

Tuscan Lakes  
PUD and Master Plan Comparison

Land Use/ Zoning District	Kenwood PUD Acreage	Percentage of Kenwood PUD Acreage	Master Plan Revision #21 Acreage	Percentage of Master Plan Revision #21 Acreage	Percentage of Change from Original PUD
Commercial	142.9		85.0		
Proposed Detention Basins/Lakes (Adjacent to Commercial Areas)	11.3		32.9		
<b>Total General Commercial (CG)</b>	<b>154.2</b>	<b>17.7%</b>	<b>117.9</b>	<b>13.8%</b>	<b>-23.8%</b>
Multi-Family Residential	58.6		71.7		
<b>Total Multi-Family Residential (RMF)</b>	<b>58.6</b>	<b>6.7%</b>	<b>71.7</b>	<b>8.2%</b>	<b>+22.4%</b>
Special Use Commercial/Residential (CGR)	10.9		8.7		
<b>Total General Commercial/Residential (CGR)</b>	<b>10.9</b>	<b>1.3%</b>	<b>8.7</b>	<b>1.0%</b>	<b>-20.2%</b>
Parks	28.7		28.7		
<b>Total Public Facilities and Institutions (PFI)</b>	<b>28.7</b>	<b>3.3%</b>	<b>28.7</b>	<b>3.3%</b>	<b>0%</b>
Recreation Centers	8.1		8.9		
Proposed Detention Basins/Lakes	99.0		123.2		
Church	0.0		11.5		
Single-Family Residential	434.8		432.2		
<b>Total Single-Family Residential (RSF)</b>	<b>434.8</b>	<b>62.3%</b>	<b>432.2</b>	<b>66.2%</b>	<b>+6.3%</b>
Constraints (Includes Street R.O.W.'s, Major Utility Easements and Landscape Reserves/Open Spaces)	76.1		67.6		
<b>TOTAL ACREAGE</b>	<b>870.4</b>	<b>100.0%</b>	<b>870.4</b>	<b>100.0%</b>	

**LEGEND**

Section Name/  
Land Use

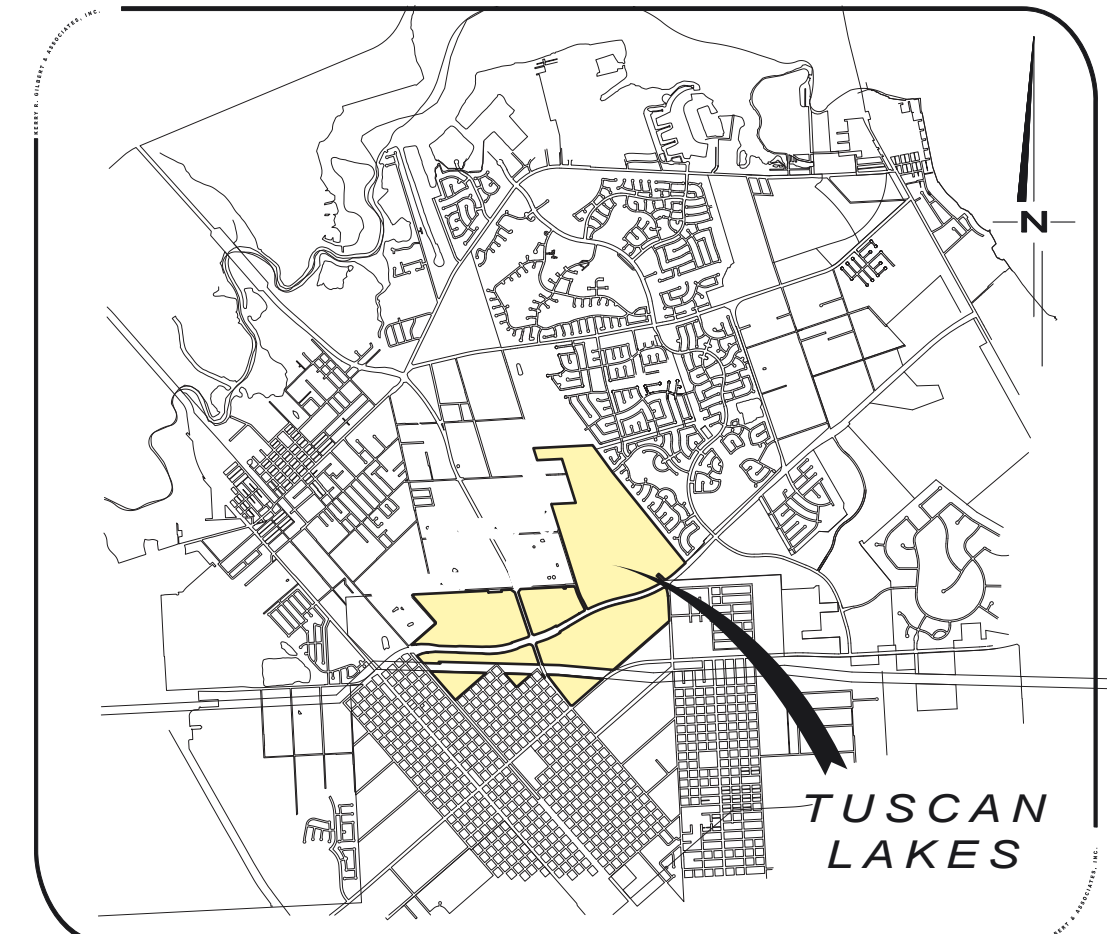
Phase Number  
(if applicable)

Zoning Designation  
(Per Approved P.U.D.)

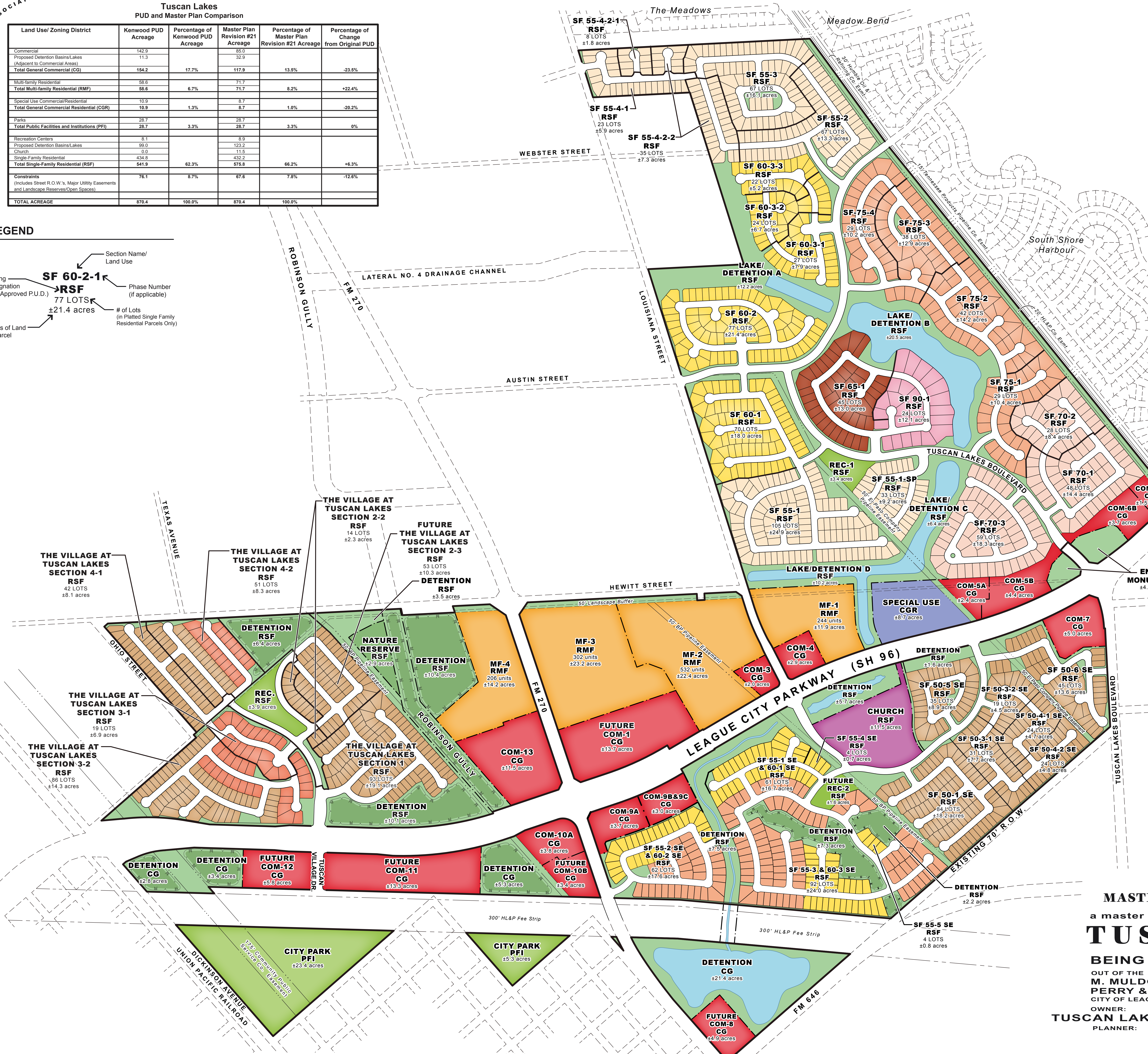
Acres of Land  
in Parcel

**SF 60-2-1**  
RSF  
77 LOTS  
±21.4 acres

# of Lots  
(in Platted Single Family Residential Parcels Only)



VICINITY MAP  
N.T.S.



- NOTES:**
- THE LOT SIZES INDICATED ON THIS MASTER PLAN ARE SUBJECT TO CHANGE IN ACCORDANCE WITH THE KENWOOD PLANNED UNIT DEVELOPMENT ORDINANCE (ORDINANCE NO. 2003-16).
  - THE KENWOOD PLANNED UNIT DEVELOPMENT ORDINANCE (ORDINANCE NO. 2003-16), DOES NOT SPECIFY NOR SET ANY RESIDENTIAL UNIT DENSITY MAXIMUM.
  - PRIOR MASTER PLAN APPROVALS:
 

REVISION	DATE
ORIGINAL MASTER PLAN	JANUARY 5, 2004
REVISION #1	MARCH 7, 2005
REVISION #2	SEPTEMBER 19, 2005
REVISION #3	OCTOBER 16, 2006
REVISION #4*	NOVEMBER 15, 2006
REVISION #5*	OCTOBER 9, 2007
REVISION #6*	FEBRUARY 2, 2009
REVISION #7*	JULY, 2009
REVISION #8	OCTOBER, 2009
REVISION #9	MARCH, 2010
REVISION #10*	AUGUST, 2011
REVISION #11	JANUARY, 2012
REVISION #12	JANUARY, 2013
REVISION #13	MAY, 2013
REVISION #14*	MAY, 2013
REVISION #15	AUGUST 2013
REVISION #16	JANUARY 2014
REVISION #17	FEBRUARY 2015
REVISION #18	APRIL 2015
REVISION #19	OCTOBER 2015
REVISION #20	JANUARY 2017
- (\*Administrative Master Plan Update Only)

**EXISTING & PROJECTED EDU'S FOR KENWOOD P.U.D.**

DESCRIPTION	EDU'S
COMMERCIAL	665
MULTI-FAMILY RESIDENTIAL	1,114
SPECIAL USE	68
SINGLE FAMILY RESIDENTIAL	1,838
PUBLIC FACILITIES	20
<b>SUBTOTAL</b>	<b>3,701</b>
REMAINDER NOT ALLOCATED	273
<b>TOTAL</b>	<b>3,978</b>

PROJECTIONS FOR FUTURE SINGLE FAMILY RESIDENTIAL, COMMERCIAL, AND MULTI-FAMILY RESIDENTIAL ACRES REFLECT THE ESTIMATED NUMBER AS SHOWN ON THE CURRENT APPROVED MASTER PLAN. THESE PROJECTIONS AND THE DEVELOPMENT SCHEDULE OF THESE PARCELS ARE SUBJECT TO CHANGE AS MARKET CONDITIONS DICTATE AS STATED IN THE KENWOOD PUD DOCUMENT.

THIS MAP ILLUSTRATES THE EXISTING AND PROPOSED EQUIVALENT DWELLING UNITS (EDU'S) FOR EACH PARCEL OR SECTION. THE TOTAL NUMBER OF EDU'S FOR TUSCAN LAKES SHALL NOT EXCEED 3,978 EDU'S PER THE APPROVED KENWOOD P.U.D. THIS MAP SHOWS A TOTAL OF 3,701 EDU'S, LEAVING A SURPLUS OF 273 EDU'S FOR THE PROJECT AS A WHOLE.

**MASTER PLAN REVISION #21**  
a master plan update for  
**TUSCAN LAKES**  
BEING ±870.4 ACRES OF LAND  
OUT OF THE  
M. MULDOON LEAGUE GRANT SURVEY, A-18  
PERRY & AUSTIN LOWER LEAGUE SURVEY, A-18  
CITY OF LEAGUE CITY, GALVESTON COUNTY, TEXAS  
OWNER:  
**TUSCAN LAKES DEVELOPMENT, L.P.**  
PLANNER:  
**BGE** KERRY R. GILBERT & ASSOCIATES

THIS MASTER PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE KENWOOD PLANNED UNIT DEVELOPMENT ORDINANCE (ORDINANCE NO. 2003-16) IN EFFECT AT THE TIME THIS MASTER PLAN WAS PREPARED. ALONG WITH ANY VARIANCES TO THE AFORESAID ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE LEAGUE CITY PLANNING & ZONING COMMISSION. THIS MASTER PLAN WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THE LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER KERRY R. GILBERT AND ASSOCIATES, INC. NOR ANY OF ITS OFFICERS, DIRECTORS OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED, CONCERNING THE DESIGN, LOCATION, QUALITY OR CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER AND UNDER THE PREMISES INDICATED IN THE MASTER PLAN.