

Zoning Change Z15-07 (Kenwood [Tuscan Lakes] CGR Amendment)

Request	Make a recommendation to City Council to amend approximately 9.2 acres of the existing Kenwood PUD overlay from “CGR-PUD” (Commercial General Residential with a Planned Unit Development Overlay) to “RSF-PUD” (Residential Single-Family with a Planned Unit Development Overlay) The applicant proposes to amend the CRG district to RSF to allow for the construction of townhomes or duplexes.
Applicant	Matt Stoops of BGE / Kerry R. Gilbert & Associates, Inc.
Owner	Robert B. Douglas, Jr./Johnson Development
City Council	Public Hearing & First Reading – May 26, 2015
Location	Generally located north of League City Parkway and east of Louisiana Street.
Citizen Response	46: Notices mailed to property owners within 500 feet 0: Letter of support received 0: Letters of opposition received
Attachments	1. Concept Plan (PUD Document) 2. Zoning map/ property owner notification map 3. Current Tuscan Lakes Master Plan 4. Aerial Map 5. Copy of Zoning Petition Form

The Commission should consider the following information in its deliberation, which shall be utilized to substantiate its recommendation. To determine the extent to which the proposed zoning would be compatible with surrounding properties, the surrounding land uses and the performance impacts should be considered.

Background In 2003, the subject property was zoned CGR under the original Kenwood (Tuscan Lakes) PUD. The CGR district was established as a combination of the RSF and CG districts and permitted retail and service activities of a limited size with attached or detached single-family dwellings; usually with retail/service on the ground floor with residential above. This type of project is also known as a vertical mixed use project. As a result of the economic slow-down of the late 2000’s, vertical mixed use projects have become much more difficult to finance as banks are wary of these types of projects. As a result of market conditions, the applicant is requesting to amend the PUD to permit the construction of duplexes or townhomes on the site.

The proposed amendment would be developed as one of two options, (1) the development of 63 townhomes on 25’ x 110’ lots; or (2) 46 duplexes on 28’ x 120’ lots. Both options would be under single-family ownership with each unit under individual ownership.

Site and Surrounding Area The subject property is undeveloped with grass and scrub. A Tree Survey indicates there are no protected trees on the site. The site is surrounded predominately with single and multi-family residential uses.

Direction	Surrounding Zoning	Surrounding Land Use
North	“OS-PUD”	Drainage ponds within Tuscan Lakes
South	ROW and “OS-PUD”	League City Parkway and Open Space Reserve within Tuscan Lakes
East	“OS-PUD”	Drainage ponds within Tuscan Lakes
West	“CG-PUD”	Daycare

Traffic Impacts and Access

Access will be provided from two locations on League City Parkway. The Master Mobility Plan identifies League City Parkway as a major 6-lane divided arterial that will extend between IH 45 and the eastern city limits. The expansion and extension of League City Parkway is not included as part of the proposed 2015 through 2019 capital improvement program (CIP), but is anticipated to be included in future CIP's as development continues along League City Parkway. The Engineering Department and Traffic Division have reviewed this amendment and have expressed no concern regarding this amendment.

Utility Availability

Water is accessible through a 24-inch water line along the north side of the subject property. Sanitary sewer is available from a 30-inch sewer line located on the south side of League City Parkway. The currently approved Tuscan Lakes Master Plan allocated 68 Equivalent Dwelling Units (EDU's) to the CGR section. This amendment would not exceed the allocated EDU's for the property.

The Engineering Department has requested one line plans for a conceptual utility layout. At the time of authoring this staff report these one line plans have not been submitted to staff.

Land Use Analysis

The property is currently zoned under the Tuscan Lakes Master Plan as CGR. The CGR district was a combination of two zoning districts, Single-Family Residential and General Commercial. The CGR district was regulated by the Commercial Development standards in the 2001 Zoning Ordinance. This proposed amendment would prohibit commercial uses as well as amending the development standards on the subject site. Below is a table that compares the development standards of the CGR zone and the proposed standards of the RSF zone:

	CGR (Based on 2001 Zoning Ordinance)	RSF (Based on Proposed Amendment)
<i>Min. Lot Size</i>	9,000 s.f.	2,000 s.f.
<i>Min. Lot Width</i>	75 feet	25 feet
<i>Front Yard Setback</i>	25 feet	20 feet
<i>Side Yard Setback</i>	Varies depending on height (15 to 20 feet)	10 feet
<i>Side Yard Setback (Corner Lot)</i>	25 feet	10 feet
<i>Rear Yard Setback</i>	Varies depending on height (10 to 50 feet)	10 feet
<i>Height</i>	No Limit	45 feet
<i>Maximum Lot Coverage</i>	85%	55%

In addition to the criteria for considering a rezone application for the property, the Planning and Zoning Commission shall recommend approval or conditional approval of the Amended Concept Plan (PUD Document) to the City Council upon the following findings:

1. The Concept Plan is consistent with the adopted Comprehensive Plan and other applicable policies and is compatible with surrounding development.

According to the Comprehensive Plan's *Future Land Use Plan*, this tract is classified as "Enhanced Auto Dominant Commercial", as it is a transitional area between the developed residential subdivision to the north and the commercial corridor along League City Parkway. The proposed amendment while not commercial in nature would serve as a transitional area of higher density residential between the traditional single-family residential and the commercial corridor.

2. The Concept Plan will enhance the potential for superior urban design and amenities in comparison with the development under the base district regulations that would apply if the Concept Plan were not approved.

The Comprehensive Plan policies recommend that all rezoning requests be consistent with the character of the area. The development will bridge the commercial developments to the east to the residential areas to the north, south, and west through the design and land use controls that were established in the original Tuscan Lakes PUD.

3. Deviations from the base district regulations that otherwise would apply are justified by compensating benefits of the Concept Plan.

The only major deviation from the RSF zoning districts is the height. The height in the RSF districts is limited to 42 feet; while 45 feet is proposed in this amendment. This amendment will reduce the intensity of development that could have taken place on the site based on the original CGR classification. The proposed setbacks are consistent with what is permitted in an RSF-2 (Residential Single-Family, min. 2,000 s.f. lot size) zoning district.

4. The Concept Plan includes adequate provisions for utilities services and emergency vehicle access; and public service demands will not exceed the capacity of the existing planned systems.

The Concept Plan has been reviewed by the applicable City departments for traffic, utilities, and emergency access. There is adequate water allocation for the site based on the EDU's allocated by the original Tuscan Lakes Master Plan. The Engineering Department is requiring the submittal of utility concept plans. If this PUD is approved, each phase of the development will require a more in-depth review of the site by the City prior to the issuance of any building permits.

**Public Benefit
vs. Imposed
Hardship**

Based upon the information provided, the Commission will have to determine "the gain to public health, safety, welfare, due to denial of this application as compared to the hardship imposed upon the owner as a result of denial of the application." A petition was submitted to staff voicing concern for the proposed amendment. A three-fourths vote is not required per Section 211.006(d) of the Texas Local Government Code as less than 20% of those who signed the petition are within 200 feet of the land covered by the proposed change.

For additional information, you may contact Ryan Granata, AICP, Planning Manager at (281) 554-1097 or at ryan.granata@leaguecity.com.



**Planned Unit Development
Overlay District Amendment**

For

Kenwood Planned Unit Development

Prepared For:

Johnson Development

Prepared By:

BGE | Kerry Gilbert & Associates

March, 2015

ORDINANCE NO. XXXX

AN ORDINANCE AMENDING ORDINANCE NO. XXXX-XX TO REZONE APPROXIMATELY 9.2 ACRES WITHIN THE KENWOOD PUD FROM "CGR" (COMMERCIAL GENERAL RESIDENTIAL WITH A PLANNED UNIT DEVELOPMENT OVERLAY) TO "RSF" (RESIDENTIAL SINGLE FAMILY WITH A PLANNED UNIT DEVELOPMENT OVERLAY), LEGALLY DESCRIBED AS A BEING A PORTION OF THE PERRY AND AUSTIN LOWER LEAGUE, ABSTRACT NO. 19, GENERALLY LOCATED TO THE NORTH OF LEAGUE CITY PARKWAY AND TO THE EAST OF LOUISIANA STREET IN LEAGUE CITY, TEXAS

WHEREAS, at the May 1, 1999 General Election the qualified voters of the City of League 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 _____, the City Council adopted Ordinance No XXXX-XX amending Chapter 125 of the Code of Ordinances of the City of League City and adopting zoning ordinances consistent with the Comprehensive Plan for the City of League City, Texas; and

WHEREAS, Chapter 125, Section 125- 49 of the Code of Ordinances establishes a procedure for a property owner, his authorized agent, or the City Planner to request zoning changes; and

WHEREAS, the City Council deems it necessary and in the best interest of the citizens to rezone approximately 9.2 acres within the Kenwood PUD from "CGR" (Commercial General Residential with a Planned Unit Development Overlay) to "RSF" (Residential Single Family with a Planned Unit Development Overlay), legally described as a being a portion of the Perry And Austin Lower League, Abstract No. 19, generally located to the north of League City Parkway and to the east of Louisiana Street in League City, Texas; and

WHEREAS, the City Council deems it necessary and in the best interest of the citizens to rezone to rezone approximately 9.2 acres within the Kenwood PUD from "CGR" (Commercial General Residential with a Planned Unit Development Overlay) to "RSF" (Residential Single Family with a Planned Unit Development Overlay), in accordance with Section 125-8 of the League City Code, development and improvement of said 9.2 acre property shall be subject to and comply with the municipal ordinances and regulations in effect at the time of City Council adoption of this ordinance unless otherwise provided for in Section 3; and

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

Section 3. A Planned Unit Development (PUD) Overlay with a base zoning of "RSF" (Residential Single Family) of approximately 9.2 acres, legally described as being a portion of the Perry And Austin Lower League, Abstract No. 19, generally located to the north of League City Parkway and to the east of Louisiana Street, is granted, subject to the following use and development regulations:

1. **Zoning Designation:** The property shall be developed and used in accordance with the development and use regulations of the "RSF" (Residential Single Family) Zoning district as set forth in the 2003 League City Zoning Ordinance except as supplemented or modified by this Ordinance.
2. **Planned Unit Development Overlay Area:** Kenwood Planned Unit Development Amendment ("the PUD"), generally described as 9.2 acres of land out of the Perry And Austin Lower League, Abstract No. 19, said land being more particularly described in **Exhibits A, B and C**, ("the Property), attached hereto.

3. **Land Use Classification Definitions:** In cases where a specific land use or activity is not defined either in this section or in the 2003 League City Zoning Ordinance, the City Planner or their designee shall assign the land use or activity to a classification that is substantially similar in character.
- a. Townhome: A single building that contains 2 or more dwelling units each on a single lot with the property line at the common wall. Each townhouse lot and/or unit is owned in fee under a single ownership. A cluster or grouping of townhome units shall contain no less than two or more than six townhome dwelling units contiguous to one another. See **Exhibit D**, Proposed Conceptual Townhome Plan, attached hereto.
 - b. Duplex: A single building that contains 2 dwelling units on a single lot, or a single lot with 2 freestanding buildings, each of which is designed for occupancy by 1 household and is owned in fee under a single ownership. See **Exhibit E**, Proposed Conceptual Duplex Plan, attached hereto.
4. **Lot Frontage and Building Height:** The minimum lot frontage, and maximum building height for properties located in the PUD shall be as follows:
- a. Lot Size – Minimum 2,000 square feet
 - b. Lot Width – Minimum twenty-five feet (25')
 - c. Front Yard Setback – Minimum twenty feet (20')
 - d. Side Yard Setback – Minimum ten feet (10')
 - e. Side Yard Setback – Corner Lot – Minimum ten feet (10')
 - f. Rear Yard Setback – Minimum ten feet (10')
 - g. Height – Maximum ten feet (45')
 - h. Maximum Lot Coverage – 55 percent

Where a rear alley is provided, the rear yard setback for attached or detached garages may be reduced to 6 feet. The side yard requirement on the zero-lot line or attached side will be waived. In no case shall a distance of less than 10 feet separate dwelling units along the opposite side yard. A perpetual easement related to maintenance, eaves, and drainage of at least 4 feet shall be provided the lot adjacent to the zero-lot line property, which with the exception of walls and fences, shall be kept clear of structures. This easement shall be noted on the plat and incorporated into each deed transferring title to property.

5. **Development Regulations – Duplex Buildings**

The following regulations apply specifically to Duplex buildings:

1. Building Form: Duplex buildings shall be of a similar form and appearance to single family homes; duplexes on single lots shall not be distinguishable from single family homes except for the presence of an additional exterior entrance.

6. **Permanent Access Easements:** Permanent access easement shall mean a privately maintained and owned street easement that provides for vehicular access to three or more single-family residential units which is defined in this section.
- a. A permanent access easement at least 28 feet in width that is designed and constructed like a private street serving a development that has no public utilities other than a public water line connected only to one or more fire hydrants that provides no domestic water services.

Intersections of permanent access easements:

- (a) Intersections along permanent access easements shall be spaced a minimum of 65 feet apart and shall not intersect at less than an 80 degree angle.
- (b) When a permanent access easement intersects with another permanent access easement at a 90-degree angle, the permanent access easement shall provide a 20-foot radius at the intersection.
- (c) When a permanent access easement intersects with another permanent access easement at an angle of between 80 and 90 degrees each acute angle shall have a 25-foot radius at the intersection.

(d) A permanent access easement may not be a direct straight-line extension of a public street.

Lots that front on or take access from a permanent access easement must be a part of a unified development scheme where the owners of all lots within the subdivision are legally bound together by deed restriction, contract or any other constituted and binding homeowners association, corporation, or other organization with, as one of its purposes, the continued care and maintenance of all commonly owned properties within the subdivision, particularly the areas established as permanent access easements, and the authority and means to impose binding assessments upon the lot owners for that purpose. Each subdivision plat that contains a permanent access easement shall contain the following notation on the face of the plat:

"THIS SUBDIVISION CONTAINS ONE OR MORE PERMANENT ACCESS EASEMENTS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY THE CITY OF LEAGUE CITY OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAY. THE CITY OF LEAGUE CITY HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN OR IMPROVE ANY PERMANENT ACCESS EASEMENT WITHIN THE SUBDIVISION, WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF PROPERTY IN THIS SUBDIVISION."

For all permanent access easements, there shall be a sidewalk located along the front of each lot contained within the front lot building line.

7. **Schedule of Permitted Uses:** Within this PUD, Townhouses and Duplexes are permitted by right and no special use permit shall be required for their development as described within Section 3.3, Land Use Classification Definitions, within this ordinance. All other uses allowed within the Residential Single Family Zoning District shall also be permitted as described in Article V, Use Regulations, Section 125-80, of the 2003 League City Zoning Ordinance.

PASSED on first reading the _____.

PASSED on second reading the _____.

PASSED AND ADOPTED on the _____.

ATTEST:



OPTION
A

an aerial map for
TUSCAN LAKES
± 9.2 ACRES OF LAND
prepared for
JOHNSON DEVELOPMENT

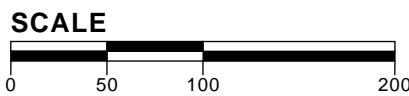


— Land Planning Consultants —
23501 Cinco Ranch Blvd., Suite A-250
Katy, Texas 77494

7000 North Mopac, Suite 330
Austin, TX 78731

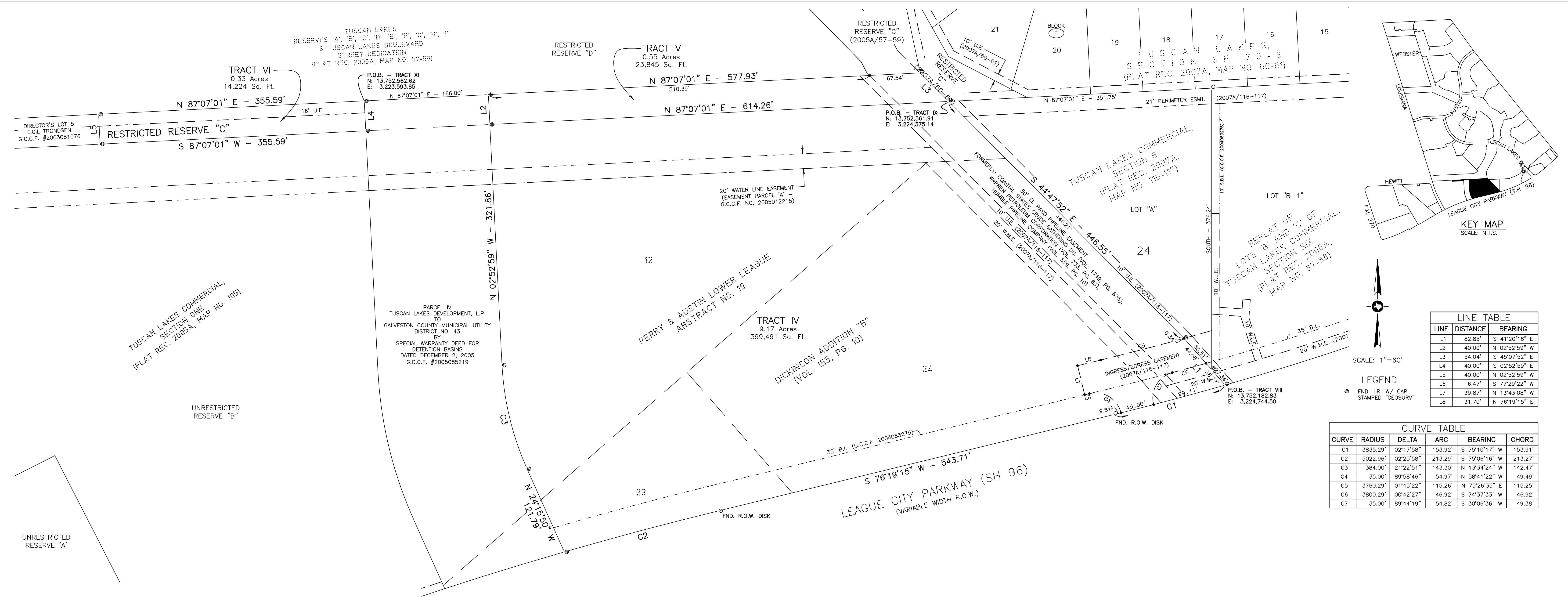
2595 Dallas Parkway, Suite 204
Frisco, TX 75034

Tel: 281-579-0340



MARCH, 2015
KGA #04102

THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE. FURTHER, SAID DRAWING IS A SCANNED IMAGE ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. THIS DRAWING MAY OR MAY NOT INCORPORATE INFORMATION AND/OR DATA PROVIDED TO BGE | KERRY R. GILBERT & ASSOCIATES BY OTHER CONSULTANTS RELATIVE TO ENGINEERING AND DRAINAGE, FLOODPLAINS AND ENVIRONMENTAL ISSUES AND SHOULD NOT BE RELIED UPON FOR ANY PURPOSE. NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



TRACT IV

All of that certain 9.17 acres tract or parcel of land out of and a part of **DICKINSON ADDITION "B"**, a Subdivision situated in the **PERRY AND AUSTIN LOWER LEAGUE, Abstract No. 19**, according to the map or plat of said Subdivision of record at Volume 155, Page 10 in the Office of the County Clerk of Galveston County, Texas; said 9.17 acres tract being out of and a part of that certain tract, called Tract I, described in a Special Warranty Deed, dated May 3, 2004, from Kenwood Investments, L.P. to Tuscan Lakes Investors I, L.P., recorded in Clerk's File Number 2004029458 of the Official Public Records of Real Property of Galveston County, Texas, said 9.17 acres tract being more particularly described by metes and bounds as follows:

NOTE: ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS DEFINED BY ARTICLE 21.071 OF THE NATURAL RESOURCES CODE OF THE STATE OF TEXAS, 1983 DATUM 1993 ADJUSTMENT). COORDINATES LISTED ARE BASED ON SURFACE COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE DISTANCE. ALL COORDINATES AND DISTANCES SHOWN HEREON MAY BE CONVERTED TO GRID BY MULTIPLYING BY A SCALE FACTOR OF 0.999867458.

BEGINNING at an iron rod with cap stamped "GeoSurv" found for the most Southerly corner of Lot "B-1" of the REPLAT OF LOTS "B" AND "C" OF TUSCAN LAKES COMMERCIAL, SECTION SIX, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 2008A, Map Numbers 87-88 of the Map Records of Galveston County, Texas, said point being at the Northwest line of League City Parkway, also known as Texas State Highway 96, a variable width roadway right-of-way, and having Texas State Plane Coordinate Values of Y = 13,752,182.83 and X = 3,224,744.50;

THENCE Southwesterly, along the Northwest line of said League City Parkway and along the arc of a curve to the right, said curve having a radius of 3835.29 feet and a central angle of 02°17'58", a distance of 153.92 feet, the chord of which bears S 75°10'17" W, 153.91 feet to a right-of-way disk found for point of tangency;

THENCE S 76°19'15" W, along the Northwest line of said League City Parkway, a distance of 543.71 feet to a right-of-way disk found for point of curvature of a tangent curve to the left, said curve having a radius of 5022.96 feet;

THENCE Southwesterly, along the Northwest line of said League City Parkway and along the arc of a said tangent curve to the left, passing through a central angle of 02°25'58", a distance of 213.29 feet, the chord of which bears S 75°06'16" W, 213.27 feet, to an iron rod with cap stamped "GeoSurv" found for the Southwest corner of the herein described tract, said point also being the Southeast corner of that certain tract, called Parcel IV, described in a Special Warranty Deed for Detention Basins from Tuscan Lakes Development, L.P. to Galveston County Municipal Utility District No. 43 recorded in Clerk's File Number 2005085219 of the Official Public Records of Real Property of Galveston County, Texas;

THENCE N 24°15'50" W, along the East line of said Parcel IV, a distance of 121.79 feet to an iron rod with cap stamped "GeoSurv" found for point of curvature of a tangent curve to the right, said curve having a radius of 384.00 feet;

THENCE Northwesterly, along the East line of said Parcel IV and the arc of said tangent curve to the right, passing through a central angle of 21°22'51", a distance of 143.30 feet, the chord of which bears N 13°34'24" W, 142.47 feet, to an iron rod with cap stamped "GeoSurv" found for point of tangency;

THENCE N 02°52'59" W, along the East line of said Parcel IV, a distance of 321.86 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set for the Northwest corner of the herein described tract, said point being at the North line of said Tuscan Lakes Investors I tract;

THENCE N 87°07'01" E, along the North line of said Tuscan Lakes Investors I tract, a distance of 614.26 feet to an iron rod with cap stamped "GeoSurv" found for the Northeast corner of the herein described tract, said point also being the most Southerly corner of Restricted Reserve "C" of TUSCAN LAKES, SECTION SF 70-3, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 2007A, Map Numbers 60-61, and being the Northwest corner of Lot "A" of TUSCAN LAKES COMMERCIAL, SECTION SIX, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 2007A, Map Numbers 116-117, both being recorded in the Map Records of Galveston County, Texas;

THENCE S 44°47'52" E, along the Southwest line of said Lot "A", a distance of 446.55 feet to an iron rod with cap stamped "GeoSurv" found for angle point to the right;

THENCE S 41°20'16" E, at 55.51 feet passing an iron rod with cap stamped "GeoSurv" found for the most Southerly corner of said Lot "A" and the Southwest corner of said Lot "B-1", and continuing for a total distance of 82.85 feet to the **POINT OF BEGINNING** and containing within said boundaries a calculated area of 9.17 acres.

TRACT V

All of that certain 0.55 acre (23,845 square feet) tract or parcel of land out of and a part of **LEAGUE CITY SUBDIVISION "D"**, an unrecorded subdivision as shown on those certain maps prepared by R.W. Luttrell, C.E., for J.C. League dated December 1893, December 1907 and July 1909, said maps now in common and accepted use, and being situated in the **MICHAEL MULDOON TWO LEAGUE GRANT, Abstract Number 18**, said 0.55 acre being out of and a part of Tract I: Parcel A-1 as described in that certain Special Warranty Deed, dated July 15, 2003, from Binco Investments, N.V. to Kenwood Investments, L.P. of record at Film Code Number 018-86-0188 of the Official Public Records of Real Property of Galveston County, Texas, said 0.55 acre tract being more particularly described by metes and bounds as follows:

NOTE: ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS DEFINED BY ARTICLE 21.071 OF THE NATURAL RESOURCES CODE OF THE STATE OF TEXAS, 1983 DATUM 1993 ADJUSTMENT). COORDINATES LISTED ARE BASED ON SURFACE COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES AND DISTANCES SHOWN HEREON MAY BE CONVERTED TO GRID BY MULTIPLYING BY A SCALE FACTOR OF 0.999867458.

BEGINNING at a 5/8 inch iron rod with cap found for the most Southerly corner of Restricted Reserve "C" of TUSCAN LAKES, SECTION SF 70-3, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 2007A, Map Numbers 60-61, and being the Northwest corner of Lot "A" of TUSCAN LAKES COMMERCIAL, SECTION SIX, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 2007A, Map Numbers 116-117, both being recorded in the Map Records of Galveston County, Texas, said point having Texas State Plane Coordinate Values of Y = 13,752,561.91 and X = 3,224,375.14;

THENCE S 87°07'01" W, a distance of 614.26 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set for the Southwest corner of the herein described tract, said point being at the East line of that certain tract, called Parcel IV, described in a Special Warranty Deed for Detention Basins from Tuscan Lakes Development, L.P. to Galveston County Municipal Utility District No. 43 recorded in Clerk's File Number 2005085219 of the Official Public Records of Real Property of Galveston County, Texas;

THENCE N 02°52'59" W, along the East line of said Parcel IV, a distance of 40.00 feet to an iron rod with cap stamped "GeoSurv" found for the Northwest corner of the herein described tract, said point also being the Southwest corner of said Restricted Reserve "D", said point also being the Southwest corner of Restricted Reserve "C" of said TUSCAN LAKES RESERVES A, B, C, D, E, F, G, H, I AND TUSCAN LAKES BOULEVARD DEDICATION, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 2005A, Map Numbers 57-59 of the Map Records of Galveston County, Texas;

THENCE N 87°07'01" E, at 510.39 feet passing an iron rod with cap stamped "GeoSurv" found for the Southeast corner of said Restricted Reserve "D", said point also being the Southwest corner of Restricted Reserve "C" of said TUSCAN LAKES RESERVES A, B, C, D, E, F, G, H, I AND TUSCAN LAKES BOULEVARD DEDICATION, and continuing for a total distance of 577.93 feet to an iron rod with cap stamped "GeoSurv" found for the Northeast corner of the herein described tract, said point also being the Southeast corner of Restricted Reserve "C" of said TUSCAN LAKES RESERVES A, B, C, D, E, F, G, H, I AND TUSCAN LAKES BOULEVARD DEDICATION and the most Westerly South corner of Restricted Reserve "C" of said TUSCAN LAKES, SECTION SF 70-3;

THENCE S 44°47'52" E, a distance of 54.04 feet to the **POINT OF BEGINNING** and containing within said boundaries a calculated area of 0.55 acre (23,845 square feet).

TRACT VI

All of that certain 0.33 acre (14,224 square feet) tract or parcel of land out of and a part of Restricted Reserve "C" of **TUSCAN LAKES COMMERCIAL, SECTION ONE**, a Subdivision situated in the **PERRY AND AUSTIN LOWER LEAGUE, Abstract No. 19**, according to the map or plat of said Subdivision of record at Plat Record 2005A, Map Number 105 in the Map Records of Galveston County Galveston County, Texas, said 0.33 acre tract being more particularly described by metes and bounds as follows:

NOTE: ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS DEFINED BY ARTICLE 21.071 OF THE NATURAL RESOURCES CODE OF THE STATE OF TEXAS, 1983 DATUM 1993 ADJUSTMENT). COORDINATES LISTED ARE BASED ON SURFACE COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE DISTANCE. ALL DISTANCES SHOWN HEREON MAY BE CONVERTED TO GRID BY MULTIPLYING BY A SCALE FACTOR OF 0.999867458.

BEGINNING at an iron rod with cap stamped "GeoSurv" found for the Northeast corner of both the herein described tract and of said Restricted Reserve "C", said point also being the Northwest corner of that certain tract, called Parcel IV, described in a Special Warranty Deed for Detention Basins from Tuscan Lakes Development, L.P. to Galveston County Municipal Utility District No. 43 recorded in Clerk's File Number 2005085219 of the Official Public Records of Real Property of Galveston County, Texas; being at the South line of Restricted Reserve "D" of TUSCAN LAKES RESERVES A, B, C, D, E, F, G, H, I AND TUSCAN LAKES BOULEVARD DEDICATION, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 2005A, Map Numbers 57-59 of the Map Records of Galveston County, Texas; and having Texas State Plane Coordinate Values of Y = 13,752,562.62 and X = 3,223,593.85;

THENCE S 02°52'59" E, along the West line of said Parcel IV, a distance of 40.00 feet to an iron rod with cap stamped "GeoSurv" found for the Southeast corner of both the herein described tract and of said Restricted Reserve "C", said point also being the Northeast corner of Restricted Reserve "B" of said **TUSCAN LAKES COMMERCIAL, SECTION ONE**;

THENCE S 87°07'01" W, along the South line Restricted Reserve "C" and the North line of said Restricted Reserve "B", a distance of 355.59 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set for the Southwest corner of the herein described tract, said point also being the Southeast corner of that certain tract, called Director's Lot 5, described in a Special Warranty Deed from Kenwood Investments, L.P. to Eigil Trondsen recorded in Clerk's File Number 2003081076 of the Official Public Records of Real Property of Galveston County, Texas;

THENCE N 02°52'59" W, a distance of 40.00 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set for the Northwest corner of the herein described tract, said point also being the Northeast corner of said Director's Lot 5, being at the North line of said Restricted Reserve "C", and being at the South line of said Restricted Reserve "D";

THENCE N 87°07'01" E, along the North line of said Restricted Reserve "C" and the South line of said Restricted Reserve "D", a distance of 355.59 to the **POINT OF BEGINNING** and containing within said boundaries a calculated area of 0.33 acre (14,224 square feet).

LINE TABLE			
LINE	DISTANCE	BEARING	
L1	82.85'	S 41°20'16" E	
L2	40.00'	N 02°52'59" W	
L3	54.04'	S 45°07'52" E	
L4	40.00'	S 02°52'59" E	
L5	40.00'	N 02°52'59" W	
L6	6.47'	S 77°29'22" W	
L7	39.87'	N 13°43'08" W	
L8	31.70'	N 76°19'15" E	

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	3835.29'	02°17'58"	153.92'	S 75°10'17" W	153.91'
C2	5022.96'	02°25'58"	213.29'	S 75°06'16" W	213.27'
C3	384.00'	21°22'51"	143.30'	N 13°34'24" W	142.47'
C4	35.00'	89°58'46"	54.97'	N 58°41'22" W	49.49'
C5	3760.29'	01°45'22"	115.26'	N 75°26'35" E	115.25'
C6	3800.29'	00°42'27"	46.92'	S 74°37'33" W	46.92'
C7	35.00'	89°44'19"	54.82'	S 30°06'36" W	49.38'

January 7, 2014

I hereby attest to Tuscan Lakes Investors I, L.P.; Kenwood Investments, L.P., d/b/a/ Tuscan Lakes Development, L.P.; Moody National Bank; and Charter Title Company that on the above date the herein described tract, together with improvements located thereon, was surveyed on the ground and under my direction; that this map, together with dimensions shown hereon, accurately represents the facts as found on the ground this date, and; that this professional service substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition 1 Survey.

GeoSurv, LLC

Dale L. Hardy
Registered Professional
Land Surveyor 4847

Notes:

- 1.) This property lies in Zone "X", defined by FEMA as Special Flood Hazard Areas (SFHAs) of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood, as scaled from Flood Insurance Rate Map Community-Panel Number FIRM 485488 0013 D, map revised September 22, 1999.
- 2.) This survey has been prepared based on Title Commitment provided by Charter Title Company, G.F. #1044001302, issued January 31, 2014.
- 3.) Tract VI is subject to that certain landscape easement set forth in instrument recorded in Clerk's File Number 2005085216 of the Official Public Records of Real Property of Galveston County, Texas.

EXHIBIT C

TRACT IV

All of that certain 9.17 acres tract or parcel of land out of and a part of **DICKINSON ADDITION "B"**, a Subdivision situated in the **PERRY AND AUSTIN LOWER LEAGUE, Abstract No. 19**, according to the map or plat of said Subdivision of record at Volume 155, Page 10 in the Office of the County Clerk of Galveston County, Texas, said 9.17 acres tract being out of and a part of that certain tract, called Tract I, described in a Special Warranty Deed, dated May 3, 2004, from Kenwood Investments, L.P. to Tuscan Lakes Investors I, L.P. recorded in Clerk's File Number 2004029458 of the Official Public Records of Real Property of Galveston County, Texas, said 9.17 acres tract being more particularly described by metes and bounds as follows:

NOTE: ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS DEFINED BY ARTICLE 21.071 OF THE NATURAL RESOURCES CODE OF THE STATE OF TEXAS, 1983 DATUM 1993 ADJUSTMENT). COORDINATES LISTED ARE BASED ON SURFACE COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE DISTANCE. ALL COORDINATES AND DISTANCES SHOWN HEREON MAY BE CONVERTED TO GRID BY MULTIPLYING BY A SCALE FACTOR OF 0.999867458.

BEGINNING at an iron rod with cap stamped "GeoSurv" found for the most Southerly corner of Lot "B-1" of the REPLAT OF LOTS "B" AND "C" OF TUSCAN LAKES COMMERCIAL, SECTION SIX, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 2008A, Map Numbers 87-88 of the Map Records of Galveston County, Texas, said point being at the Northwest line of League City Parkway, also known as Texas State Highway 96, a variable width roadway right-of-way, and having Texas State Plane Coordinate Values of $Y = 13,752,182.83$ and $X = 3,224,744.50$;

THENCE Southwesterly, along the Northwest line of said League City Parkway and along the arc of a curve to the right, said curve having a radius of 3835.29 feet and a central angle of $02^{\circ}17'58''$, a distance of 153.92 feet, the chord of which bears $S\ 75^{\circ}10'17''\ W$, 153.91 feet to a right-of-way disk found for point of tangency;

THENCE $S\ 76^{\circ}19'15''\ W$, along the Northwest line of said League City Parkway, a distance of 543.71 feet to a right-of-way disk found for point of curvature of a tangent curve to the left, said curve having a radius of 5022.96 feet;

THENCE Southwesterly, along the Northwest line of said League City Parkway and along the arc of a said tangent curve to the left, passing through a central angle of $02^{\circ}25'58''$, a distance of 213.29 feet, the chord of which bears $S\ 75^{\circ}06'16''\ W$, 213.27 feet, to an iron rod with cap stamped "GeoSurv" found for the Southwest corner of the herein described tract, said point also being the Southeast corner of that certain tract, called Parcel IV, described in a Special Warranty Deed for Detention Basins from Tuscan Lakes Development, L.P. to Galveston County Municipal Utility District No. 43 recorded in Clerk's File Number 2005085219 of the Official Public Records of Real Property of Galveston County, Texas;

THENCE $N\ 24^{\circ}15'50''\ W$, along the East line of said Parcel IV, a distance of 121.79 feet to an iron rod with cap stamped "GeoSurv" found for point of curvature of a tangent curve to the right, said curve having a radius of 384.00 feet;

THENCE Northwesterly, along the East line of said Parcel IV and the arc of said tangent curve to the right, passing through a central angle of $21^{\circ}22'51''$, a distance of 143.30 feet, the chord of which bears $N\ 13^{\circ}34'24''\ W$, 142.47 feet, to an iron rod with cap stamped "GeoSurv" found for point of tangency;

THENCE N 02°52'59" W, along the East line of said Parcel IV, a distance of 321.86 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set for the Northwest corner of the herein described tract, said point being at the North line of said Tuscan Lakes Investors I tract;

THENCE N 87°07'01" E, along the North line of said Tuscan Lakes Investors I tract, a distance of 614.26 feet to an iron rod with cap stamped "GeoSurv" found for the Northeast corner of the herein described tract, said point also being the most Southerly corner of Restricted Reserve "C" of TUSCAN LAKES, SECTION SF 70-3, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 2007A, Map Numbers 60-61, and being the Northwest corner of Lot "A" of TUSCAN LAKES COMMERCIAL, SECTION SIX, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 2007A, Map Numbers 116-117, both being recorded in the Map Records of Galveston County, Texas;

THENCE S 44°47'52" E, along the Southwest line of said Lot "A", a distance of 446.55 feet to an iron rod with cap stamped "GeoSurv" found for angle point to the right;

THENCE S 41°20'16" E, at 55.51 feet passing an iron rod with cap stamped "GeoSurv" found for the most Southerly corner of said Lot "A" and the Southwest corner of said Lot "B-1", and continuing for a total distance of 82.85 feet to the **POINT OF BEGINNING** and containing within said boundaries a calculated area of 9.17 acres.



OPTION
D

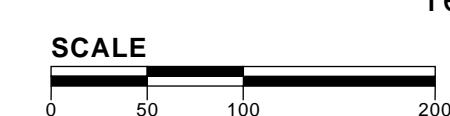
a conceptual townhome plan for
TUSCAN LAKES
± 9.2 ACRES OF LAND
prepared for
JOHNSON DEVELOPMENT



— Land Planning Consultants —
23501 Cinco Ranch Blvd., Suite A-250
Katy, Texas 77494

7000 North Mopac, Suite 330 Austin, TX 78731
2595 Dallas Parkway, Suite 204 Frisco, TX 75034

Tel: 281-579-0340



MARCH, 2015
KGA #04102

THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE. FURTHER, SAID DRAWING IS A SCANNED IMAGE ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. THIS DRAWING MAY OR MAY NOT INCORPORATE INFORMATION AND/OR DATA PROVIDED TO BGE | KERRY R. GILBERT & ASSOCIATES BY OTHER CONSULTANTS RELATIVE TO ENGINEERING AND DRAINAGE, FLOODPLAINS AND ENVIRONMENTAL ISSUES AND SHOULD NOT BE RELIED UPON FOR ANY PURPOSE. NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



OPTION E

a conceptual duplex plan for
TUSCAN LAKES
± 9.2 ACRES OF LAND
prepared for
JOHNSON DEVELOPMENT

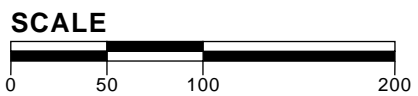


— Land Planning Consultants —
23501 Cinco Ranch Blvd., Suite A-250
Katy, Texas 77494

7000 North Mopac, Suite 330
Austin, TX 78731

2595 Dallas Parkway, Suite 204
Frisco, TX 75034

Tel: 281-579-0340



APRIL, 2015
KGA #04102

THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE. FURTHER, SAID DRAWING IS A SCANNED IMAGE ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. THIS DRAWING MAY OR MAY NOT INCORPORATE INFORMATION AND/OR DATA PROVIDED TO BGE | KERRY R. GILBERT & ASSOCIATES BY OTHER CONSULTANTS RELATIVE TO ENGINEERING AND DRAINAGE, FLOODPLAINS AND ENVIRONMENTAL ISSUES AND SHOULD NOT BE RELIED UPON FOR ANY PURPOSE. NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



LEGEND

- 8" WATER LINE
- 8" SANITARY SEWER
- 24" RCP. STORM

a conceptual utility exhibit for
TUSCAN LAKES
± 9.2 ACRES OF LAND
prepared for
JOHNSON DEVELOPMENT

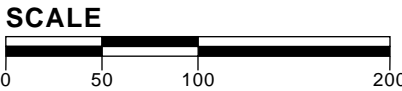


— Land Planning Consultants —
23501 Cinco Ranch Blvd., Suite A-250
Katy, Texas 77494

7000 North Mopac, Suite 330
Austin, TX 78731

2595 Dallas Parkway, Suite 204
Frisco, TX 75034

Tel: 281-579-0340

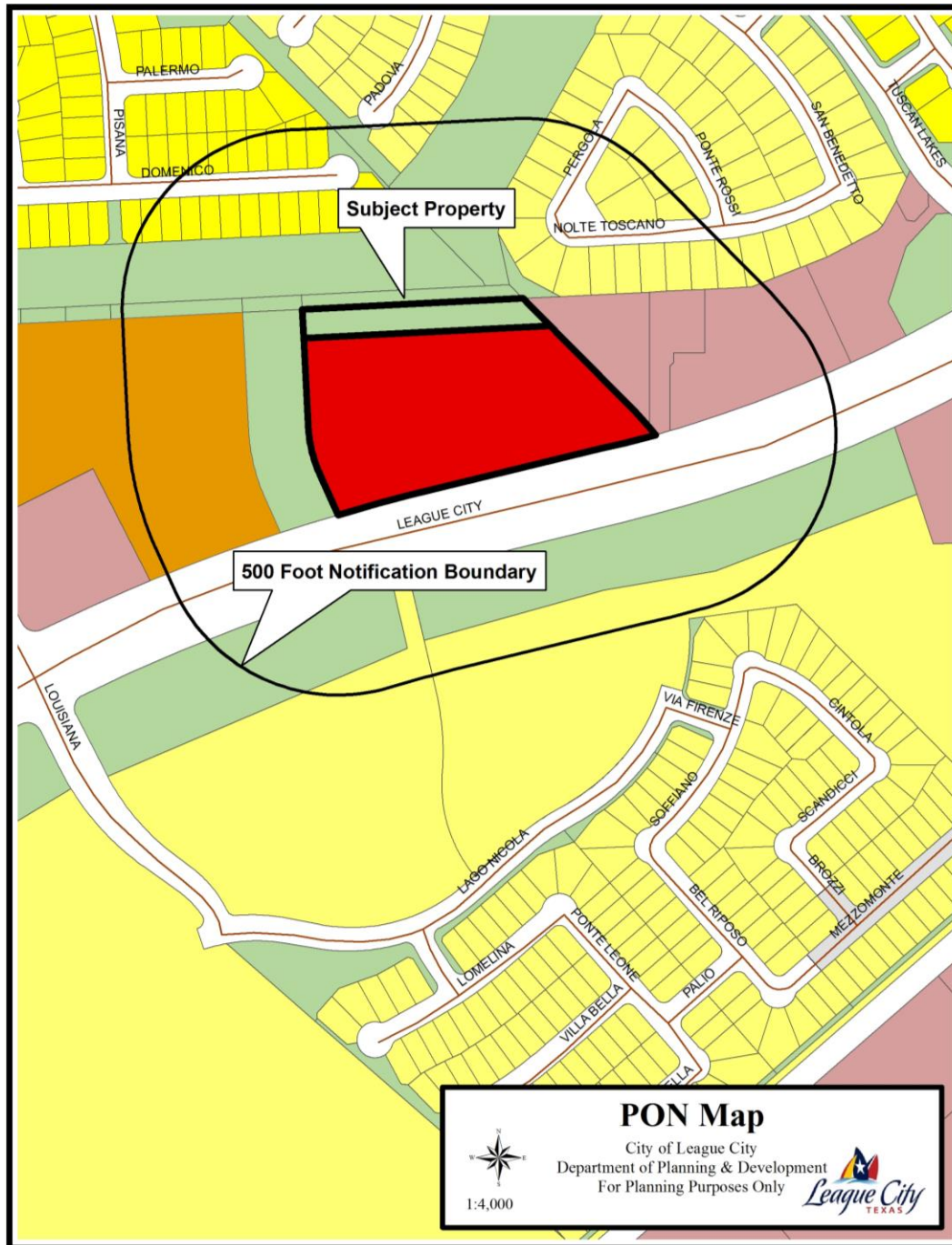


APRIL, 2015
KGA #04102

THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE. FURTHER, SAID DRAWING IS A SCANNED IMAGE ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. THIS DRAWING MAY OR MAY NOT INCORPORATE INFORMATION AND/OR DATA PROVIDED TO BGE | KERRY R. GILBERT & ASSOCIATES BY OTHER CONSULTANTS RELATIVE TO ENGINEERING AND DRAINAGE, FLOODPLAINS AND ENVIRONMENTAL ISSUES AND SHOULD NOT BE RELIED UPON FOR ANY PURPOSE. NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

Z15-07 – Kenwood (Tuscan Lakes) CGR Amendment

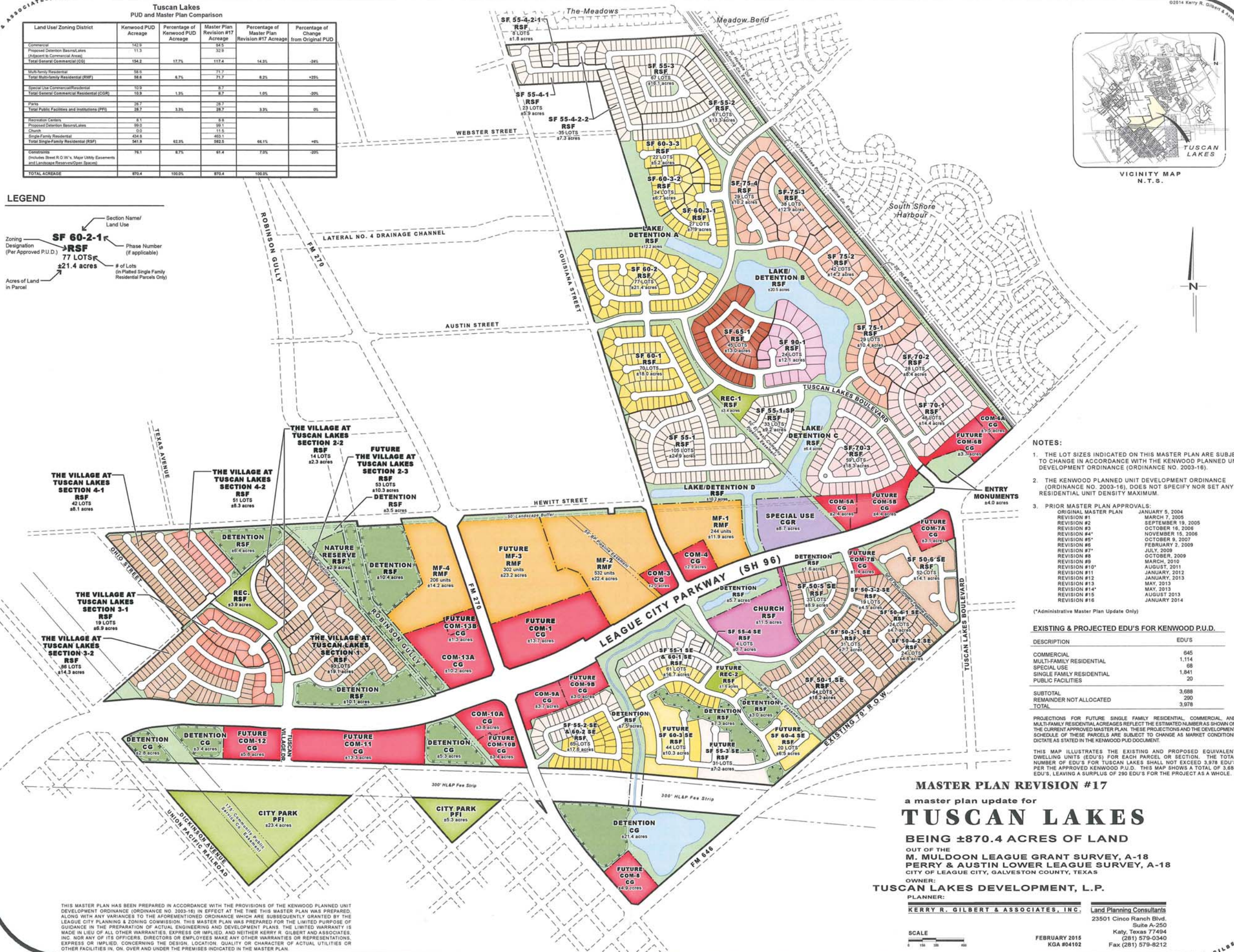
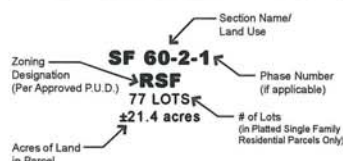
Zoning Map



**Tuscan Lakes
PUD and Master Plan Comparison**

Land Use/Zoning District	Kenwood PUD Acreage	Percentage of Kenwood PUD Acreage	Master Plan Revision #17 Acreage	Percentage of Master Plan Revision #17 Acreage	Percentage of Change from Original PUD
Commercial	142.9		94.5		-34%
Proposed Detention Basins/Lakes (Adjacent to Commercial Areas)	11.3		32.9		+291%
Total General Commercial (CG)	154.2	17.7%	127.4	14.3%	-24%
Multi-Family Residential	58.6		71.7		+22%
Total Multi-Family Residential (RMF)	58.6	6.7%	71.7	8.2%	+22%
Special Use Commercial/Residential	10.9		9.7		-11%
Total General Commercial/Residential (CGR)	10.9	1.3%	9.7	1.0%	-11%
Parks	26.7		26.7		0%
Total Public Facilities and Institutions (PFI)	26.7	3.1%	26.7	3.1%	0%
Recreation Centers	8.1		8.8		+9%
Proposed Detention Basins/Lakes (Adjacent to Recreation Centers)	18.6		17.9		-4%
Church	0.0		11.5		+100%
Single Family Residential	424.8		492.1		+16%
Total Single Family Residential (RSF)	424.8	50.0%	492.1	56.1%	+16%
Conservation (Includes Street R.O.W.'s, Major Utility Easements and Landscaped Reserves/Open Spaces)	76.1	8.9%	61.4	7.0%	-20%
TOTAL ACREAGE	870.4	100.0%	870.4	100.0%	

LEGEND



NOTES:

1. 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).
2. THE KENWOOD PLANNED UNIT DEVELOPMENT ORDINANCE (ORDINANCE NO. 2003-16), DOES NOT SPECIFY NOR SET ANY RESIDENTIAL UNIT DENSITY MAXIMUM.
3. PRIOR MASTER PLAN APPROVALS:

ORIGINAL MASTER PLAN	REVISION #1	REVISION #2	REVISION #3	REVISION #4	REVISION #5	REVISION #6	REVISION #7	REVISION #8	REVISION #9	REVISION #10	REVISION #11	REVISION #12	REVISION #13	REVISION #14	REVISION #15
JANUARY 5, 2004	MARCH 7, 2005	SEPTEMBER 19, 2005	OCTOBER 16, 2006	NOVEMBER 15, 2006	OCTOBER 9, 2007	FEBRUARY 2, 2009	JULY, 2009	OCTOBER, 2009	MARCH, 2010	AUGUST, 2011	JANUARY, 2012	JANUARY, 2013	MAY, 2013	MAY, 2013	AUGUST 2013

(*Administrative Master Plan Update Only)

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

DESCRIPTION	EDU'S
COMMERCIAL	645
MULTI-FAMILY RESIDENTIAL	1,114
SPECIAL USE	68
SINGLE FAMILY RESIDENTIAL	1,841
PUBLIC FACILITIES	20
SUBTOTAL	3,688
REMAINDER NOT ALLOCATED	290
TOTAL	3,978

PROJECTIONS FOR FUTURE SINGLE FAMILY RESIDENTIAL, COMMERCIAL, AND MULTI-FAMILY RESIDENTIAL AREAS 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 3,988 EDU'S, LEAVING A SURPLUS OF 10 EDU'S FOR THE PROJECT AS A WHOLE.

MASTER PLAN REVISION #17

**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:

KERRY R. GILBERT & ASSOCIATES, INC.

Land Planning Consultants

23501 Cinco Ranch Blvd.
Suite A-250
Katy, Texas 77494
(281) 579-0340
Fax (281) 579-8212

SCALE
0 150 300 450

FEBRUARY 2015
KGA #04102

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.

Z15-07 – Kenwood (Tuscan Lakes) CGR Amendment

Aerial Map



ZONING PETITION FORM

City of League City - Planning Department
www.leaguecity.com/planning



If surrounding property owners want to oppose a zoning change request that has not been acted upon by City Council, complete the following form and submit it to the Planning Department prior to the City Council meeting. (Staff recommends that you submit this form as early as possible and before the Planning and Zoning Commission's recommendation to City Council.) Original signatures and addresses/tax identification numbers must be submitted to the Planning Department in order to be valid. The petition will be subject to the following state law.

Per Section 211.006(d) of the Texas Local Government Code:

"If a proposed change to a regulation or boundary [zoning] is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either:

1. the area of the lots or land covered by the proposed change; or
2. the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area."

Zoning Case # and Description: 215-07 (Kingwood [Tuscan Lakes])

I, Roxanne Jennes, do hereby verify that I collected the information contained on this document and that the persons whose names are listed hereon did sign this document in my presence and that I witnessed their signature for the purposes stated herein.

CGR
Amendment

Roxanne Jennes
Signature of Person Collecting Names

2739 DOMENICO LANE 281 989 1142 mrministries@rocketmail.com
Address Telephone Number E-Mail Address

We, the undersigned owners of property within 200' of the property that is the subject of this zoning case, oppose the requested zoning change because (attach additional pages if necessary)

it will make the traffic on 96 hazardous with having multiple dwellings on a property that should have a maximum of 20 single homes (vs duplexes and townhomes). Also

Property Owner Signature	Printed Name	Address or Tax ID #
<u>[Signature]</u>	<u>Shirley Hamilton</u>	<u>2738 Domenico lane</u>
<u>[Signature]</u>	<u>Shirley Hamilton</u>	<u>2737 DOMENICO LN</u>
<u>[Signature]</u>	<u>Stephanie Pocsik</u>	<u>1322 PORTA LANE ROSA</u>
<u>[Signature]</u>	<u>Matthew O'Neil</u>	<u>1323 Porta Rosa Ln.</u>
<u>[Signature]</u>	<u>Carmen Elliott</u>	<u>2742 Domenico Ln</u>
<u>[Signature]</u>	<u>Gregory Vestal</u>	<u>2812 PROGRESS</u>
<u>[Signature]</u>	<u>SANDRA LEWIS</u>	<u>2740 DOMENICO LN.</u>
<u>[Signature]</u>	<u>ROBERT SMITH</u>	<u>2735 DOMENICO LN</u>
<u>[Signature]</u>	<u>Leslie McKernan</u>	<u>2727 Domenico lane</u>
<u>[Signature]</u>	<u>PRAVIN P. PATEL</u>	<u>2747 DOMENICO LN</u>
<u>[Signature]</u>	<u>MARK JENNES</u>	<u>2739 DOMENICO CN</u>
<u>[Signature]</u>	<u>Mechan Jegway</u>	<u>2736 Domenico Ln</u>
<u>[Signature]</u>	<u>Tara Hogan</u>	<u>2745 DOMENICO LN</u>
<u>[Signature]</u>	<u>JOSE A. QUINONES</u>	<u>2827 NELLE TASCANO</u>

there have been concerns expressed over crime in a high density area.

Property Owner Signature	Printed Name	Address or Tax ID #
15. <i>[Signature]</i>	Richard & Colette Abel	2715 Domenico Ln
16.		
17.		
18.		
19.		
20.		
21.		
22.		
23.		
24.		
25.		
26.		
27.		
28.		
29.		
30.		
31.		
32.		
33.		
34.		
35.		
36.		
37.		
38.		
39.		
40.		
41.		
42.		
43.		
44.		
45.		
46.		
47.		
48.		
49.		
50.		
51.		
52.		
53.		
54.		
55.		
56.		