

April 16, 2015

Ryan Granata
Planning and Zoning Department
City of League City
300 W Walker Street
League City, Texas 77573

Re: Tuscan Lakes, PUD Amendment

Dear Ryan,

On behalf of Tuscan Lakes Development, Kerry R. Gilbert & Associates, Inc. respectfully resubmits the above for your review and presentation to the Development Review Committee.

With regards to the comment to the preliminary plat by the Development Review Committee, I have the following remarks:

Planning:

- I. Corrected the maximum building height to 45 feet to allow for a three story townhome.
- II. Modified the maximum lot coverage to 55 percent.
- III. Added a requirement for sidewalks to be located in front of every lot and contained within the front building line.
- IV. Address ten questions of zoning application:
 1. Conformance of the proposed zoning and use with the City's Comprehensive Plan and other City policies.
 - a. The proposed zoning of Residential Single Family is in compliance with the City's Comprehensive Plan and the existing Kenwood Planned Unit Development.
 2. The character of the surrounding area
 - a. The area to the east of the subject property is commercial with a day care facility. To the north of the subject property is single family residential lots, most of which have a large buffer in the form of a detention lake. The area to the west of the property also has a detention lake with a multi-family residential parcel.
 3. The zoning and use of nearby properties, and the extent to which the proposed zoning and use would be compatible.
 - a. The zoning of the nearby properties are a mix of General Commercial, Residential Single Family and Residential Multi-Family with a Planned Unit Development Overlay. The proposed Residential Single Family zoning district is a compatible land use given that there are large areas to the north and northeast that are already zoned Residential Single Family.
 4. The suitability of the property for the uses permitted by right in the proposed zoning district
 - a. The property is suitable for residential uses given the surrounding land uses, it currently takes access off of League City Parkway and there are existing utilities to provide services.
 5. The extent to which approval of the application would detrimentally affect nearby properties
 - a. We do not believe that the approval of the application would be significantly detrimental to the nearby properties. If the proposed townhomes or duplexes are developed, the value of said homes would be generally equivalent to the surrounding residential properties.
 6. The extent to which the proposed use would adversely affect the capacity or safety of that portion of the street network or present parking.
 - a. The proposed use would not significantly reduce the capacity of the adjacent roadway of League City Parkway. All required parking will be done either at the homes themselves or additional parking spaces will be provided by the developer within the parcel.
 7. The extent to which approval of the application would harm the value of nearby properties:



- a. If the proposed townhomes or duplexes are developed, the value of said homes would be generally equivalent to the surrounding residential properties.
8. The gain to public health, safety, and welfare due to denial of the application as compared to the hardship imposed upon the owner as a result of denial of the application
 - a. None.
9. That there are exceptional circumstances or conditions applicable to the property involved or to the intended uses or development of the property that do not apply generally to other property in the same zone or neighborhood:
 - a. None.
10. Supporting details including a letter describing the nature of the request, and existing and proposed uses:
 - a. The purpose of this amendment is to change the overlay zoning from General Commercial-Residential to Single Family Residential with the exception of allowing a more dense residential product like townhomes or duplexes. A strong community character will be achieved within the proposed development by administering the strong architectural quality and design standards already found within the existing development of Tuscan Lakes.

The subject tract is currently undeveloped. The area to the east of the subject property is commercial with a day care facility. To the north of the subject property is single family residential lots, most of which have a large buffer in the form of a detention lake. The area to the west of the property also has a detention lake with a multi-family residential parcel. League City Parkway lies along the southern boundary of the property.

The proposed uses for the tract are higher density residential development products in the form of townhomes and duplexes. Due to the size of the parcel and some of the constraints on the property in the form of a pipeline easement to the east and a large water line easement to the north, the number of units are limited to less than 65 lots. The townhome units will likely be three stories in height and the duplex units will likely be two stories in height. The PUD amendment is complying with the typical townhome and duplex standards set forth in the 2003 Zoning Ordinance that the Tuscan Lakes development is subject to.

Engineering:

- I. The "T" street configuration shown on the plan is approximately 85 feet in length which is slightly less than the "T" street that was recently approved in Veranda Townhomes. It is a commonly accepted design in many other cities for higher density residential development providing that the "T" does not exceed 100 feet in length.
- II. The Permanent Access Easement has been clarified to address only a 28 foot PAE. It is anticipated that townhomes will likely use a 28 foot PAE while the duplex will be more likely to use a typical 60 foot right-of-way.
- III. The subject tract has sufficient utilities to serve the parcel and there is an excess of EDU's available to the Tuscan Lakes development. One-line plans that illustrate how individual residential lots will be served by utilities will be completed with the submittal of a preliminary plat as a part of the typical development process.

Sincerely,

Matthew Stoops

Enclosure