

ORDINANCE NO. 2021-

AN ORDINANCE AMENDING ORDINANCE NO. 2005-24 TO REZONE (**PUD-21-0002 TOWNHARBOUR ESTATES**) APPROXIMATELY 37.3 ACRES BY REPEALING ORDINANCE NO. 2018-30, AN EXISTING PLANNED UNIT DEVELOPMENT (PUD), AND REPLACING IT WITH A NEW PUD OF APPROXIMATELY 37.2 ACRES IN SIZE, LEGALLY DESCRIBED AS TRACTS 2, 2-1, 2-2, 3 AND 4 OF THE M. MULDOON SURVEY, THE SOUTHERN 10 FEET OF LOT 34, LOT 35, BLOCK 5, LOT 34, BLOCK 6 AND LOTS 1 THRU 16, BLOCK 9 OF THE LAKESIDE ADDITION SUBDIVISION ALONG WITH AN ASSOCIATED PRIVATE STREETS AGREEMENT AND STREET RENAMING, GENERALLY LOCATED ON THE WEST SIDE OF LAKESIDE DRIVE, NORTH OF MARINA BAY DRIVE (FARM TO MARKET ROAD 2094) AND EAST OF SOUTH SHORE BOULEVARD IN THE 600 BLOCK OF LAKESIDE DRIVE IN THE CITY OF LEAGUE CITY, TEXAS

WHEREAS, at the May 1, 1999 General Election the qualified voters of the City of League City (the “City”) voted that staff proceed with the concept of zoning for the City; and

WHEREAS, on August 10, 1999, the City Council of the City of League City, Texas (the “Council”) adopted Ordinance No. 99-52 amending the Code of Ordinances of the City of League City to add Chapter 125 regarding zoning; and

WHEREAS, on August 30, 2005, the City Council adopted Ordinance No. 2005-24 amending Chapter 125 of the Code of Ordinances of the City of League City and adopting zoning ordinances and map consistent with the Comprehensive Plan for the City of League City, Texas; and

WHEREAS, on September 29, 2020, the City Council adopted Ordinance No. 2020-25 replacing Chapter 125 “Zoning” with the Unified Development Code (the “UDC”) while repealing Chapters 90 entitled “Signs” and 102 entitled “Subdivisions” of the City of League City, Texas; and

WHEREAS, Section 2.15 of the UDC (Chapter 125), establishes a procedure for a property owner, his authorized agent, or the City Planner to request zoning changes; and

WHEREAS, Section 3.10 of the UDC (Chapter 125), establishes procedures and regulations for the creation and management of (–PUD) Planned Unit Development Overlay districts; and

WHEREAS, Section 5.4.13 of the UDC (Chapter 125), establishes procedures and regulations for the creation of private streets within the City; and

WHEREAS, Section 542.008 of the Texas Transportation Code allows municipalities, under certain circumstances, to enforce those traffic regulations that apply to the public streets in the municipality to streets that are privately owned or maintained in a subdivision in the municipality; and

WHEREAS, pursuant to Section 542.008 of the Texas Transportation Code, the governing body of the municipality may so extend traffic regulations to private roads in a subdivision either upon receiving a petition of 25 percent of the property owners residing in the subdivision or upon the request of the governing body of the entity that maintains the roads for the subdivision; and

WHEREAS, pursuant to Section 542.008(d) of the Texas Transportation Code, once the governing body of a municipality adopts an ordinance extending traffic laws and rules to private streets in a subdivision, the private roads in that subdivision are considered to be “public highways or streets” for the purpose of the application and enforcement of the specified traffic rules; and

WHEREAS, the Owner/Applicant of the TownHarbour Estates Planned Unit Development, made a request to the City and has provided a Private Streets Agreement in Exhibit “B” that the City Council adopt an ordinance providing that the traffic regulations applicable to public roadways in the City be extended to the private streets within the TownHarbour Estates Subdivision; and

WHEREAS, the City Council deems it necessary and in the best interest of the citizens to:

- 1) Rezone approximately 37.3 acres by repealing Ordinance No. 2018-30, an existing Planned Unit Development (PUD), and replacing it with a new PUD of approximately 37.2 acres in size, legally described as Tracts 2, 2-1, 2-2, 3 and 4 of the M. Muldoon Survey, the southern 10 feet of Lot 34, Lot 35, Block 5, Lot 34, Block 6 of the Lakeside Addition Subdivision and Lots 1 thru 16, Block 9 of the Lakeside Addition Subdivision, generally located on the west side of Lakeside Drive, north of Marina Bay Drive (Farm To Market Road 2094) and east of South Shore Boulevard in the 600 block of Lakeside Drive as shown in the attached Zoning Map in Exhibit “A” and in the attached TownHarbour Estates Planned Unit Development Document (PUD Document) dated July, 2021 in Exhibit “B”;
- 2) Approve the TownHarbour Estates PUD Private Streets Agreement as shown in the attached Exhibit “G” of the TownHarbour Estates Planned Unit Development Document (PUD Document) dated July, 2021 in Exhibit “B” of this Ordinance;
- 3) By the adoption of this Ordinance, the City of League City, a municipality, is permitted to enforce those traffic regulations of public streets on the private streets of the TownHarbour Estates Subdivision.
- 4) Rename a portion of West Drive, from Lakeside Drive to the gated entrance of the TownHarbour Estates private streets, as TownHarbour Lane.

NOW, THEREFORE, BE IT ORDERED BY THE CITY COUNCIL OF THE CITY OF LEAGUE CITY, TEXAS, that:

Section 1. The facts and opinions in the preamble of this ordinance are true and correct.

Section 2. The approximately 0.12 acres, legally described as Lot 34, Block 6 of the Lakeside Addition Subdivision, generally located on the west side of Lakeside Drive, north of Marina Bay Drive (FM 2094) and east of South Shore Boulevard with an address of 601 West Drive as shown in the attached Exhibit “A”, shall heretofore be zoned from “RSF-5-PUD” (Single-Family Residential with a minimum lot size of 5,000 square feet within a Planned Unit Development Overlay) to “RSF-5” (Single-Family Residential with a minimum lot size of 5,000 square feet).

The approximate 37.2 acres, legally described as Tracts 2, 2-1, 2-2, 3 and 4 of the M. Muldoon Survey, the southern 10 feet of Lot 34, and Lot 35, Block 5 of the Lakeside Addition Subdivision and Lots 1 thru 16, Block 9 of the Lakeside Addition Subdivision, generally located on the west side of Lakeside Drive, north of Marina Bay Drive (FM 2094) and east of South Shore Boulevard in the 600 block of Lakeside Drive as shown in the attached Survey in Exhibit “A” and attached Town Harbour Estates Planned Unit Development Document (PUD Document) dated July, 2021 in Exhibit “B”, shall heretofore replace Ordinance 2018-30. Ordinance No. 2018-30 is hereby repealed.

The City's Director of Public Safety is hereby authorized and instructed to enforce all state and municipal traffic laws, regulations and rules, which not or hereafter apply to the public roads in the City, to the private roads within the TownHarbour Estates Subdivision in the attached TownHarbour Estates Planned Unit Development Document (PUD Document) dated July, 2021 in Exhibit "B";

The segment of West Drive, between Lakeside Drive and the entrance to the TownHarbour Estates gated entrance, shall heretofore be renamed TownHarbour Lane. City staff shall provide written notice of the street name change contained above, together with the effective date of such a street name change to the United States Postal Service, all emergency service providers, and governmental entities within whose jurisdiction such properties are situated, and the owners and tenant (if any) of all properties affected by the foregoing street name change. New signage reflecting the street name changes contained above should be installed as a result of an approved Developer's Agreement between the Owner/Applicant of the TownHarbour Estates PUD and the City.

Section 3. All ordinances and agreements and parts of ordinances and agreements in conflict herewith are hereby repealed to the extent of the conflict only.

PASSED on first reading the ____ day of _____, 2021.

PASSED on second reading the _____ day of _____, 2021.

PASSED AND ADOPTED on the _____ day of _____, 2021.

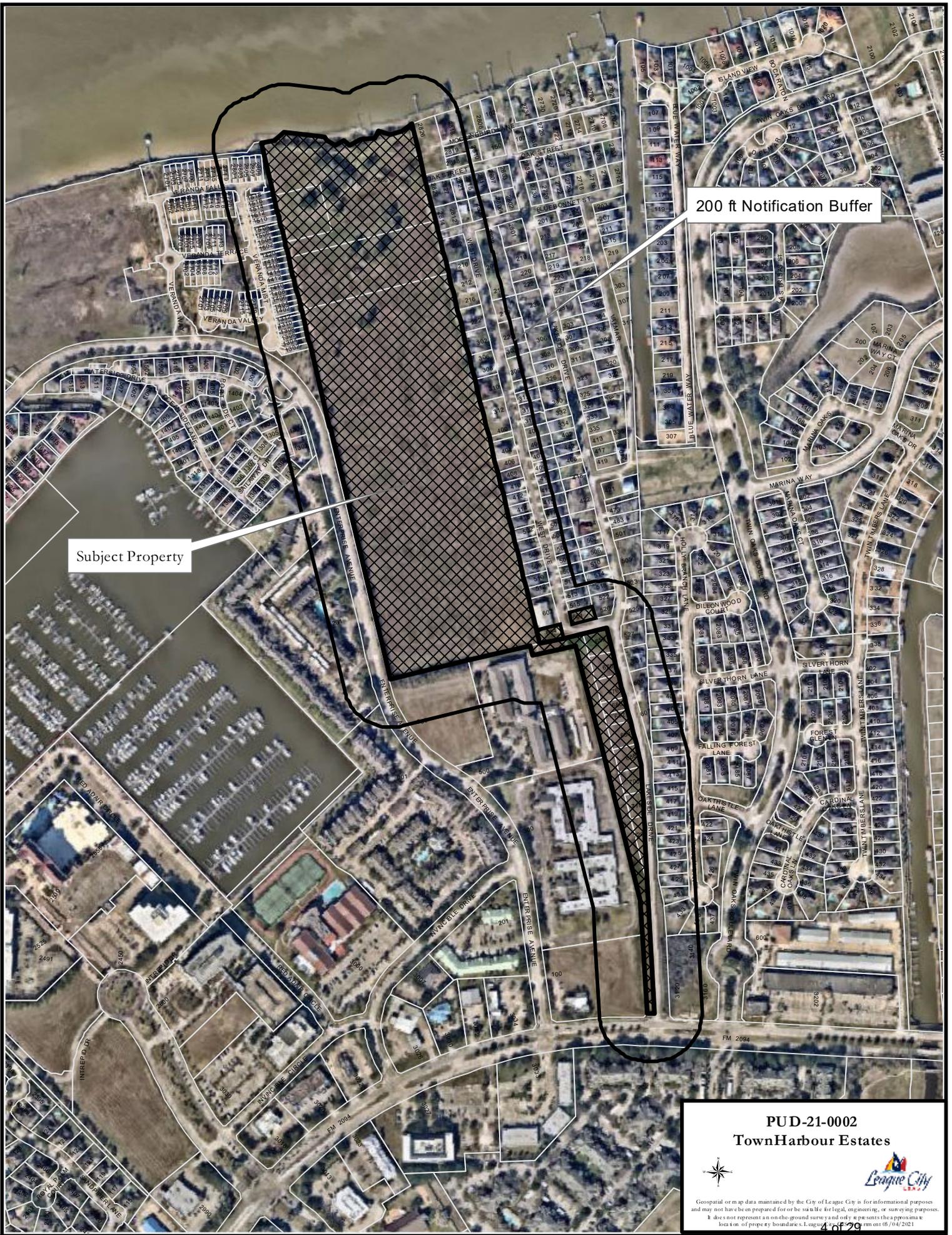
PAT HALLISEY,
Mayor

ATTEST:

DIANA M. STAPP,
City Secretary

APPROVED AS TO FORM:

NGHIEM V. DOAN,
City Attorney



Subject Property

200 ft Notification Buffer

PUD-21-0002
TownHarbour Estates



Geospatial or map data maintained by the City of League City is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent a on-the-ground survey and only represents the approximate location of property boundaries. League City, TX 77558
4 of 29 05/04/2021

TownHarbour Estates Planned Unit Development Overlay District

**Prepared for:
Axis Point Developers**

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



July 2021

Table of Contents

- I. Introduction**
- II. Site Inventory**
 - A. Current Zoning
 - B. Existing On-Site Conditions / Vegetation / Tree Protection
 - C. Existing Physical Constraints
- III. Proposed Description**
 - A. Compliance with Comprehensive Plan
 - B. Description
 - a. Justification for PUD Overlay District
 - b. Development Schedule / Proposed Population
 - c. Proposed Land Uses / Zoning
 - d. Access, Mobility & Private Streets
 - e. Park Dedication / Park Fees and Open Space
 - 1. Additional Amenities
 - f. Subdivision Signage
 - 1. Primary Entry Sign
 - 2. Secondary Entry Sign
 - 3. Amenity Signs
 - g. Utilities
 - 1. Water Distribution System
 - 2. Wastewater Collection System
 - 3. Storm Drainage System
 - 4. Flood Levels and Potential Flooding
 - C. Exceptions (Variances)

Attached Exhibits

- Exhibit A - Area Location Map**
- Exhibit B - Project Aerial Map**
- Exhibit C – Land Title Survey**
- Exhibit D - Master Plan**
- Exhibit E – Zoning Map**
- Exhibit F – Water, Sewer, Stormwater Overlays**
- Exhibit G – Private Streets Agreement**

I. Introduction

The TownHarbour Estates Planned Unit Development (PUD) is a 37.16-acre master planned community for approximately 103 residential homes on the southern shore of Clear Lake in League City. The development is more specifically located along on the north side of Farm to Market Road 2094, east of Farm to Market Road 270, and west of State Highway 146, approximately 4 miles east of Interstate 45 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 Axis Point Developers. This PUD has been developed in accordance with Section 3.10 of the League City Unified Development Code (UDC) titled *PUD Planned Unit Development Overlay District* (See Chapter 125: Article 3 of the League City Code of Ordinances). The PUD being proposed is intended to replace the original Town Harbour PUD that was adopted by City Council as Ordinance No. 2018-30 on October 9, 2018.

II. Site Inventory

A. Current Zoning

The properties are currently zoned “RSF-7-PUD” (Single-Family Residential with a minimum lot size of 7,000 square feet within a Planned Unit Development Overlay) and “RSF-5-PUD” (Single-Family Residential with a minimum lot size of 5,000 square feet within a Planned Unit Development Overlay).

B. Existing On-Site Conditions / Vegetation / Tree Protection

The property is relatively flat with no natural water courses running through the property. Ground elevations range from approximately 7 feet above sea level along the shores of Clear Lake to just over 11 feet above sea level in the southeast corner.

Overall, the property is largely mowed grass with sporadic trees growing throughout the property. There are some submerged structures in the northeast corner in Clear Lake. All of the vegetation and any existing structures will be cleared and removed during the clearing/construction phase for the infrastructure.

A Tree Disposition Plan was previously submitted for the property for the original PUD which indicated there were a total of 865 caliper inches of protected trees on the property. The Applicant is updating the Tree Disposition Plan and will coordinate with the City Arborist on mitigation of the site.

The mitigation of trees shall follow the City’s current mitigation requirements. (See Chapter 125, Article 7 of the League City UDC). The mitigation will occur during the development phase of the project. The City Arborist shall have the discretion to approve or deny a location for a tree based on professional standards of arbor care. The City Arborist must approve a Tree Planting Plan prior to the installation of any trees to be calculated towards any mitigation. Mitigated trees that die and/or are removed from the development must be replaced with a similar tree of the same caliper size at the time of removal.

C. Existing Physical Constraints

A summary of the existing physical constraints that affect the property are depicted on the survey in Exhibit C and are listed below:

- A 10-foot-wide waterline easement located along the southern property line of the large rectangular tract and between an easement along the eastern side of Enterprise Drive to the west and the southern right-of-way of West Drive.

- A 10-foot-wide utility easement (for above ground power lines) that lies along the eastern property lines of Lots 1 thru 15, Block 9 of the Lakeside Subdivision and directly adjacent to and along the western right-of-way line of Lakeside Drive.

III. Project Description

A. Compliance with Comprehensive Plan

League City's Future Land Use Plan, classifies the area as "Enhanced Auto Dominant Residential." The intent of the Enhanced Auto Dominant Residential district is to fully accommodate automobiles. Driveways take up a larger percentage of the roadway frontage, front setbacks are deep enough to allow for parking and garages are a more prominent portion of the front façade of the residences. Landscaping remains as important as in more suburban areas, yet lot coverage and distance between properties is smaller than those of a typical suburban character.

B. Description

The 37.16-acre TownHarbour Estates project is a partially gated, water-front/water-accessible, residential master planned community comprised of 103 single-family residential lots as depicted in Exhibit D. The community will be developed in three (3) phases.

TownHarbour Estates' most recognizable feature will be a 100-foot wide private, navigable, man-made central canal which will extend over 2,000 feet from Clear Lake, southwards along the center of the main property. A marina will be located near the entrance to Clear Lake and accessible on both sides of the canal by the adjacent waterfront lots and from the development's private streets. The residential properties will consist of:

- 8 Clear Lake Estate Lots along the shore of Clear Lake with a minimum lot sizes being approximately 60' wide and 221' in length. These lots will also have an increased front building setback of 35 feet;
- 23 Residential 70' wide Canal Lots set along both sides of the canal towards Clear Lake with a minimum lot size being approximately 70' in width and 145' in length;
- 31 Residential 60' wide Canal Lots set along both sides and towards the inland side of the canal with a minimum lot size being approximately 60' in width and 145' in length;
- 29 Residential Off-Water lots along the west side of the development with a minimum lot size 60' in width and 120' in length;
- 12 Residential Lots located along Lakeside Drive and West Drive with a minimum lot size being approximately 65' in width by 127' in length. NOTE: These lots will not be located within the gated portion of the development.

a. Justification for PUD Overlay District

The intent of this PUD document is to encourage high quality development in the City by providing additional flexibility to take advantage of special site characteristics and its location in accordance with the PUD regulations of the Unified Development Code.

A revised Planned Unit Development (PUD) Overlay district is being sought for the TownHarbour Estates for greater flexibility in developing the master plan over the course of the project to adjust and adapt to various design issues. In return for allowing such flexibility, this development will provide additional on and off-site enhancements and amenities such as:

- Partnering with League City in a Developer's Agreement to:
 - 1) Expand (dedication of right-of-way) and reconstruct approximately 1,700 feet of Lakeside Drive between Marina Bay Drive (FM 2094) and West Drive.
 - 2) Reconstruct approximately 250 feet of West Drive to incorporate the gated entry.
 - 3) Design and construct drainage infrastructure to incorporate some of the existing stormwater drainage from adjacent Lakeside Addition into the proposed development.
 - 4) Reconstruct the intersection of Lakeside Drive at Marina Bay Drive (FM 2094) to incorporate dedicated turn lanes.

- Install hardscaping and landscaping along the entry roads (Lakeside Drive and West Drive) leading into the center of the development.
- Install hardscaping and heavily landscaping the interior of the development with view sheds towards Clear Lake inclusive of passive and active parks including docks, seating areas, raised gardening and bird watching.

Since the PUD document is attached to the adopting ordinance, items specified in this document are enforceable. Any interpretations of the PUD shall be made by the Executive Director for Development Services or their designee. All items that are not specifically discussed within this PUD document shall be addressed through the League City UDC (See Chapter 125 of the League City Code of Ordinances).

b. Development Schedule / Proposed Population

The Applicant estimates that it will take approximately 2 years for all lots to be platted once the infrastructure approvals are given for the TownHarbour Estates PUD. It is anticipated that around 50 homes would be constructed per year with a proposed overall population of approximately 290 residents.

As mentioned previously, development is proposed to be constructed in three phases as is shown in Exhibit D. A description of the phasing is below:

Phase I:

The first phase will consist of the 12 residential lots along the west side of Lakeside Drive. Construction and platting for this portion of the development is anticipated to take approximately 7 months. In conjunction with the work on Phase I, additional off-site work will be performed as a result of a separate Developer's Agreement approved by City Council. This off-site work includes the reconstruction of Lakeside Drive.

Phase II:

The second phase will consist of the central canal, the marina and all 61 residential lots west of the canal. Development and platting for this portion of the development is anticipated to take approximately 6 months.

Phase III:

The third phase will consist of the remaining 30 residential lots located east of the central canal. Development and platting for this portion of the development is anticipated to take approximately 4 months.

c. Proposed Land Uses / Zoning

The Land Use Table below provides a detailed tabulation of each land use and their respective acreages and percentage of the gross land area.

Land Use Category	Acreage (In Acres)	% of Gross Acreage	
Constraints	6.65	17.89%	
Streets	6.33		
Dedication of Right-of-way (Lakeside Drive)	0.32		
Community Elements	9.50	25.57%	
HOA Parks	1.40		
TownHarbour Park (northern half)	0.525		
Arbor Park	0.434		
Harbour Way Park	0.143		
Sea Way Park	0.299		
Open Space	8.10		
Waters' Edge Park	0.122		
TownHarbour Park Open Space (southern half)	0.525		
Trails End Park	0.544		
East Cove Park	0.143		
West Cove Park	0.144		
Cove Harbour Marina	2.200		
Waters' Edge Canal	4.371		
Landscape Reserve M	0.051		
Single-Family Residential	# of Lots	21.01	56.54%
Clear Lake View Lots (60' X 221')	8	2.44	
Canal Lots (70' X 145')	23	5.36	
Canal Lots (60' X 145')	31	6.19	
Off-Water "Un-Gated" Lots (60' X 135')	12	2.23	
Off-Water "Gated" Lots (60' X 120')	29	4.79	
Total	103	37.16	100.00

The residential lots will be developed from the development standards for the base zoning districts except as noted in Section III.C., discussing PUD variances. The density of the dwelling units in the TownHarbour Estates PUD will not be increased. Given the proposed boundaries of the PUD, a zoning designation table is provided below.

Zoning Designation	Acreage	% of Gross Acreage
Residential Single Family 5 (RSF-5)	3.82	10.28%
Residential Single Family 7 (RSF-7)	33.34	89.72%
Total	37.16	100.00%

d. Access, Mobility & Private Streets

The project will have primary access from Marina Bay Drive (FM 2094), via Lakeside Drive, West Drive and local streets. Secondary access will be provided via two emergency only gated accesses; one from Enterprise Avenue to the west and one from Bluebonnet Street to the east.

The streets within the 33.34-acre rectangular tract encompassing both sides of the canal are private and are subject to a Private Streets Agreement (See Exhibit F) in accordance with the regulations in Section 5.14.13 of the League City UDC. Additionally, the agreement includes verbiage that will permit the Police Department to enforce traffic regulations on the private streets in accordance with Section 542.008 of the Texas Traffic Code. The Private Streets Agreement is adopted with this PUD.

As a result of the development, the segment of West Drive, from Lakeside Drive to the entrance of the gated portion of the development, will be renamed to “Townharbour Lane.” There are no properties addressed on this portion of West Drive.

e. Park Dedication / Park Fees and Open Space

The development is required to dedicate approximately 1.37 acres of HOA parkland. Approximately 1.40 acres is proposed to be dedicated, totaling 9.5 acres of parkland/open space for the entire development. Parks fees are assessed at the time the lots are platted. The existing 12 lots on Lakeside Drive are not required to pay parks fees since they already exist. All residences, including residences outside of the gated area, will have access to all parks, facilities and amenities across the entire TownHarbour Estates development.

1. Additional Amenities

In addition to the minimum parks and fees required by the League City Parks Ordinance, the project proposes landscaping and hardscaping throughout the community. The landscaping and hardscaping are in addition to any mitigated trees on the property and will be reviewed at the same time as the public infrastructure plans. All parks and associated amenities shall be completed upon recordation of the plat in which it is located. Several of the proposed enhancements are listed below:

- An aesthetically pleasing view down the centralized canal will be created with a community gathering area. The canal shall be lined with a limestone bulkhead and a shelf adjacent to the limestone walls where landscaping plants will be located.
- Many of the additional green spaces and parks within the community shall have passive and active areas constructed, such as:
 - A marina with a gazebo,
 - Decks for fishing,
 - Areas for picnic tables,
 - Seating areas around the interior of the development,
 - The installation of at least 20 birdhouses for the local bird population; and,
 - Exercise stations adjacent to sidewalks.

f. Subdivision Signage

All signs within the PUD shall be installed in accordance with the League City Sign Ordinance with the exceptions listed below:

1. Primary Entry Sign

TownHarbour Estates PUD will have its primary monument sign facing both directions along Marina Bay Drive (FM 2094). The entrance from Marina Bay Drive into TownHarbour Estates will be identified by a lighthouse style monument being approximately 8-feet wide at its base and 20-feet tall. This entry shall be landscaped with a row of trees at the rate of 1 tree for each 20 linear feet along Lakeside Drive (or clustered for a natural look) of tropical native plants

designed to be an aesthetically pleasing entrance into the community. This sign will not be located in Landscape Reserve “M”.

2. Secondary Entry Sign

A secondary entry sign will be affixed to one of two walls located at the gated entry into the community along West Drive. The maximum allowable signage will be 12 square feet in size with a maximum height of 8 feet above the ground. Any exterior lighting shall be full cutoff (downlit only) and of a sufficient level so as not to have any direct lighting spill onto adjacent nearby properties or cause glare to the neighborhood or the traveling public.

3. Amenity Signs

Small amenity signs are needed throughout the development to identify parks, marina, directions, usage rules, emergency contacts, plant species, etc. The amenities signs will be less than 4½ square feet in area and located outside the rights-of-way in accordance with the Sign Ordinance. No sign permits will be required for the amenity signs.

g. Utilities

The TownHarbour Estates PUD will be designed and constructed in conformance with criteria by the City of League City General Design & Construction Standards, Harris County Flood Control, Galveston County Engineering Department, the Texas Commission on Environmental Quality (TCEQ), United State Army Corps of Engineers (USACE) or any other local, state or federal entity with jurisdiction.

1. Water Distribution System

The overall water system within the development will be a public looped system to ensure that all service connections are provided with an ample supply of water at adequate pressure. One (1) Equivalent Dwelling Unit (EDU) is equivalent to 308 gallons of water per day. The TownHarbour Estates PUD shall have a maximum of 115 EDUs (35,420 gallons) of water for the development.

2. Wastewater Collection System

The public wastewater collection system will connect with the City of League City’s nearby sanitary sewer lines as shown in Exhibit F. One (1) EDU is equivalent to 250 gallons of sewage per day in which the development shall have a maximum of 115 EDUs (28,750 gallons) of sanitary sewer for the development.

3. Storm Drainage System

The public storm drainage system will be designed in accordance with state and municipal standards. The design will also incorporate additional stormwater infrastructure from the area as a result of the separate Developer’s Agreement.

The central canal is also being utilized as a part of the drainage system.

4. Flood Levels and Potential Flooding

The FEMA floodplain maps for Galveston County show that the entire development is within the 100-year floodplain (AE Zone). The spoils from the dredged soil will be used to raise the building pads above the base flood elevation in keeping with League City’s current floodplain requirements. This also requires approval from the Federal Emergency Management Agency (FEMA). During the review phase, the applicant is required to provide drawings showing that

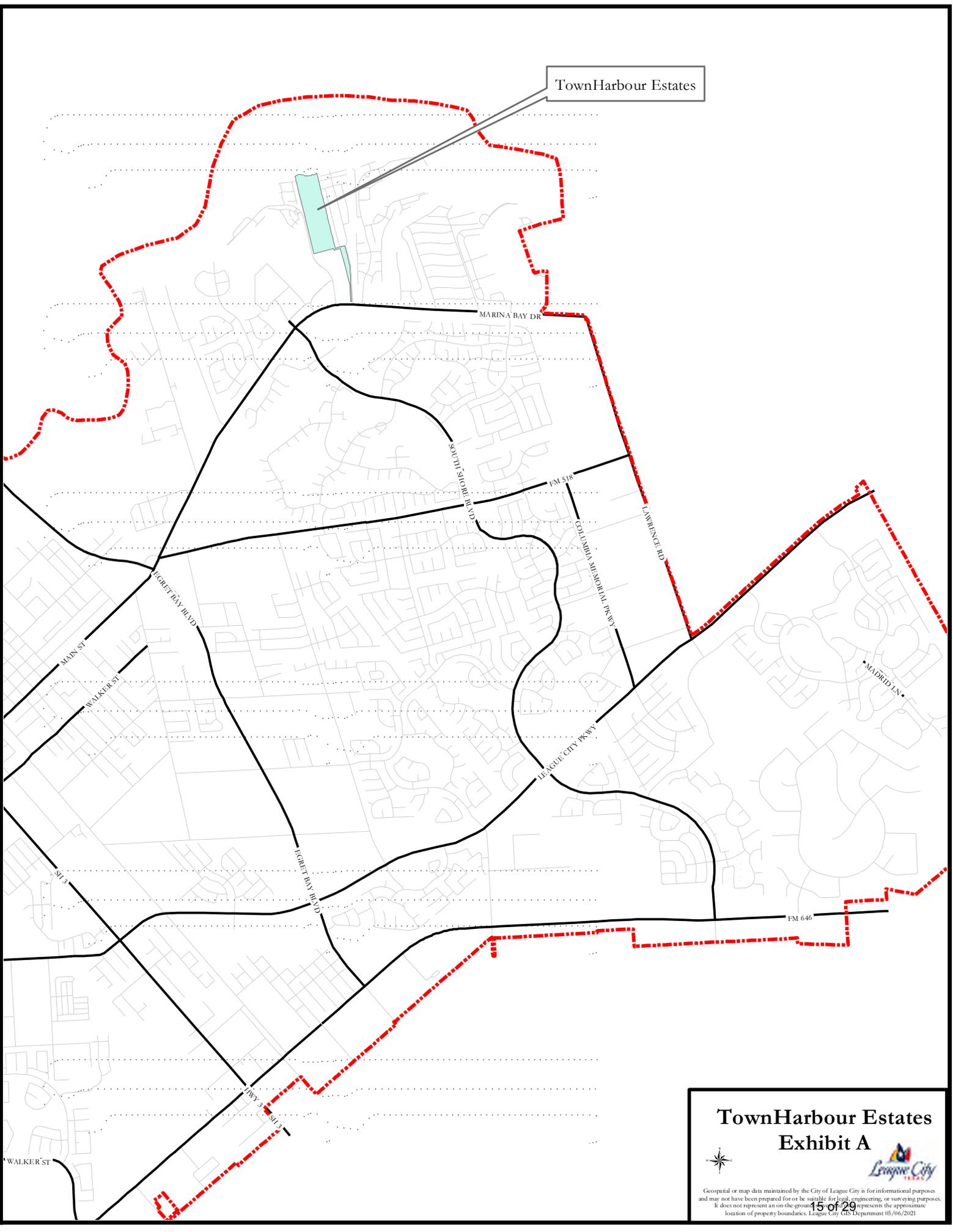
all the provisions are being met. A permit from the USACE has been issued to work within and along the immediate shore of Clear Lake as well.

C. Exceptions (Variances)

The TownHarbour Estates PUD shall meet all the City's Code of Ordinances with the following exceptions:

1. Concept Plan: The TownHarbour Estates Master Plan (See Exhibit D) shall be substituted for the Conceptual Plan since it is an exclusively a residential PUD.
2. Block Length: The private street on the eastern side of the canal will have a block length greater than 1,200 feet to accommodate the design for the canal and emergency access. No distance greater than what is proposed on the master plan will be permitted.
3. Cul-de-Sac Length: The private street extending on the western side of the canal shall have a cul-de-sac length greater than 880 feet. No distance greater than what is proposed on the master plan will be permitted.
4. Right-of-Way Width: The private streets (Seaway Lane and Harbour Way Lane) where the development ends at the northern property will have rights-of-way of 50 feet in width in lieu of 60 feet. All remaining rights-of-way will be a minimum of 60 feet in width.
5. Primary Entry Sign: The primary entrance sign shall have a lighthouse themed monument which will be approximately 8 feet wide at its base and 20 feet in height. Any exterior lighting shall be full cutoff (downlit only) and of a sufficient level so as not to have any direct lighting spill onto adjacent nearby properties or cause glare to the neighborhood or traveling public. The sign will not be located in Landscape Reserve "M".
6. Secondary Entry Sign: A secondary entry sign will be permitted on one of two walls located at the gated entry into the community along West Drive. The maximum allowable signage will be 12 square feet in size with a maximum height of 8-feet. Any exterior lighting shall be full cutoff (downlit only) and of a sufficient level so as not to have any direct lighting spill onto adjacent nearby properties, cause glare to the neighborhood or traveling public.

TownHarbour Estates



TownHarbour Estates Exhibit A



Geospatial or map data maintained by the City of League City is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground location of property boundaries. League City GIS Department 05/06/2021



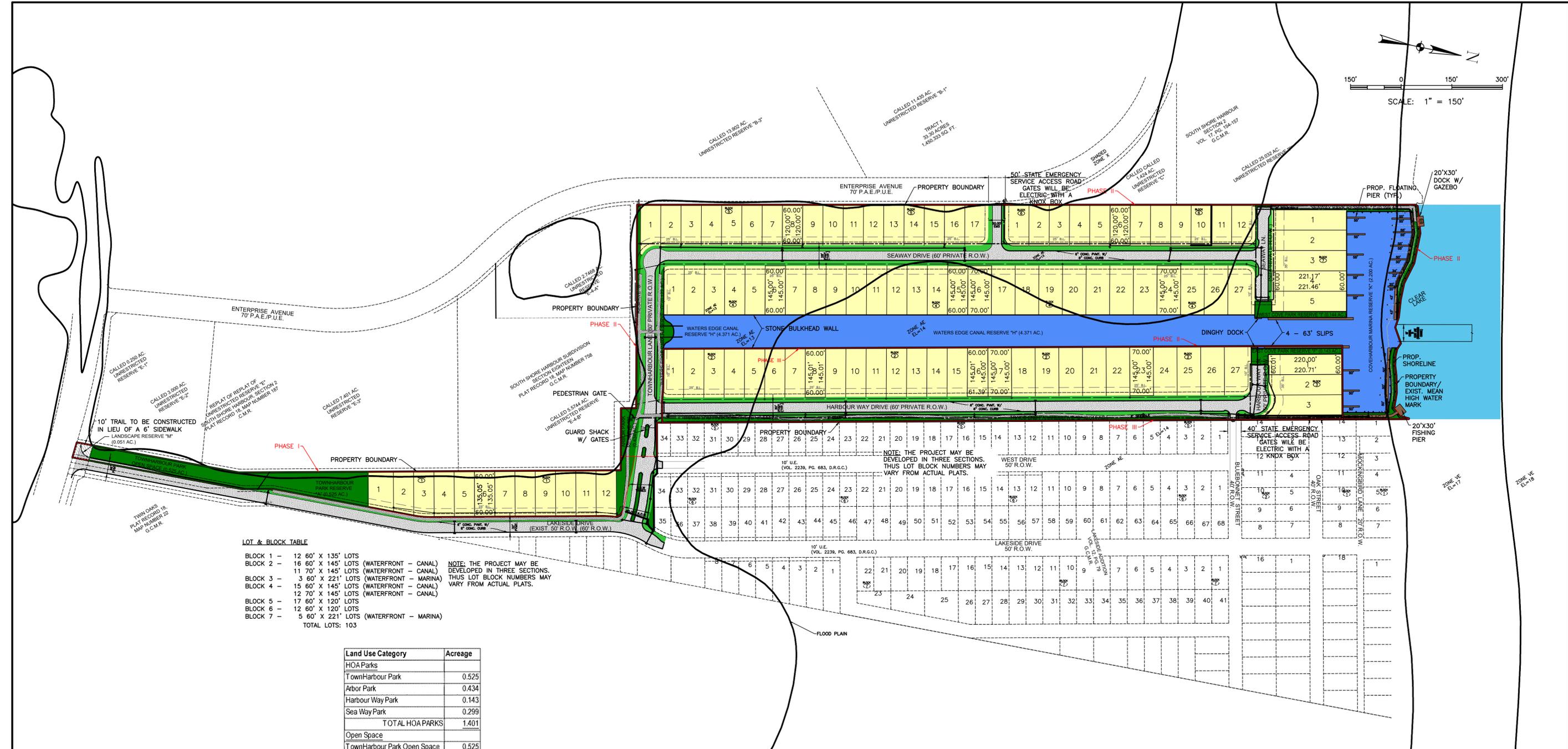
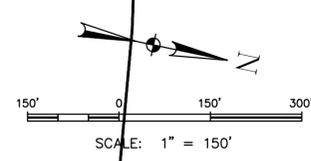
Subject Property

200 ft Notification Buffer

PUD-21-0002
TownHarbour Estates




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LOT & BLOCK TABLE

BLOCK 1	-	12 60' X 135' LOTS
BLOCK 2	-	16 60' X 145' LOTS (WATERFRONT - CANAL)
BLOCK 3	-	11 70' X 145' LOTS (WATERFRONT - CANAL)
BLOCK 4	-	3 60' X 221' LOTS (WATERFRONT - MARINA)
BLOCK 5	-	12 70' X 145' LOTS (WATERFRONT - CANAL)
BLOCK 6	-	17 60' X 120' LOTS (WATERFRONT - CANAL)
BLOCK 7	-	12 60' X 120' LOTS (WATERFRONT - CANAL)
BLOCK 8	-	5 60' X 221' LOTS (WATERFRONT - MARINA)
		TOTAL LOTS: 103

NOTE: THE PROJECT MAY BE DEVELOPED IN THREE SECTIONS. THUS LOT BLOCK NUMBERS MAY VARY FROM ACTUAL PLATS.

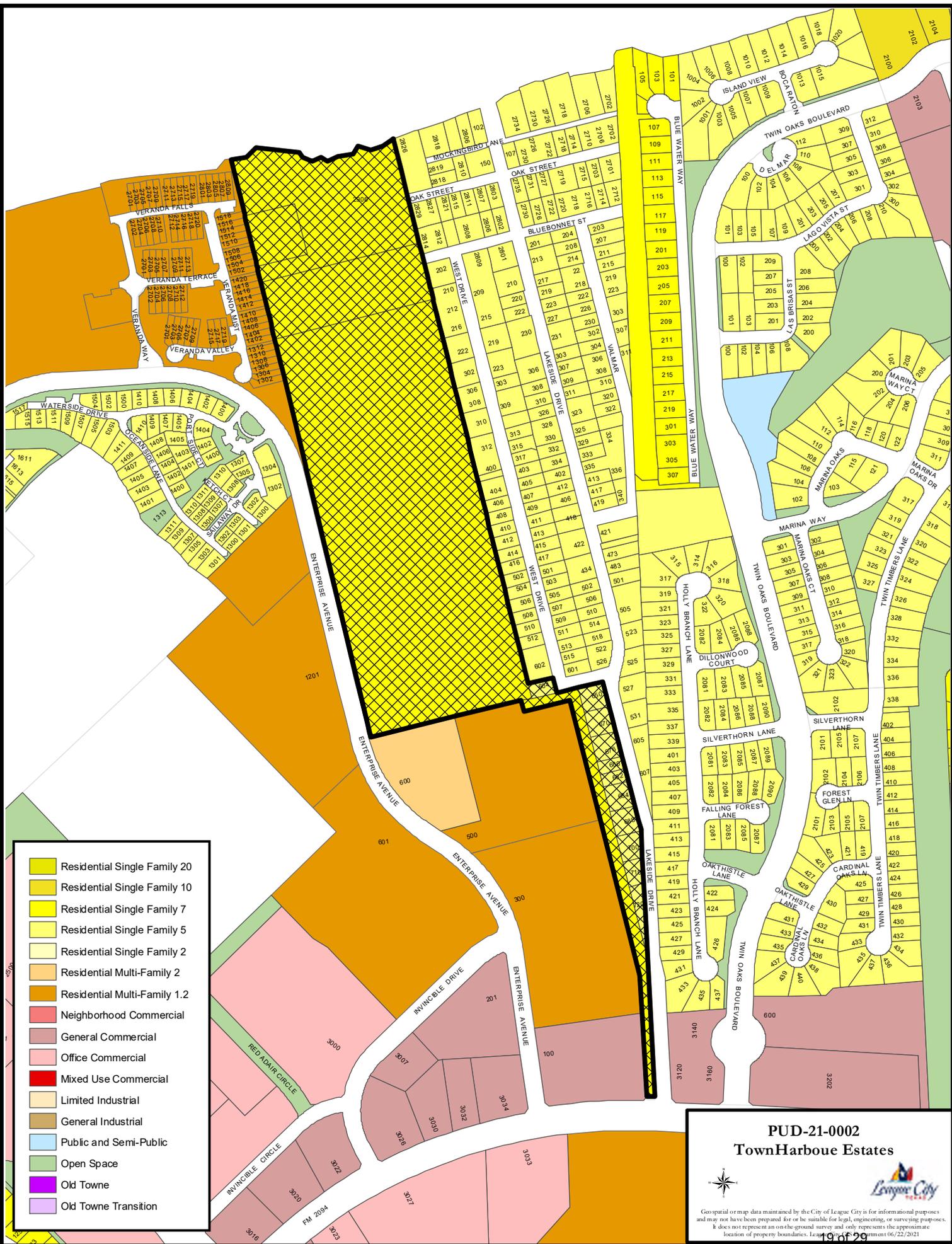
Land Use Category	Acreage
HOA Parks	
TownHarbour Park	0.525
Arbor Park	0.434
Harbour Way Park	0.143
Sea Way Park	0.299
TOTAL HOA PARKS	1.401
Open Space	
TownHarbour Park Open Space	0.525
Trails End Park	0.544
East Cove Park	0.143
Waters Edge Park	0.122
West Cove Park	0.144
Landscape Reserve M	0.051
Cove Harbour Marina	2.2
Waters Edge Canal	4.371
TOTAL OPEN SPACE	8.1

DANNENBAUM
ENGINEERING CORPORATION
 T.B.P.E. FIRM REGISTRATION #392
 3100 WEST ALABAMA HOUSTON, TX 77098 (713) 520-9570

GALVESTON COUNTY
TOWNHARBOUR ESTATES
 LEAGUE CITY, TEXAS

GENERAL PLAN

DESIGN BY: ESW	DATE: 6/14/2021	SHEET No. 01 OF 01
DRAWN BY: ESW	HORZ. SCALE: 1" = 150'	JOB No. 4899-01
APPROVED: JAC	VERT. SCALE:	

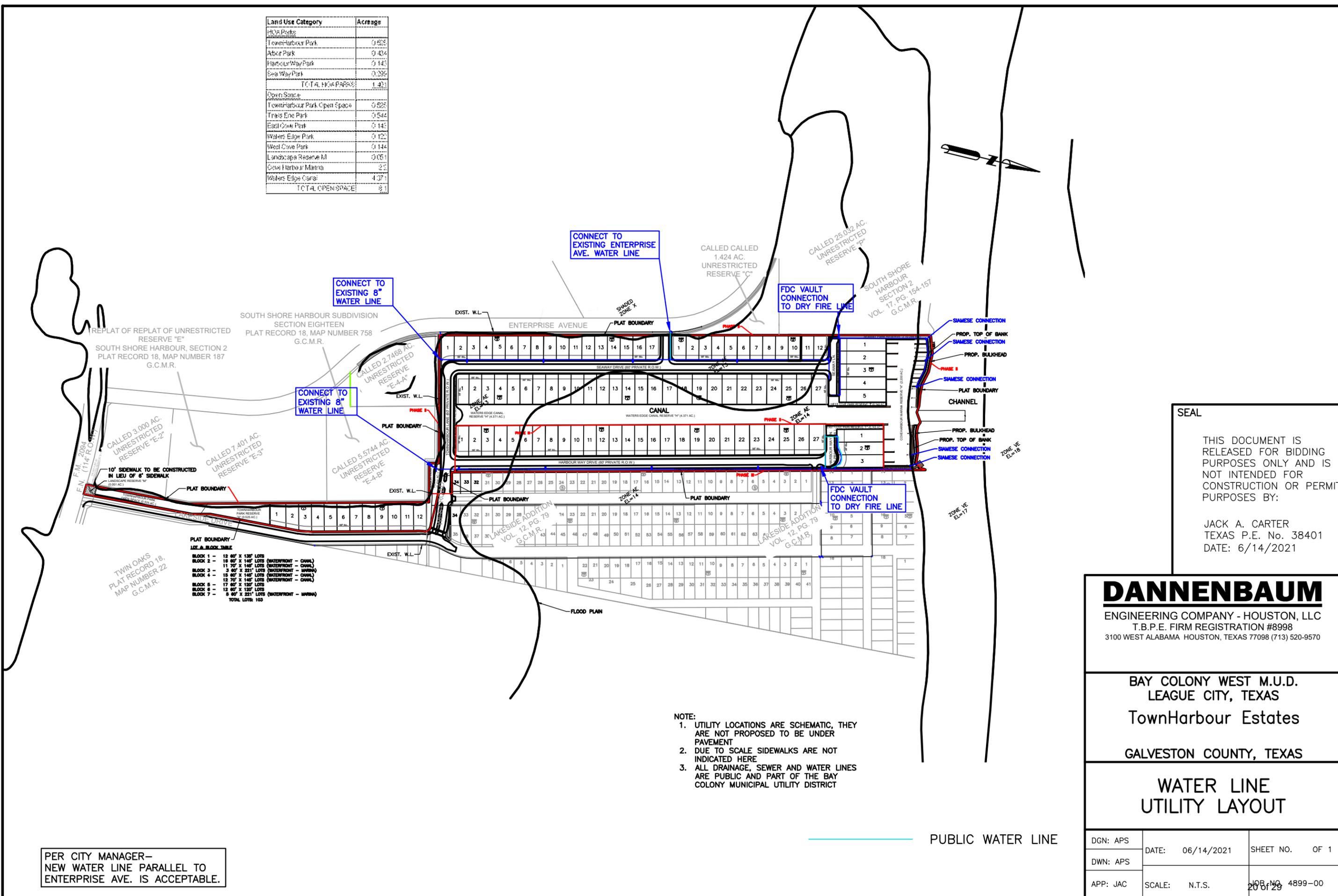


- Residential Single Family 20
- Residential Single Family 10
- Residential Single Family 7
- Residential Single Family 5
- Residential Single Family 2
- Residential Multi-Family 2
- Residential Multi-Family 1.2
- Neighborhood Commercial
- General Commercial
- Office Commercial
- Mixed Use Commercial
- Limited Industrial
- General Industrial
- Public and Semi-Public
- Open Space
- Old Towne
- Old Towne Transition

PUD-21-0002
TownHarbouE Estates

Geo-spatial or map data maintained by the City of League City is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries. Last updated 06/22/2021

Land Use Category	Acres
HOA Parks	
TownHarbour Park	0.825
Abner Park	0.434
Harbour Way Park	0.143
Swa Way Park	0.392
TOTAL HOA PARKS	1.431
Open Space	
TownHarbour Park Open Space	0.825
Trans One Park	0.544
East Cove Park	0.143
Waters Edge Park	0.122
West Cove Park	0.144
Landscape Reserve M	0.051
Cove Harbour Marina	2.3
Waters Edge Canal	4.371
TOTAL OPEN SPACE	8.1



PLAT BOUNDARY

LOT & BLOCK TABLE

BLOCK 1	-	12 60' X 135' LOTS	(WATERFRONT - CANAL)
BLOCK 2	-	18 60' X 145' LOTS	(WATERFRONT - CANAL)
BLOCK 3	-	11 70' X 145' LOTS	(WATERFRONT - CANAL)
BLOCK 4	-	3 60' X 221' LOTS	(WATERFRONT - MARINA)
BLOCK 5	-	18 60' X 145' LOTS	(WATERFRONT - CANAL)
BLOCK 6	-	12 70' X 145' LOTS	(WATERFRONT - CANAL)
BLOCK 7	-	17 60' X 135' LOTS	(WATERFRONT - CANAL)
BLOCK 8	-	12 60' X 135' LOTS	(WATERFRONT - CANAL)
BLOCK 9	-	8 60' X 221' LOTS	(WATERFRONT - MARINA)
TOTAL LOTS		103	

- NOTE:
1. UTILITY LOCATIONS ARE SCHEMATIC, THEY ARE NOT PROPOSED TO BE UNDER PAVEMENT
 2. DUE TO SCALE SIDEWALKS ARE NOT INDICATED HERE
 3. ALL DRAINAGE, SEWER AND WATER LINES ARE PUBLIC AND PART OF THE BAY COLONY MUNICIPAL UTILITY DISTRICT

PER CITY MANAGER—
NEW WATER LINE PARALLEL TO
ENTERPRISE AVE. IS ACCEPTABLE.

SEAL

THIS DOCUMENT IS
RELEASED FOR BIDDING
PURPOSES ONLY AND IS
NOT INTENDED FOR
CONSTRUCTION OR PERMIT
PURPOSES BY:

JACK A. CARTER
TEXAS P.E. No. 38401
DATE: 6/14/2021

DANNENBAUM
ENGINEERING COMPANY - HOUSTON, LLC
T.B.P.E. FIRM REGISTRATION #8998
3100 WEST ALABAMA HOUSTON, TEXAS 77098 (713) 520-9570

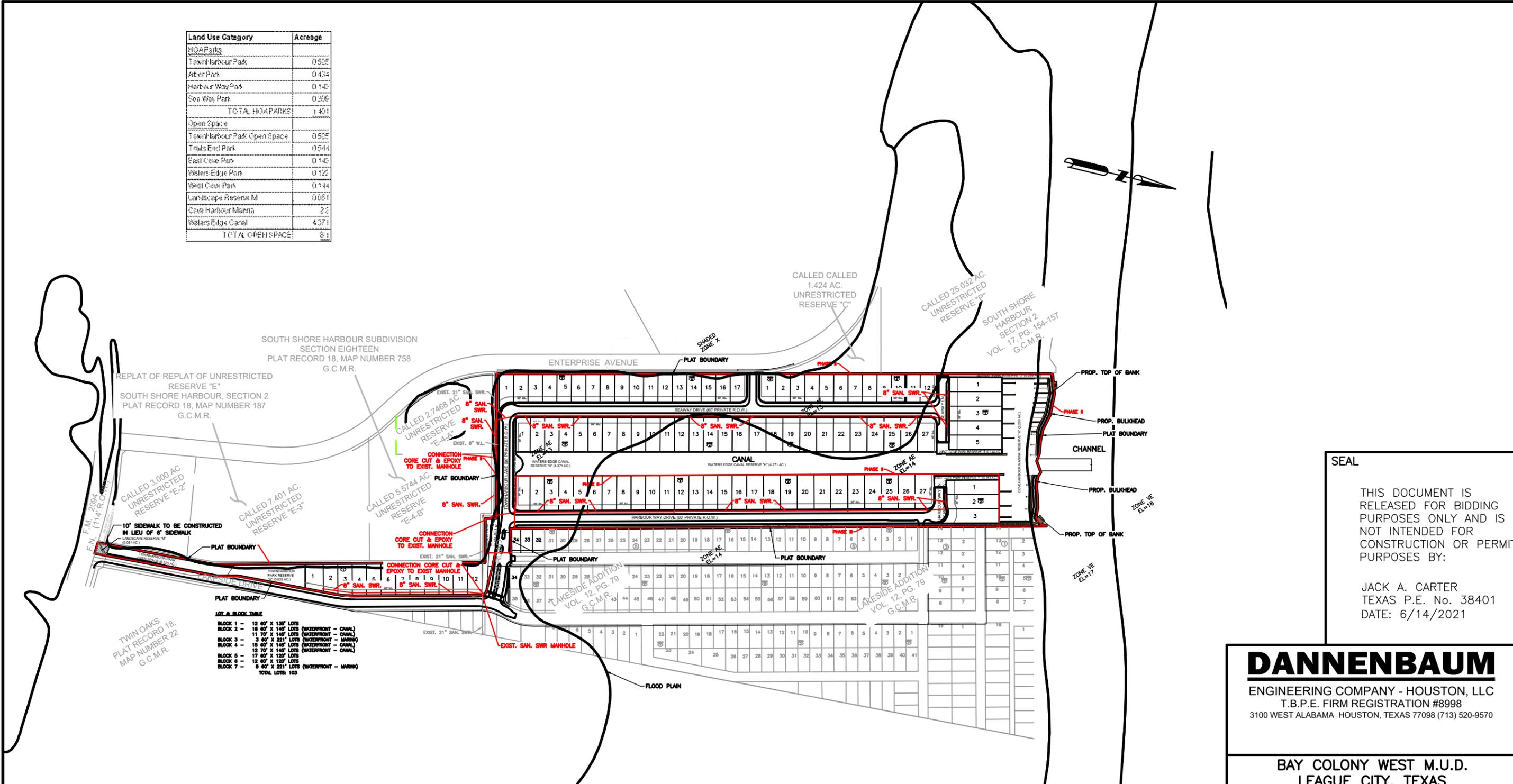
BAY COLONY WEST M.U.D.
LEAGUE CITY, TEXAS
TownHarbour Estates
GALVESTON COUNTY, TEXAS

**WATER LINE
UTILITY LAYOUT**

DGN: APS	DATE: 06/14/2021	SHEET NO. OF 1
DWN: APS		
APP: JAC	SCALE: N.T.S.	208,46 4899-00 20 of 29

— PUBLIC WATER LINE

Land Use Category	Acreage
HOA Parks	
TownHarbour Park	0.525
Water Park	0.434
Harbour Way Park	0.145
Sea Way Park	0.256
TOTAL HOA PARKS	1.401
Open Space	
TownHarbour Park Open Space	0.525
Treals End Park	0.544
East Cove Park	0.145
Waters Edge Park	0.122
West Cove Park	0.144
Landscape Reserve M	0.061
Cove Harbour Marina	2.2
Waters Edge Canal	4.371
TOTAL OPEN SPACE	8.1



LOT & BLOCK TABLE

BLOCK 1	-	12 60' X 135' LOTS	(WATERFRONT - CANAL)
BLOCK 2	-	18 80' X 145' LOTS	(WATERFRONT - CANAL)
BLOCK 3	-	11 70' X 145' LOTS	(WATERFRONT - CANAL)
BLOCK 4	-	18 80' X 221' LOTS	(WATERFRONT - MARINA)
BLOCK 5	-	12 70' X 145' LOTS	(WATERFRONT - CANAL)
BLOCK 6	-	17 60' X 135' LOTS	(WATERFRONT - CANAL)
BLOCK 7	-	8 60' X 221' LOTS	(WATERFRONT - MARINA)
TOTAL LOTS:		103	

- NOTE:**
1. UTILITY LOCATIONS ARE SCHEMATIC, THEY ARE NOT PROPOSED TO BE UNDER PAVEMENT
 2. DUE TO SCALE SIDEWALKS ARE NOT INDICATED HERE
 3. ALL DRAINAGE, SEWER AND WATER LINES ARE PUBLIC AND PART OF THE BAY COLONY MUNICIPAL UTILITY DISTRICT

— PUBLIC SANITARY SEWER

SEAL

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JACK A. CARTER
 TEXAS P.E. No. 38401
 DATE: 6/14/2021

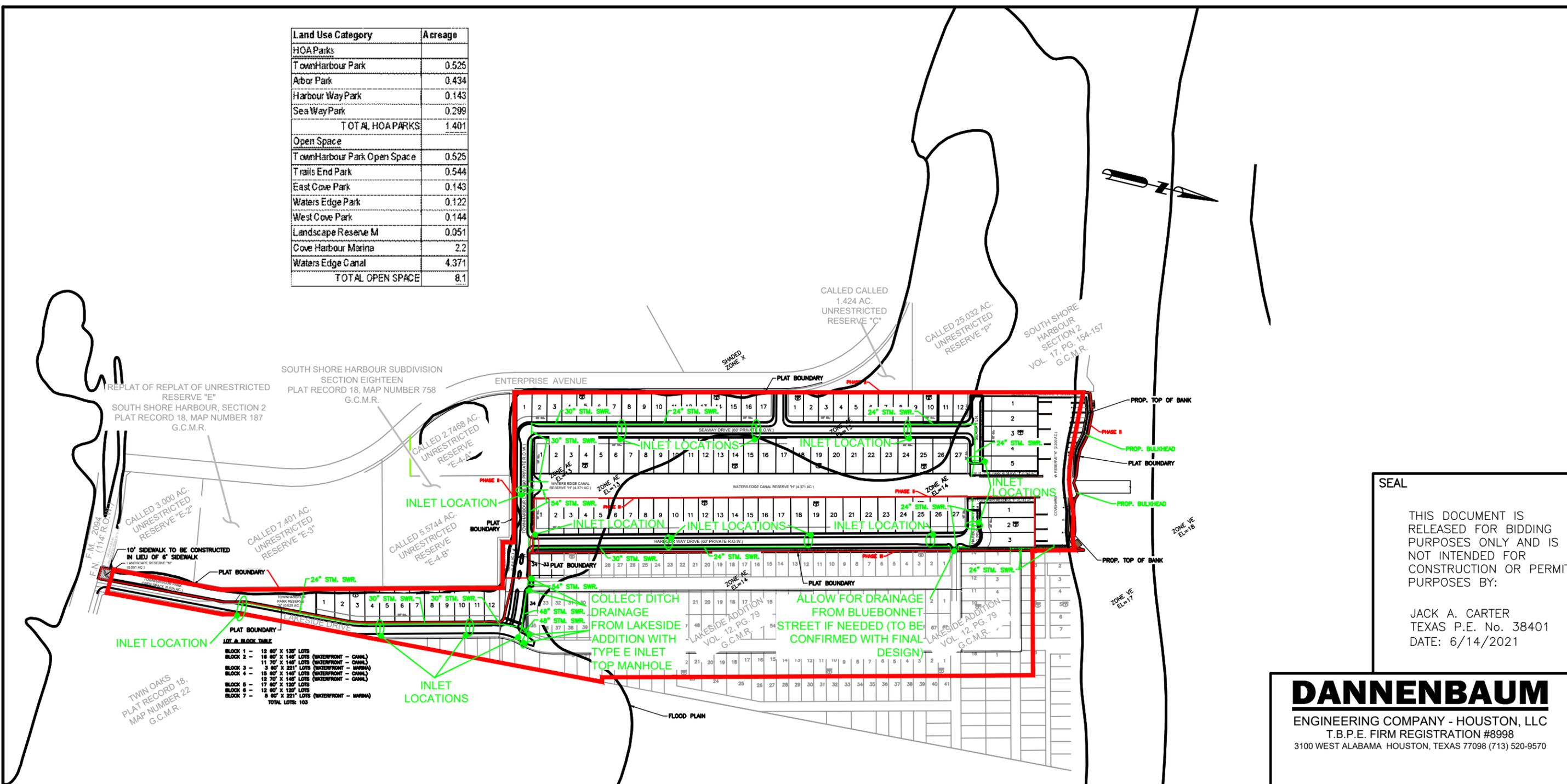
DANNENBAUM
 ENGINEERING COMPANY - HOUSTON, LLC
 T.B.P.E. FIRM REGISTRATION #8998
 3100 WEST ALABAMA HOUSTON, TEXAS 77098 (713) 520-9570

BAY COLONY WEST M.U.D.
 LEAGUE CITY, TEXAS
 TownHarbour Estates
 GALVESTON COUNTY, TEXAS

**SANITARY SEWER
 UTILITY LAYOUT**

DGN: APS	DATE: 06/14/2021	SHEET NO. OF 1
DWN: APS		
APP: JAC	SCALE: N.T.S.	APP NO. 4899-00 21 of 29

Land Use Category	Acreage
HOA Parks	
TownHarbour Park	0.525
Arbor Park	0.434
Harbour Way Park	0.143
Sea Way Park	0.299
TOTAL HOA PARKS	1.401
Open Space	
TownHarbour Park Open Space	0.525
Trails End Park	0.544
East Cove Park	0.143
Waters Edge Park	0.122
West Cove Park	0.144
Landscape Reserve M	0.051
Cove Harbour Marina	2.2
Waters Edge Canal	4.371
TOTAL OPEN SPACE	8.1



——— PROPOSED PUBLIC STORM SEWER
——— OVERALL DRAINAGE AREA FLOWING TO TOWN HARBOUR STORM SEWER SYSTEM AND CANAL. THIS DRAINAGE AREA INCLUDES APPROXIMATELY 70% OF LAKESIDE ADDITION

- NOTES:**
- UTILITY LOCATIONS ARE SCHEMATIC, THEY ARE NOT PROPOSED TO BE UNDER PAVEMENT
 - OVERALL DRAINAGE AREA SERVED. STORM SEWERS ARE SIZED FOR FOR 3-YEAR STORM IN PROPOSED PROJECT STORM SEWER SYSTEM AS SHOWN IN GREEN.
 - EXISTING LAKESIDE SUBDIVISION WILL CONTINUE TO BE SERVED BY OPEN DITCH DRAINAGE SYSTEM.
 - ALL STORM SEWERS COLLECTING FROM LAKESIDE ADDITION TO MAINTAINED BY LEAGUE CITY. STORM SEWERS NOT COLLECTING FROM LAKESIDE ADDITION TO MAINTAINED BY TOWNHARBOUR ESTATES H.O.A.
 - DUE TO SCALE SIDEWALKS ARE NOT INDICATED HERE
 - ALL DRAINAGE, SEWER AND WATER LINES ARE PUBLIC AND PART OF THE BAY COLONY MUNICIPAL UTILITY DISTRICT

SEAL

THIS DOCUMENT IS RELEASED FOR BIDDING PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION OR PERMIT PURPOSES BY:

JACK A. CARTER
 TEXAS P.E. No. 38401
 DATE: 6/14/2021

DANNENBAUM
 ENGINEERING COMPANY - HOUSTON, LLC
 T.B.P.E. FIRM REGISTRATION #8998
 3100 WEST ALABAMA HOUSTON, TEXAS 77098 (713) 520-9570

BAY COLONY WEST M.U.D.
 LEAGUE CITY, TEXAS
 TownHarbour Estates
 GALVESTON COUNTY, TEXAS

STORM SEWER UTILITY LAYOUT

DGN: APS	DATE: 06/14/2021	SHEET NO. OF 1
DWN: APS		
APP: JAC	SCALE: N.T.S.	208,499-00 22 of 29

PRIVATE STREET AGREEMENT

§
§
§

This Private Street Agreement (hereinafter “Agreement”) is entered into between the City of League City (hereinafter the “City”) and TownHarbour Estates Development, Ltd. (hereinafter the “Developer”) on date(s) set forth below.

Recitals:

WHEREAS, “Developer” is an entity which has constructed, or is seeking to construct, a private street in League City, Texas upon and across streets within TownHarbour Estates including Seaway Drive, Seaway Lane, Harbour Way Drive, Harbour Way Lane, and a portion of TownHarbour Lane located within the Michael Muldoon 2 Grant, League City, Texas, Galveston County, Texas, according to the plats thereof recorded in Plat Record _____, Map Number _____ of the Map Records of Galveston County, Texas, and is requesting the approval thereof pursuant to the terms of Ordinance Nos. 82-35, 91-99, and 94-76, as amended; and

WHEREAS, the Developer has filed plans with the City for the construction of the proposed private street(s) (the “Street(s)”), which Street(s) shall be located within League City between the Lakeside Addition subdivision and Enterprise Dr. in South Shore Harbour as shown on the attached Exhibit “A”; and

WHEREAS, the City believes that it is appropriate to grant such approval to the Developer in accordance with the terms of Ordinance Nos. 82-35, 91-99, and 94-76, as amended, and this Agreement, and that therefore the parties agree to the following:

The Developer agrees specifically to abide by the Rules, Regulations and Ordinances of the City with respect to the Street, to include, but not be limited to, the following:

Terms:

1. This Agreement shall be subject to City Council review every five (5) years);
2. The Developer herein grants and conveys to the City the necessary non-exclusive easements and rights-of-way over the Street so that the City may provide fire and police protection, sanitary sewer, water, and storm water services or facilities and other normal and usual municipal services to the citizens of the City and the County of Galveston located adjacent to and nearby such Street;
3. The Developer shall construct the Street in accordance with the City’s Ordinances and Codes and shall allow City inspection for purposes of its determination of compliance with all such applicable City Ordinances and Codes, including the American Associate of State Highway and Transportation Officials (AASHTO) specifications.
4. The Developer shall maintain the surface and condition of such Street as to permit the City to use its easements and rights-of-way over such Street in a reasonably safe and convenient manner. Should the Developer fail to provide the required standard of maintenance after first being given written notice of the nature of such failure and a reasonable time thereafter (not to exceed 90 calendar days) to cure such failure, the City shall have the right to remedy such a failure and receive reimbursements from the Developer for the actual cost thereof;

5. The Developer shall pay all of the costs of extending and enforcing the traffic rules on the Street, including the cost associated with the placement of necessary official traffic control devices.
6. THE DEVELOPER SHALL NOT HOLD THE CITY OR ANY OF ITS ELECTED OFFICERS, EMPLOYEES, AGENTS, REPRESENTATIVES, OR PERSONNEL OR CITY LICENSED FRANCHISES TO BE GUILTY OF OR LIABLE FOR TRESPASS IN REGARD TO THE USE OF ITS EASEMENTS AND RIGHTS-OF-WAY AS DEFINED HEREIN;
7. The Developer shall not alter, block, or vacate such private Street so as to interfere with or prevent the City from providing the municipal services referred to herein. The Developer may erect signs identifying the private nature of the Street;
8. The Developer shall arrange for the installation of street lighting along the Street and shall bear the responsibility for the annual cost of operation and maintenance of such lighting, subject to the possible assumption by the City of said responsibilities, which assumption is conditioned on the Developer having installed standard Texas-New Mexico street lighting equipment;
9. The Developer shall be responsible for the installation of all service pipes and hydrants on such private street as are required by the operating procedures of the City;
10. The Developer will allow City franchisees to use the Street;
11. The Developer will post speed limits signs and stop signs along the Street in accordance with the Texas Manual of Uniform Traffic Control Devices, or in such a manner as agreed to with the City Engineer. The City shall be able to enforce all applicable traffic regulations, including, but not limited to, stop signs and speed zones within the subdivision. If the City cannot legally enforce these traffic regulations in such property due to the Street being designated as a private street, upon written request of the Developer, the City may pass an ordinance pursuant to which the Street shall become the public property of the City with no compensation being paid by the City to any property owner, homeowner's association, or Developer of the subdivision, or any of their respective successors or assigns;
12. If the private Street is not maintained to the City design specifications, and if within 180 calendar days after receiving thirty (30) days written notice, and if the City has theretofore made repairs of such deficiencies respecting the private Street which Developer is otherwise required to make under this Agreement, then on passage of an ordinance by the City, the Street shall become the public property of the City with no compensation being paid by the City to any property owner, homeowner's association, or Developer of the subdivision, or any of their respective successors or assigns;
13. The Developer's construction plans for the Street must be approved by the Engineering Department, as evidenced by the City Engineer's approval signature on the face of the Developer's construction plans.
14. SUBJECT TO THE FURTHER PROVISIONS HEREOF, THE DEVELOPER AND ITS ASSIGNS AGREES TO AND SHALL INDEMNIFY, HOLD HARMLESS, AND DEFEND THE CITY, ITS OFFICERS, AGENTS AND EMPLOYEES, FROM AND AGAINST ANY AND ALL CLAIMS, LOSSES, DAMAGES, CAUSES OF ACTION, SUITS AND LIABILITY OF EVERY KIND, INCLUDING ALL EXPENSE OF LITIGATION, COURT COSTS, AND ATTORNEY'S FEES, FOR ALL CLAIMS AND SUITS, INCLUDING CLAIMS AND SUITS FOR INJURY TO OR

DEATH OF ANY PERSON, OR FOR DAMAGE TO ANY PROPERTY, ARISING OUT OF OR IN CONNECTION WITH THE OBLIGATIONS UNDER THIS AGREEMENT, WHETHER OR NOT CAUSED IN WHOLE OR IN PART BY THE NEGLIGENCE OF THE CITY, ITS AGENTS, OR EMPLOYEES. IT IS THE EXPRESSED INTENTION OF THE PARTIES HERETO, BOTH THE DEVELOPER AND THE CITY, THAT THE INDEMNITY PROVIDED FOR IN THIS CONTRACT IS AN INDEMNITY BY THE DEVELOPER TO INDEMNIFY AND PROTECT THE CITY FROM THE CONSEQUENCES OF ANY ACTION OF ANY NATURE WHATSOEVER, AND THE DEVELOPER HERETO EXPRESSLY WAIVES ANY CLAIMS AGAINST THE CITY OF ANY NATURE THAT MIGHT HAVE BEEN A CONTRIBUTING FACTOR TO THE EVENTS AND CIRCUMSTANCES WHICH MIGHT HAVE LED TO THE INJURY OR OTHER EVENTS.

15. This agreement, and all obligations of the Developer hereunder, may, upon written consent of the City Council, be transferred and assigned to a property owner's association (the "Association"), which upon such transfer and assignment, shall be charged with the enforcement of deed restrictions imposed or to be imposed on the Street in the subdivision and on the property and common areas primarily served by the Street. Such transfer and assignment shall be effective upon written approval by the City, by majority vote of its City Council, and the execution by the Association of a deed or other instrument respecting the Street pursuant to which the Association agrees to this Agreement, and to the Developer's obligations hereunder. It is provided, however, in the event of such assignment, that for two (2) additional years, if the Association shall fail to perform any of its obligations hereunder assumed by it after the expiration of any notice and cure period provided herein, the original Developer shall, after written notice of such failure from the City specifying the obligations not so performed, have reasonable time, as determined by the City, to, and shall, perform, or cause to be performed such obligations at no cost or expense to the City. If, however, the Association has sufficient capital reserves and revenues to continue to maintain the Street to City specifications, or if the Developer provides an adequate performance or maintenance bond, then the City Council may, at its sole discretion, waive all or any portion of the Developer's two (2) year obligation as provided above.
16. The City shall have a public easement on the Street for street lighting to light is access for police and fire fighting purposes and for utility easements. Upon the approval of the City Council, as delineated in the policies written in Ordinance No. 94-11, the City may, but is not required to, assume the responsibility for the payment of all or a portion of the street lighting as to light the City's police and fire fighting easements and utility easements unless prevented by law from doing so.
17. This agreement shall become effective upon its approval or ratification by the City Council of the City and its execution by the parties thereto. The City Council may, at the end of five (5) years, pass an ordinance declaring the Street to be public with no compensation being paid by the City to any property owner, homeowner's association, or Developer with respect to the Subdivision.
18. Prior to acceptance of any conveyance or mandate to accept, the City shall have the right to conduct an independent review of the proposed conveyance and shall have the right to refuse or delay any conveyance if the City Council of the City should determine that such conveyance would operate as a financial, legal, or practical detriment to the City as shall be determined by the City Council of the City in the exercise of its sound legislative discretion.
19. This agreement is performable in Galveston County, Texas and venue for any litigation over any aspects of this Agreement shall be exclusively in the appropriate courts of Galveston County, Texas.

SIGNED and executed this _____ day of _____, 20____.

FOR THE CITY OF LEAGUE CITY, TEXAS:

By: _____
John Baumgartner, P.E., City Manager

STATE OF TEXAS }
 }
COUNTY OF GALVESTON }

Before me, the undersigned authority, on this day personally appeared John Baumgartner, as known to me or having proved to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein and herein set forth.

Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public in and for the State of Texas

My Commission Expires: _____

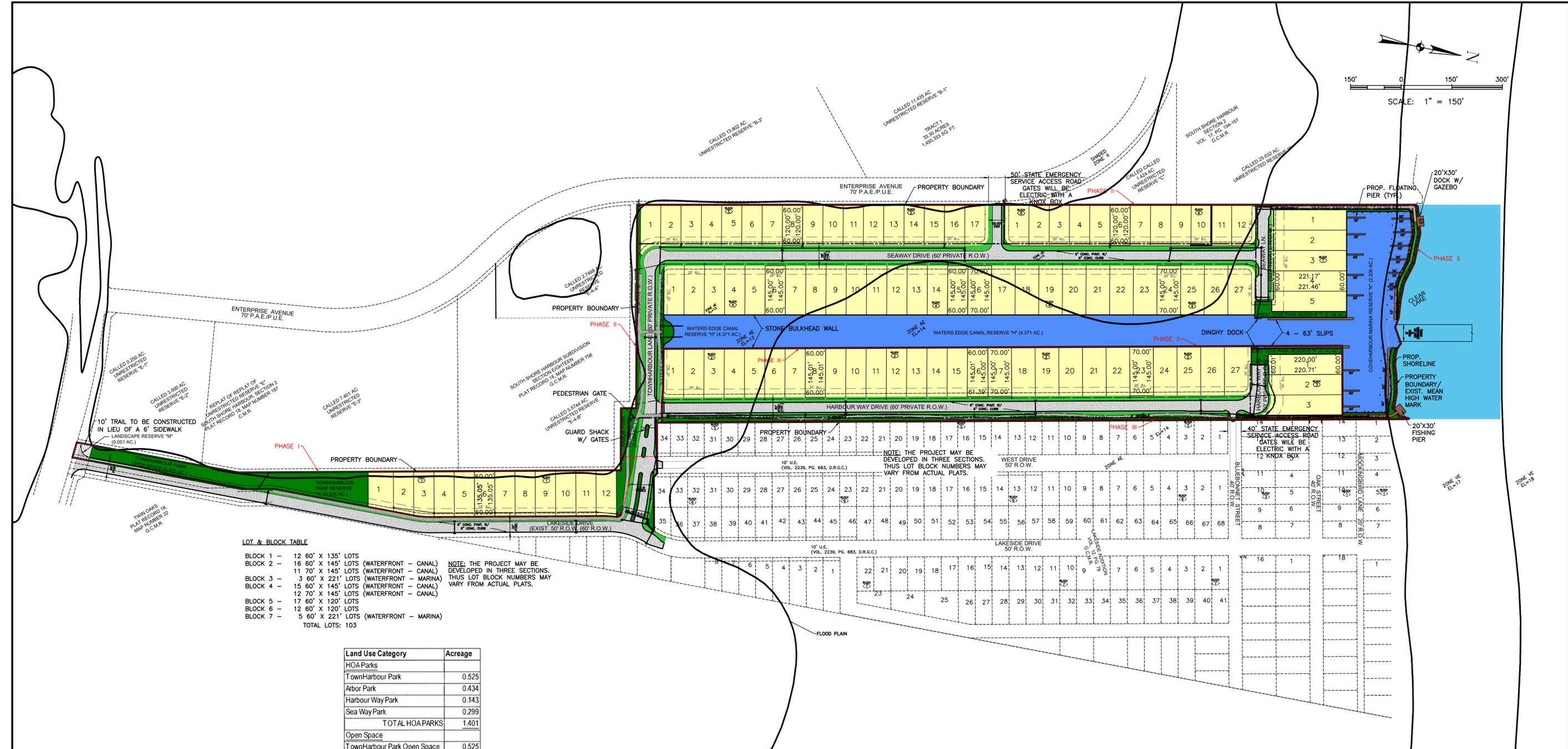
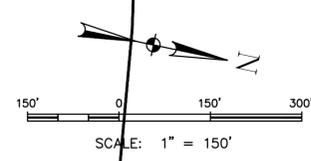
ATTEST:

Diana Stapp, City Secretary

APPROVED AS TO FORM:

Nghiem V. Doan, City Attorney

EXHIBIT "A"



LOT & BLOCK TABLE

BLOCK 1	-	12 60' X 135' LOTS
BLOCK 2	-	16 60' X 145' LOTS (WATERFRONT - CANAL)
BLOCK 3	-	11 70' X 145' LOTS (WATERFRONT - CANAL)
BLOCK 4	-	3 60' X 221' LOTS (WATERFRONT - MARINA)
BLOCK 5	-	12 70' X 145' LOTS (WATERFRONT - CANAL)
BLOCK 6	-	17 60' X 120' LOTS (WATERFRONT - CANAL)
BLOCK 7	-	12 60' X 120' LOTS (WATERFRONT - CANAL)
BLOCK 8	-	5 60' X 221' LOTS (WATERFRONT - MARINA)
		TOTAL LOTS: 103

NOTE: THE PROJECT MAY BE DEVELOPED IN THREE SECTIONS. THUS LOT BLOCK NUMBERS MAY VARY FROM ACTUAL PLATS.

Land Use Category	Acreege
HOA Parks	
TownHarbour Park	0.525
Arbor Park	0.434
Harbour Way Park	0.143
Sea Way Park	0.299
TOTAL HOA PARKS	1.401
Open Space	
TownHarbour Park Open Space	0.525
Trails End Park	0.544
East Cove Park	0.143
Waters Edge Park	0.122
West Cove Park	0.144
Landscape Reserve M	0.051
Cove Harbour Marina	2.2
Waters Edge Canal	4.371
TOTAL OPEN SPACE	8.1

DANNENBAUM
ENGINEERING CORPORATION
 T.B.P.E. FIRM REGISTRATION #392
 3100 WEST ALABAMA HOUSTON, TX 77098 (713) 520-9570

GALVESTON COUNTY
TOWNHARBOUR
ESTATES
 LEAGUE CITY, TEXAS

GENERAL PLAN

DESIGN BY: ESW	DATE: 6/14/2021	SHEET No. 01 OF 01
DRAWN BY: ESW	HORZ: 1" = 150'	JOB No. 4899-01
APPROVED: JAC	VERT:	