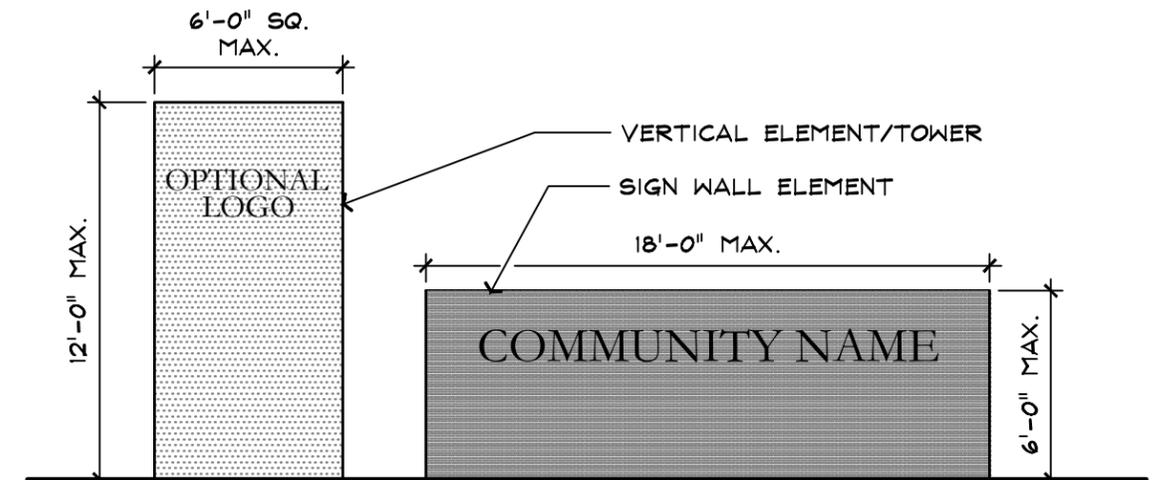


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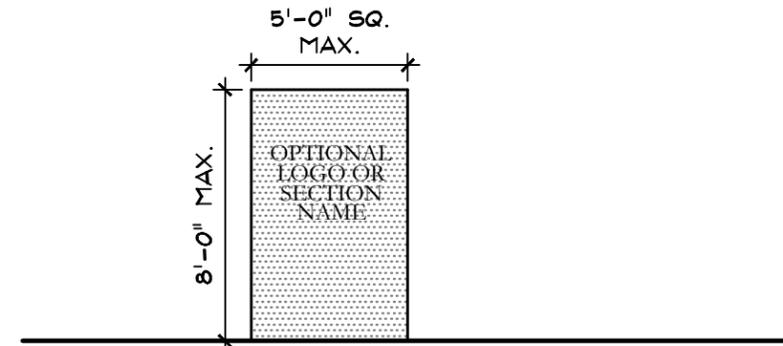
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PRIMARY ENTRY MONUMENTS - MAXIMUM SIZES



SECONDARY ENTRY MONUMENTS - MAXIMUM SIZES



INTERNAL MONUMENTS - MAXIMUM SIZES



NOTE: FOR ILLUSTRATION PURPOSES ONLY. REFER TO CONSTRUCTION DOCUMENTS FOR COMPLETE DETAILS AND SPECIFICATIONS.



a parks & open space plan for

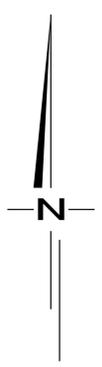
# COASTAL POINT

± 202.4 ACRES OF LAND

prepared for

## EMPIRE CONTINENTAL LAND, L.P.

..... 10' PEDESTRIAN TRAIL



# EXHIBIT H



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IMAGE A: RECREATION CENTER IMAGE ILLUSTRATING QUALITY OF BUILDINGS AND LANDSCAPING



IMAGE B: RECREATION CENTER SHOWING SPLASH PAD, PAVILIONS AND PLAYGROUNDS



IMAGE C: ILLUSTRATING PLAYGROUND, BENCHES AND PAVILION

a recreation center imagery exhibit for  
**COASTAL  
POINT**  
± 202.5 ACRES OF LAND  
prepared for  
**EMPIRE CONTINENTAL  
LAND, L.P.**

**EXHIBIT**



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■ PHASE 1 DEVELOPMENT

a phasing plan for

# COASTAL POINT

± 202.4 ACRES OF LAND

prepared for

## EMPIRE CONTINENTAL LAND, L.P.



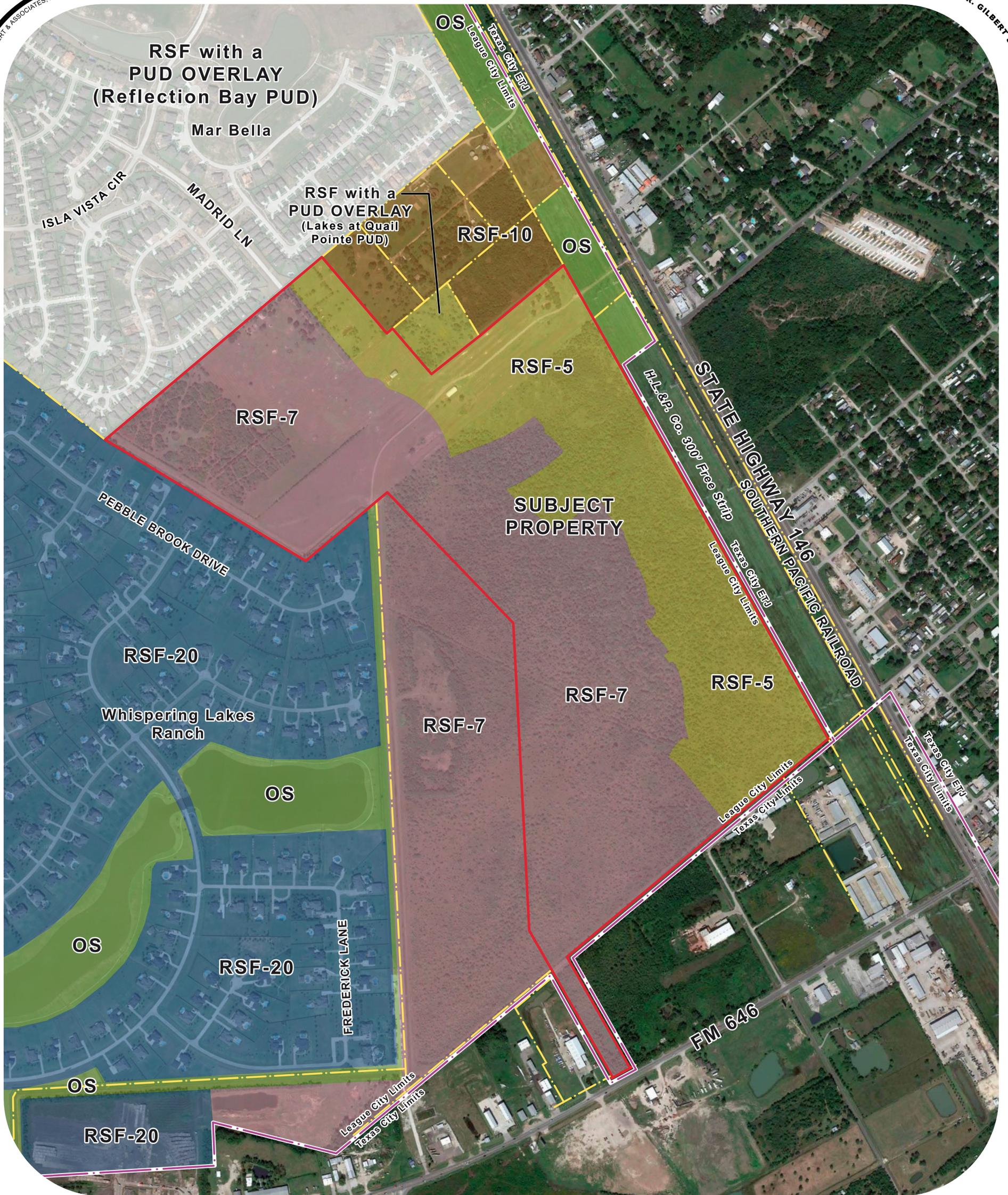
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an existing zoning exhibit for

# COASTAL POINT

± 202.4 ACRES OF LAND

prepared for

## EMPIRE CONTINENTAL LAND, L.P.

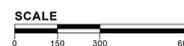


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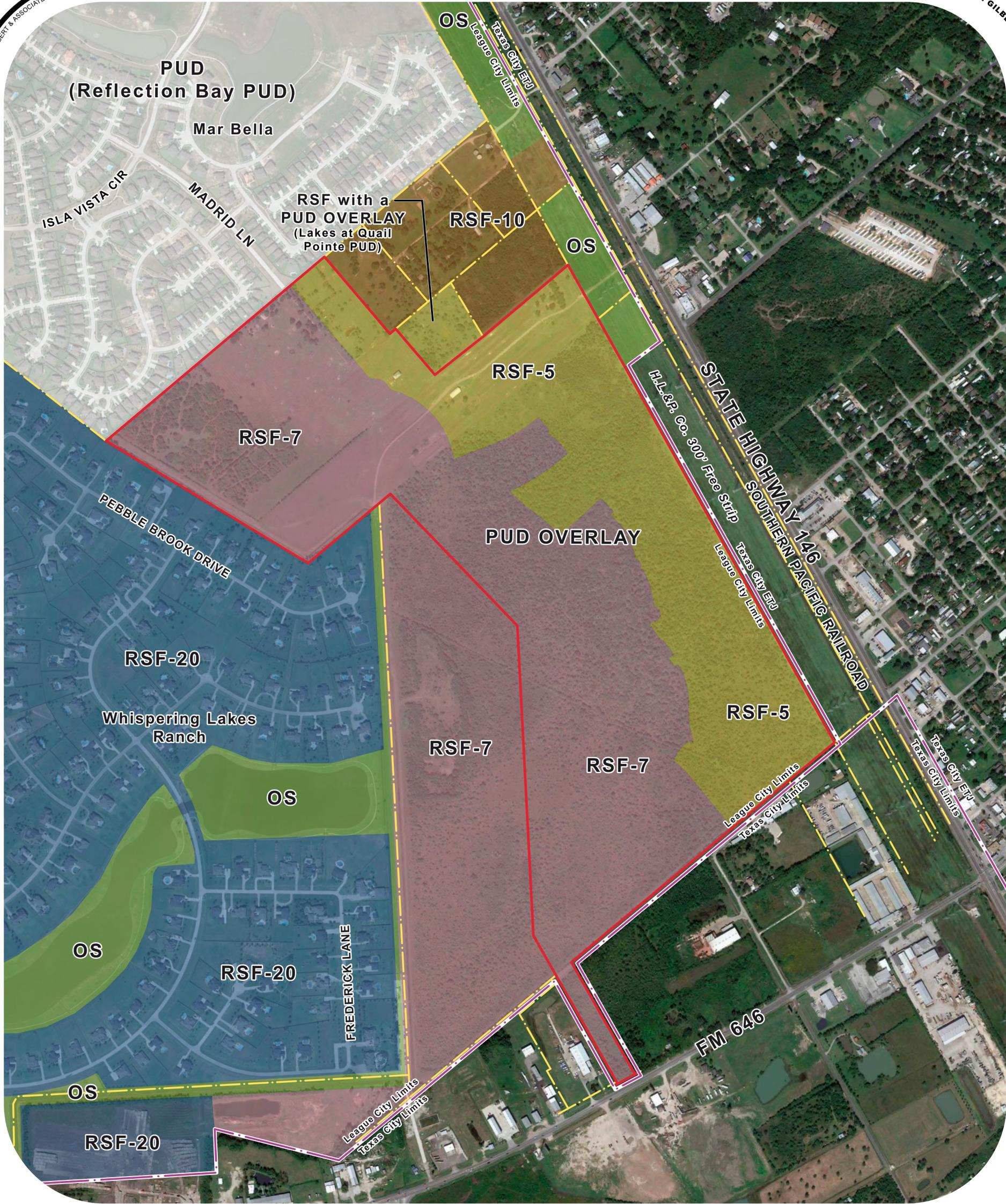
# EXHIBIT K

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a proposed zoning exhibit for

# COASTAL POINT

± 202.4 ACRES OF LAND

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## EMPIRE CONTINENTAL LAND, L.P.

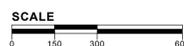


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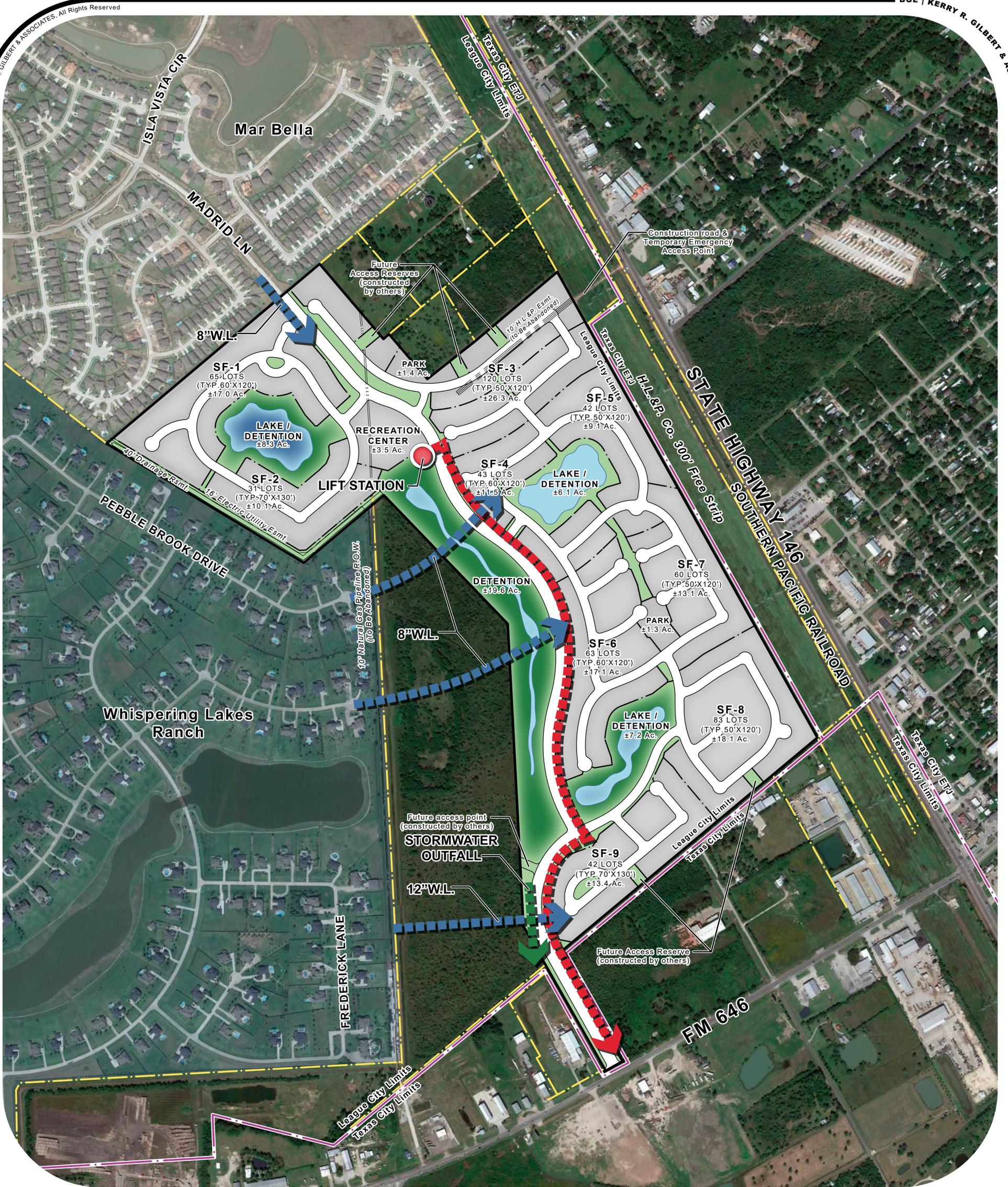


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JANUARY 2017  
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-  PROPOSED WATER LINE
-  PROPOSED FORCE MAIN
-  PROPOSED LIFT STATION



# EXHIBIT M

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a utility plan for  
**COASTAL POINT**

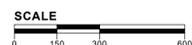
± 202.4 ACRES OF LAND

prepared for

**EMPIRE CONTINENTAL LAND, L.P.**



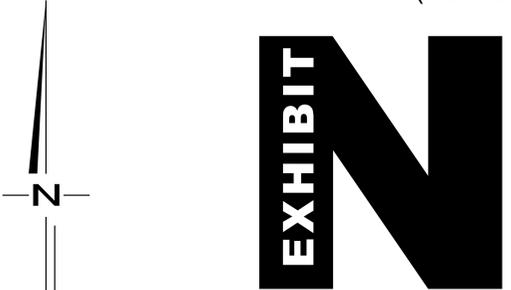
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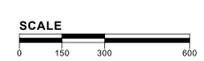
-  EXISTING OVERHEAD POWER LINES
-  PROPOSED OVERHEAD PERIMETER POWER LINES  
(As allowed by Section 102-6)



a conceptual overhead power line plan for  
**COASTAL POINT**  
 ± 202.4 ACRES OF LAND  
 prepared for  
**EMPIRE CONTINENTAL LAND, L.P.**



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**LEGEND**

-  PRIMARY ENTRY MONUMENT
-  SECONDARY ENTRY MONUMENT
-  INTERNAL IDENTIFIER MONUMENT

a conceptual monument exhibit for  
**COASTAL POINT**  
 ± 202.4 ACRES OF LAND  
 prepared for  
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