

AXISPOINT



To: Residents and Neighbors of TownHarbour Estates
From: Joe Watson
Subject: Community Meeting Regarding Information On The
Future Development of TownHarbour Estates, LLC
Date: April 24, 2017
CC:

Per the requirements of the City of League City, we are hereby giving notice of a public information meeting related to the future development of a 37 acre tract of land to be used for residential development in League City which is adjacent to the Lakeside subdivision.

The meeting will be held on Wednesday, May 3, 2017 at 6:30 PM in the Amp Theater at the South Shore Harbour Resort (hotel) located at 2500 South Shore Harbour Blvd. All interested parties within 500 feet of the land are invited to attend.

Following are details which will be discussed. You will have an opportunity to ask questions to learn more about the future development.

DEVELOPMENT FACTS

Land:

Approximately 7 acres are located on Lakeside Drive, West Drive and an approximately 30 acre rectangular track which is located on the west side of the westerly most homes in the Lakeside subdivision and east of Enterprise Drive.

Development Description:

The development will be called TownHarbour Estates. It will include 140-foot wide canal which will be 2,100 feet long and with homes on each side of the canal.

The site plan will be available at the meeting for you to review.

The 75 home TownHarbour community will have 13 residential lots on Lakeside Drive starting near Hwy 2094 and one lot on West Drive. The development will also include a gated section on approximately 30 acres which will include six Clear Lake facing lots, 54 canal lots, and two off-water lots.

We expect homes to be high value adding favorably to the community.

TownHarbour will have considerable park land, single loaded streets inside the gated section and the aforementioned wide canal suitable for boating.

The development will be constructed in one phase. We expect construction to start in late 2017 or in 2018.

AXIS POINT DEVELOPERS, LLC

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COMMUNITY IMPROVEMENTS

A number of improvements will be employed in the development and construction process:

- Lakeside Drive is a 50-foot Right Of Way (ROW) with a 20 foot paving section which is currently deteriorating. The developer has offered to deed to League City an additional 10 feet of land to be added to the west side of the ROW making it a standard 60-foot ROW width.
- The developer is offering to cost share with the City to construct or improve the paving to change it to a more standard 28-foot width.
- The sagging power lines on Lakeside Drive need to be improved, modified or changed. The Developer plans to make those improvements at its expense.
- Lakeside drive will have special landscaping on the west side to improve the appearance as well as documentation near Hwy 2094.
- The street area at the intersection of Lakeside Drive and West Drive will be widened and improved at the developer's expense.
- TownHarbour will build at its expense a water line connection to the Lakeside subdivision which will for the first time in a half a century "loop" the Lakeside water supply providing better and more consistent water service and fire safety protection.
- TownHarbour will build a gated EMS entrance into the Lakeside subdivision which will allow fire and emergency vehicles to service Lakeside from an additional location providing better safety response. This EMS entrance will be locked and not allow TownHarbour traffic into the Lakeside community.

The TownHarbour development plan has a number of additional advantages to the neighboring community.

The site plan is designed to not allow backyards of the TownHarbour homes to be adjacent to the backyards of neighboring homes. In fact, there is a separation of approximately 95 feet between the front door of the TownHarbour Homes and the backyard fence of the Lakeside adjacent homes.

The approximately 30 acre tract is currently zoned Mixed Use Commercial which would potentially allow for several hundred multi-family homes both (mid and high rise), commercial buildings, restaurants, and other commercial and high density activities. These types of developments create traffic, noise and light pollution. TownHarbour is a relatively low density, signal family home community which dramatically reduce impacts including traffic as compared to the impacts of Mixed Use Commercial.

DEVELOPMENT PROCESS:

The development process will include TownHarbour being approved under the Planned Unit Development (PUD) section of the League City ordinances. This is a zoning "over-lay" which provides terms of the development. Should the development not be approved, the original zoning for Mixed Use Commercial for the 30 acres will remain as well as the Single Family 5 zoning for the homes along Lakeside Drive.

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TownHarbour Estates Community Meeting May 3, 2017

South Shore Harbour Resorts

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20. Wesley
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22. Todd + Tracy Thibodeau
23. Ron + Kristi Ross
24. Jay 1-101/01
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38. Kim P. Blanc

TownHarbour Estates Community Meeting May 3, 2017

South Shore Harbour Resorts

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AXISPOINT



To: Community Meeting for TownHarbour Estates
From: Joe Watson, Karen Ritchey
Subject: TownHarbour Area Community Meeting Follow Up
Date: 5-10-17
CC:

We want to sincerely thank all of you for your time and energy in attending the Community Meeting for the proposed TownHarbour Development.

Specifically, we want to state how important your comments to us are on all subjects but most particularly regarding drainage issues. We recognize that drainage is a critically important issue which will require our most detailed attention.

In that regard, we have the following individuals listed on the Drainage Review Committee:

- Reilly Holmgreenh
- Steve Garcia
- Trevor Jennings
- Wendy Jennings
- Wally Peckham

The intent is that when we have formalized the drainage plan, but before drawing the final engineering documents, we will invite the Drainage Review Committee members to meet with our lead engineer and hydrologist to review and give comments on the plan. It is important that before the meeting members of the Drainage Review Committee talk with Lakeside residents to obtain as much data as possible to drainage problems as possible so the engineers can benefit from that information.

We look forward to developing TownHarbour Estates to be a quality community benefiting both the immediate neighbors and the City of League City as well.

In the short term we will be proceeding with the pre-construction city approval process which will take several months. There will be several public meetings such as for the PUD, preliminary plat and so forth. We would appreciate any support at those meetings you feel incline to give.

Please feel free to contact us if you have questions along the way.

Thanks very much for your interest.

Joe Watson
Karen Ritchey

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