

SOUTH SHORE HARBOUR DEVELOPMENT LLC

November 14, 2017

The Honorable Pat Hallisey
Council Members
City of League City
300 West Walker
League City, TX 77573

Dear Mayor Hallisey and Council Members:

I am writing to you on behalf of South Shore Harbour Development LLC ("SSHD") in connection with the League City, Texas - Parks, Trails, and Open Space Master Plan 2017 submitted by Clark Condon (the "Master Plan"). The Master Plan appears on the City Council Meeting Agenda for November 14, 2017 as Item 11A of New Business, further identified as file No. 17-0687. At this meeting Council is being asked to consider and take action on a resolution adopting the Master Plan.

Specifically, I am writing to you on behalf of SSHD because it is the owner of the land which is operated as the South Shore Harbour Golf Course. The development of South Shore Harbour was launched in 1983 and in that same year the South Shore Harbour Golf Course began with the introduction of an 18-hole championship golf course. Now a 27-hole course, this private membership golf course hosts players of all skill levels as it meanders through private residential areas within South Shore Harbour.

The Master Plan as presented to City Council contains many meaningful and beneficial proposals for the greenspace environment of League City. However, I am writing with regard to certain suggestions in the Master Plan which impact SSHD directly. Some of the recommendations found in the Master Plan include proposed trails throughout the League City community. Some of those proposed trail locations, sometimes described as "secondary" or "hike and bike" trails appear to be placed adjacent to or run across the South Shore Harbour Golf Course. The particular location suggestions in the Master Plan which are of concern to SSHD are 1) the proposed trail location described by League City staff as the "518 Bypass Hike and Bike Trail" and which runs along the former GENCO water discharge canal and intersects South Shore Blvd (and in some places in the Master Plan crosses over South Shore Blvd and extends north east until it intersects Marina Bay Drive), and 2) the proposed trail described by League City staff as the "South Shore Harbour Trail" and which runs along the east side of South Shore Harbour Blvd.

These specific trail locations are of a concern to SSHD because of their proximity to the golf course, the inevitable impact on the golf course itself and adjacent private residences and the concomitant safety concern for both the public users and golf course patrons. Several of the proposed locations appear to directly impact the real property interests of SSHD in that the proposed trail paths cross over existing golf course cart paths and other course infrastructure.

Specifically with respect to the 518 Bypass Hike and Bike Trail, there is concern that the trail's intersection with the cart paths will involve an interaction between pedestrian traffic and motorized cart traffic which was never intended by the course design. Such inopportune interaction between pedestrians and motorized carts, whether at intersections of the paths or because of proximity, causes a concern for both public trail users and course patrons. The Master Plan does not address these safety concerns.

Further, the location of the proposed trails adjacent to the fairways of the golf course is of concern to SSHD. The impacted areas of the South Shore Harbour Golf Course were not designed with the idea of such close proximity of pedestrian right of ways. Locating a public pedestrian right of way in such close proximity to the golf course likely opens up its users to being struck by errant golf balls that may leave the course. Neither the Master Plan nor any other plans that have been provided by League City contain any measures for the protection of trail users.

Moreover, the proposed trail paths' interaction with golf cart paths will also inevitably lead to public users accessing the private course beyond just the intersection of the paths. Such an inevitable result changes the character of the golf course from private membership to one that is less so. The proximity of the public access to the private residences and membership golf course changes the nature of the community development that is South Shore Harbour. This alteration in the character of the property of the residences of South Shore Harbour and to the golf course directly, impacts the property interests of SSHD.

SSHD respectfully requests that City Council reject that portion of the Master Plan identified as "518 Bypass Hike and Bike Trail" and "South Shore Harbour Trail" for the concerns outlined here.

Any questions or inquiries can be directed to me through our counsel, Joe Fulcher or David Le Blanc at Greer, Herz & Adams, L.L.P., 2525 South Shore Blvd, Ste. 203, League City, Texas 77573, 409-797-3200.

Sincerely,

South Shore Harbour Development



Robert Kirchner
Vice President