

Zoning Change - Town Harbour Estates PUD (PUD-17-0006)

Request	<p>Make a recommendation to City Council to rezone approximately 37.5 acres</p> <p>From:</p> <ul style="list-style-type: none">“CM” (Commercial Mixed-Use),“RSF-5” (Single-Family Residential with a minimum lot size of 5,000 square feet); and,“RSF-7” (Single-Family Residential with a minimum lot size of 7,000 square feet) <p>To:</p> <ul style="list-style-type: none">“RSF-5-PUD” (Single-Family Residential with a minimum lot size of 5,000 square feet within a Planned Unit Development Overlay); and;“RSF-7-PUD” (Single-Family Residential with a minimum lot size of 7,000 square feet within a Planned Unit Development Overlay) <p>The applicant proposes a residential Planned Unit Development (PUD) in the northeast corner of League City consisting of approximately 73 residential lots on the southern shore of Clear Lake in League City. A signature feature of the development is a water canal (aka The Grand Canal) where watercraft may enter and exist to Clear Lake along with other amenities such as outdoor gathering areas, a community garden, and an exercise trail. Since the applicant is proposing a PUD for the site, a Concept Plan (also referred to as a PUD document) has been attached.</p> <p>Should the request be approved, the development regulations specified within the PUD document will supersede those in the Zoning Ordinance. Otherwise, the development shall comply with the requirements of the Zoning Ordinance. Additionally, the PUD document will be included with the ordinance, making the specific development regulations for Town Harbour Estates PUD enforceable.</p>
Applicant/ Owner	Joe Watson of Axis Point Developers, LLC.
City Council	Public Hearing & First Reading – <i>September 11th, 2018</i> ; <i>Second Reading – September 25th, 2018</i>
Location	Generally located on the west side of Lakeside Drive, north of Marina Bay Drive (FM 2094), and east of South Shore Boulevard in the 600 block of Lakeside Drive.
Citizen Response	228 – Notices Mailed to Property Owners within 500 feet 0 – Communications of Support Received 0 – Communications of Opposition Received
Attachments	1. Zoning Map 2. Aerial Map 3. PUD document (with Master Plan)

The Commission should consider the following in its deliberation, which shall be utilized to substantiate its findings.

Background	<p><u>August 10, 1999</u> – The property was initially zoned as “SD-C” (Suburban Development Commercial) and R-1 (Single-Family Residential). The “SD” zoning was used to “classify undeveloped property until such time as a permanent land use classification could be established.”</p> <p><u>August 30, 2005</u> – The property was rezoned to “CM” (Commercial Mixed Use) and “RSF-7” (Single-family residential with a minimum lot size of 7,000 square feet) as part of League City’s City-wide Text and Map Rezoning of 2005.</p>
-------------------	---

August 12, 2006 – The Lakeside Subdivision portion of the development was rezoned from “RSF-7” to “RSF-5”. The entire subdivision was rezoned since the actual size of the lots in the subdivision better reflected the standards set forth in “RSF-5” zoning district as well as would prevent future issues that would have prevented citizens from rebuilding on their lots after a catastrophic event.

April 8, 2008 – A request to rezone was withdrawn from City Council for the large 33-acre portion of the development. The request proposed to rezone the property from “CM” (Commercial Mixed-Use) to “RMF-1.2” (Multi-Family Residential with a maximum density of 36 units per acre) for a gated multi-family residential water front community.

May 3, 2017 - Applicant held a neighborhood meeting at League City’s South Shore Harbour Resort. The submitted sign-in sheet indicates approximately 42 neighbors attended.

August 7, 2017 – The applicant submitted a rezone request to the Planning Department requesting a Planned Unit Development Overlay.

November 14, 2017 – City Council approves Resolution No. 2017-196, which consents to the annexation of approximately 37 acres of property for the proposed Town Harbour Estates development into the Bay Colony West Municipal Utility District.

March 8, 2018 – Parks Board recommended approval by a vote of 5-2-0. There was discussion on the canal as well as concerns about removing several large trees on the property.

July 27, 2018 - Notice of public hearings published in the newspaper. Planning staff sent out public hearing notices to the surrounding property owners and installed public hearing signs on the property.

August 20, 2018 - Planning & Zoning Commission is scheduled to conduct a public hearing and make a recommendation to City Council.

September 11, 2018 – City Council is scheduled to conduct a public hearing and consider request on first reading.

September 25, 2018 – Subject to approval on first reading, City Council to consider request on second reading.

Site and Surrounding Area

The largely mowed property is relatively flat with sporadic trees throughout and no natural water courses running through the property. There are wooden remnants of docks and previous structures along the coastline of Clear Creek and there are a number of protect trees on the property. All of the vegetation and wooden debris along the waterline will be removed during the clearing/construction phase for the infrastructure.

Direction	Surrounding Zoning	Surrounding Land Use
North	Clear Lake and "RSF-5"	Clear Lake and Lakeside Subdivision
South	"RMF-2-PUD", "RMF-1.2-PUD and "CG-PUD"	Undeveloped Multi-Family Property, Assisted Living Facility and Commercial Offices
East	"CG" and "RSF-5"	Undeveloped Commercial Property and Lakeside Subdivision
West	ROW, "RMF-1.2-PUD"	Enterprise Drive (Private) and Multi-Family Apartment Complexes

Conformity with Comprehensive Plan

The Future Land Use Map in the 2035 Comprehensive Plan identifies the area as “Enhanced Auto Dominant Residential.” The intent of the Enhanced Auto Dominant Residential area focuses on the automobile where homes are less prominent than suburban homes and driveways are a larger percentage of single- or multi-family frontages with setbacks deep enough to allow for parking. Garages also become a dominant part of the architecture with lots being smaller in size. Overall, lot coverage and impervious coverage is greater while spaces between buildings is smaller. The proposed development is compliant with the proposed Future Land Use Map.

Justification of the Planned Unit Development

The intent of the proposed Town Harbour Estates PUD is to encourage high quality development by providing for greater flexibility in developing the master plan over the course of the project to adjust and to adapt to various market and design driven issues over time. In return for allowing such flexibility, this PUD will meet or exceed the minimum requirements of League City's development ordinances through providing items such as:

- Partnering with the City to reconstruct and expand approximately 1,700 feet of Lakeside Drive between Marina Bay Drive (FM 2094) and West Drive. The project would include an expanded intersection at Marina Bay Drive to incorporate dedicated turn lanes.
- Reconstructing approximately 250 feet of West Drive between Lakeside Drive and the gated entry to the development.
- Installation of landscaping along the entry roads (Lakeside Drive and West Drive) leading into the center of the development.
- Installation of hardscaping and heavily landscaping the interior of the development with view sheds out towards Clear Lake inclusive of active and passive parks.
- Installation of a 6-foot wide fitness trail located within the development and accessed by all residents of the development.
- Raise the houses above the proposed Base Flood Elevation (BFE).

Parkland & Tree Mitigation

On March 8, 2018, Park Board to recommend approval of the proposed Town Harbour Estates PUD Parkland by a vote of 5-2-0. The development is required to provide a minimum of 0.8 acres of parkland in which the applicant proposes to provide 3.75 acres of active and passive parkland for the Town Harbour Estates PUD. Much of the discussion focused on the mitigation of the trees on the property. Parks fees will be due at the time of final plat for the development.

There are protected trees on the property and a Tree Disposition Plan has been submitted. The plan indicates there are a total of 865 caliper inches of protected trees on the property. Based on the ordinance, 346 caliper inches (40%), may be removed without requiring additional mitigation, resulting in 519 caliper inches (60%) of trees requiring mitigation. Since the applicant proposes to remove approximately 785 caliper inches of trees, the maximum of 519 caliper inches of trees must be mitigated. When applying the tree mitigation ratio (1.3 caliper inch replacement for each caliper inch of removal), a total of 674.4 caliper inches of trees are required to mitigate the removed trees.

The applicant proposes to mitigate approximately 340 caliper inches of trees within common landscaped areas. In accordance with the Tree Preservation Ordinance, the City Arborist recommends that mitigated trees only be placed within common public areas within the development. The applicant proposes to plant the remaining 334.4 caliper inches on single-family lots (private property) supported by deed restrictions while staff proposes the remaining caliper inches be mitigated by paying into the City's Tree Fund at a rate of \$250 per caliper inch or \$83,600.

Access and Traffic Impacts

The primary point of access is Marina Bay Drive (FM 2094) via Lakeside Drive, West Drive and private local streets. The streets inside the gated portion of the development will be private which requires approval of a Private Streets Agreement from Council prior to approval of the infrastructure plans. Secondary access will be provided by two gated accesses; one from Enterprise Avenue to the west and one from Bluebonnet Street to the east. Both gated accesses will be for emergency vehicles only.

The developer is in discussions with the City's administration to partner on the reconfiguration and expansion of Lakeside Drive. When complete, Lakeside Drive would have a 32-foot wide paved concrete roadway for two travel lanes and parking that will widen to 36 feet as it approaches Marina Bay Drive to accommodate a dedicated left turn lane.

Due to the small amount of traffic relative to the proposed number of residential lots, the Engineering Department did not require a Traffic Impact Assessment (TIA) for this development. Based on standard engineering practices, a single-family structure generates approximately 1.01 peak hour trips, which would total 60.6 peak hour trips for the 60 new lots being created. The 13 lots along Lakeside Drive are not calculated towards the peak hour trips since the lots already exist.

Utilities

The utilities will be designed and constructed to the standards of League City, Harris County Flood Control, Galveston County Engineering Department and the Texas Commission on Environmental Quality (TCEQ).

On November 14, 2017, City Council approved Resolution #2017-196, consenting to the annexation of the property proposed for the Town Harbour Estates PUD into the Bay Colony West Municipal Utility District.

There is an existing 12-inch water line along the east side of Enterprise Avenue, an 8-inch water line along the large tract's south boundary, an 8-inch water line within Bluebonnet Street right-of-way along the east boundary line and an 8-inch water line along the western right-of-way of Lakeside Drive between West Drive and Marina Bay Drive (FM 2094).

A 21-inch sewer line is adjacent to the south boundary of the large tract and an 8-inch sewer line along the eastern right-of-way for approximately 300 to the south of West Drive. Engineering staff indicates that, based on the City's current Master Wastewater Plan, there is adequate capacity available to serve the proposed development.

Electrical utilities will be constructed to standards set forth by the City of League City's Subdivision and Development regulations. In addition, all electrical equipment (i.e. transformers and switchgear) will be underground or pad mounted.

Floodplain & Dredging Permits

On June 6, 2018, the United States Army Corps of Engineers (USACE) approved the applicant's request to dredge the canal from the Clear Lake Channel and boating fairway along the shoreline of Clear Lake. In addition, the applicant will be required to follow the conditions mentioned in the approval letter.

The northern portion of the property along Clear Lake is currently located inside the floodplain in the AE flood zone with the remaining being within the Shaded X flood zone. However, preliminary FEMA floodplain maps for Galveston County show that the entire project will be in the 100-year floodplain. The developer will elevate the building pads of the Town Harbour Estates to the proposed floodplain level currently proposed by FEMA. The soil provided from dredging the canal will be used to raise the property within the development.

Variances

Below is a list of variances for consideration:

1. Concept Plan:

Requirement: Concept Plans are incorporated into the PUD document for consideration.

Proposal: Substitute the Master Plan for the Conceptual Plan in the PUD document.

Recommendation: Staff recommends approval given the fact that the proposed development is a singularly phased residential development and would save the development time.

2. Block Length:

Requirement: Maximum length between intersections (Block length) is 1,200 feet.

Proposal: Allow for an increase of the maximum block length to approximately 1,700 feet as shown in the Master Plan.

Recommendation: Staff recommends approval, conditionally that the proposed distance as shown in the master plan is not lengthened and given that the adjacent existing Lakeside Addition Subdivision does not have an intersection to connect with between West Drive and Bluebonnet Street.

3. Cul-de-Sac Length:

Requirement: Maximum length between the center of an intersection and a cul-de-sac is 880 feet in length.

Proposal: Lengthen the maximum cul-de-sac length by approximately 50 feet for the private street on the west side of the canal to 930 feet in length.

Recommendation: Staff recommends approval, conditionally that the proposed distance and lot widths as shown in the master plan is not lengthened and given the relatively small number of residential lots (15) within the subject private roadway segment.

4. Primary Entry Sign:

Requirement: Subdivision signs along arterial roadways are permitted to be a maximum of 16 square feet in size, a maximum of 8 feet in height and located outside of the right-of-way.

Proposal: Construct a lighthouse themed monument on private property being approximately 8-foot square at its base and 20-feet in height on which the development name would be placed.

Recommendation: Staff recommends approval with the condition that all exterior lighting shall be downlight(s) only and of a sufficient light level so as not to have any light spillage on to any adjacent nearby properties, cause glare to the neighborhood or traveling public.

5. Secondary Entry Sign:

Requirement: Sign Ordinance does not account for subdivision signs on any roadway classification below an arterial street.

Proposal: Provide an off-set secondary entry sign proposed at the gated entry from West Drive, approximately 1,800 feet from the intersection of Lakeside Drive and Marina Bay Drive (FM 2094).

Recommendation: Staff recommends approval of a sign no more than 12 square feet in size and not more than 8-feet in height, located on one of the entry way walls with the condition that any associated exterior lighting shall be downlight(s) only and of a sufficient light level so as not to have any light spillage on to any adjacent nearby properties, cause glare to the neighborhood or traveling public.

6. Masonry:

Requirement: All single-family exterior walls that face parks, designated open spaces, detention/amenity ponds, trails or other public / common spaces shall be no less than 100% masonry with the remaining portions being no less than 85% masonry, exclusive of doors and windows.

Proposal: The applicant proposes utilize high end residential designs from production homebuilders with all final architectural decisions to be made by developer, inclusive of

allowable materials. Acceptable materials would include a 3-part cement stucco product. However, all forms of EIFS (Exterior Insulation Finishing System) would be prohibited.

Recommendation: Staff recommends denial of the request. The Zoning Ordinance indicates that deviations from the base district regulations that would otherwise apply can be justified by compensating benefits of the Concept Plan. However, there have been no proposed compensating benefits with respect to the character and design of the houses. The applicant chooses to make the final full architectural decisions, even after early discussions with staff to incorporate some of the architectural requirements into the PUD document.

7.Tree Mitigation:

Requirement: Tree permits that require mitigation (removing more than 40% of the trees) shall mitigate those trees by one of three options:

- 1) Trees may be replaced with a diameter ratio of 1.3 caliper inch of new tree for every 1 caliper inch removed of a species included on a tree list and must have a 90% survival rate 2 years from original planting date.
- 2) Trees may be replaced at the same 1.3 caliper inch ratio in a location within the City limits within a year (365 days) of the permit at a site determined by the City Arborist;
- 3) Pay into the City's Tree Fund at the rate of \$250 per caliper inch of replacement trees.

Proposal: The applicant proposes to vary from the requirement of planting mitigated trees in open landscape areas by planting a portion of their mitigation trees on private single-family lots. The mitigated trees would typically not be allowed to be located within any private front yard, easement or right-of-way. The applicant proposes deed restrictions that require the homeowner to care for the trees as required by the ordinance.

Additionally, the applicant proposes to allow the HOA, through deed restrictions, the right to access any property (public or private) within the development, enforce the care and maintenance of the trees within the development as well as enforce any penalties/expenses on a homeowner that were incurred by the HOA.

Recommendation: Staff recommends denial of the request. The proposed request transfers much of the hardship on the homeowners and onto multiple private properties, making enforcement by the City Arborist more difficult. Additionally, the applicant places a lot of emphasis on putting the requirements in the deed restrictions, which cannot be enforced by the City.

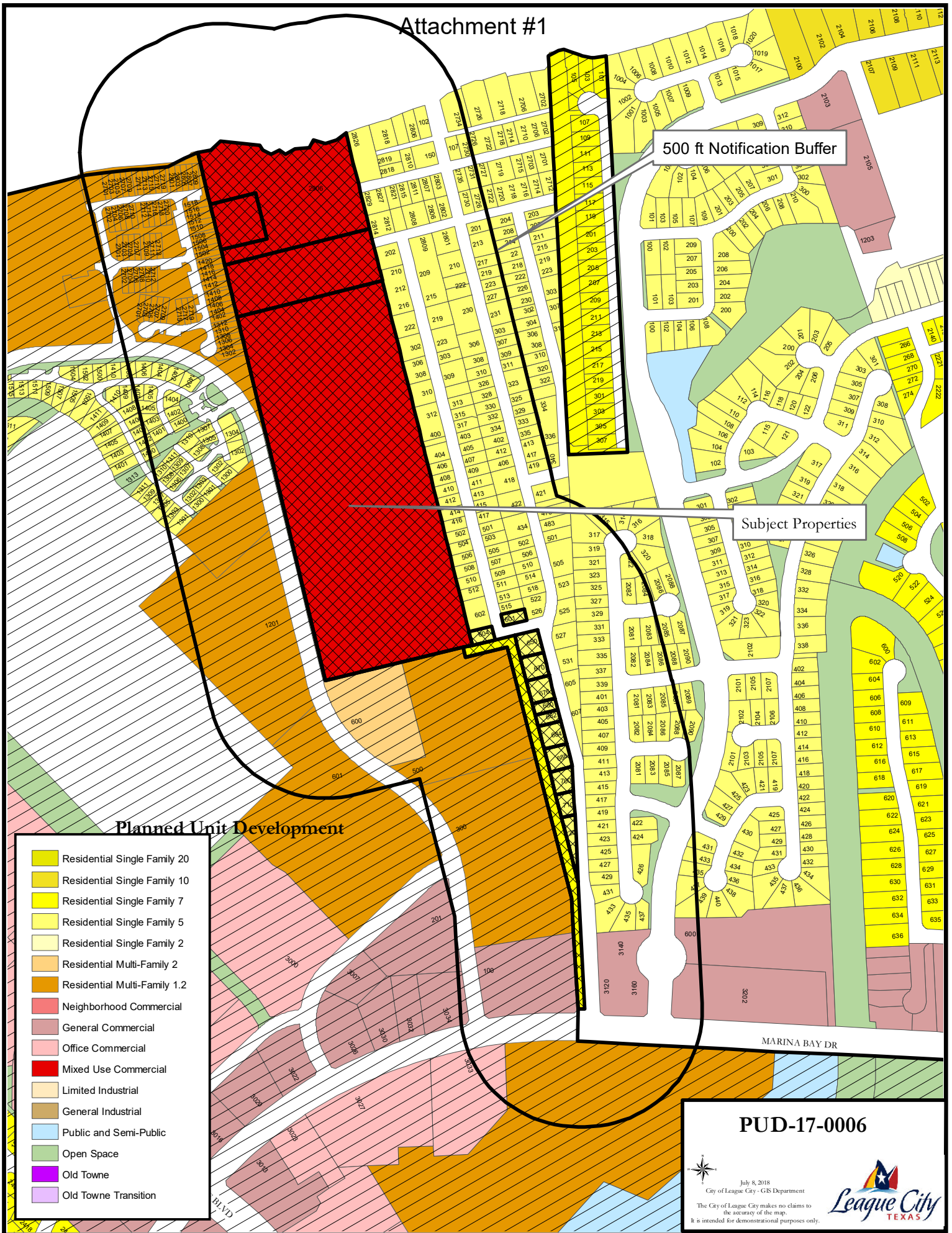
Public Benefit vs. Imposed Hardship Based upon the information provided, the Commission will have to determine “the gain to public health, safety, welfare, due to denial of this application as compared to the hardship imposed upon the owner as a result of denial of the application.”

Recommendation Given that the request complements the Comprehensive Plan's Future Land Use Plan and that the proposed PUD exceeds the minimum requirements of the Zoning Ordinance, staff recommends approval of the PUD and conditional approval of variance requests 1 thru 5. However, given the lack of compensating benefits to the character of the area as well as the proposed complex enforcement protocol imposed for tree mitigation, staff recommends denial of the variance requests #6 and #7.

Proposed Motion Motion to approve Zone Change Application, PUD-17-0006 (Town Harbour Estates) with the associated PUD document, conditional approval of variance requests 1 thru 5.

For additional information, you may contact Mark Linenschmidt, Senior Planner at 281-554-1078 or at mark.linenschmidt@leaguecity.com.

Attachment #1



Attachment #2



Subject Properties

PUD-17-0006



July 8, 2018

City of League City - GIS Department

The City of League City makes no claims to
the accuracy of the map.
It is intended for demonstrational purposes only.



Town Harbour Estates Planned Unit Development Overlay District

**Prepared for:
Axis Point Developers**

**Prepared by:
City of League City Planning Department**



August 2018

Table of Contents

I. Introduction

II. Site Inventory

- A. Current Zoning
- B. Existing On-Site Conditions / Vegetation / Tree Protection
- C. Existing Physical Constraints

III. Proposed Description

- A. Pre-Development Approvals
- B. Compliance with Comprehensive Plan
- C. Description
 - a. Justification for PUD Overlay District
 - b. Development Schedule / Proposed Population
 - c. Proposed Land Uses / Zoning
 - d. Access & Mobility
 - e. Park Dedication and Open Space
 - 1. Additional Amenities
 - f. Subdivision Signage
 - 1. Primary Entry Sign
 - 2. Secondary Entry Sign
 - 3. Amenity Signs
 - g. Utilities
 - 1. Water Distribution System
 - 2. Wastewater Collection System
 - 3. Storm Drainage System
 - 4. Flood Levels and Potential Flooding
- D. Exceptions (Variances)

Attached Exhibits

- Exhibit A - Area Location Map**
- Exhibit B - Project Aerial Map**
- Exhibit C – Land Title Survey**
- Exhibit D - Master Plan**
- Exhibit E – Proposed Rezoning**

I. Introduction

The Town Harbour Estates Planned Unit Development (PUD) is a 37.40-acre master planned community for approximately 73 residential homes on the southern shore of Clear Lake in League City. The development is more specifically located along on the north side of Farm to Market Road 2094, east of Farm to Market Road 270, and west of State Highway 146, approximately 4 miles east of Interstate 45 as depicted in Exhibit A.

This PUD document was prepared by the City of League City Planning Department as a result of an application for a Planned Unit Development (PUD) overlay on behalf of Axis Point Developers. This PUD has been developed in accordance with Section 125-80 of the League City Zoning Ordinance titled *PUD Planned Unit Development Overlay District* (Chapter 125 of the League City Code of Ordinances).

II. Site Inventory

A. Current Zoning

Approximately 33.34 acres of the proposed development is currently zoned “CM” (Commercial Mixed Use), a 1.93-acre electrical easement zoned “RSF-7” (Single-Family Residential with a minimum lot size of 7,000 square feet) with the remaining 2.13-acres zoned as “RSF-5” (Single-Family Residential with a minimum lot size of 5,000 square feet).

B. Existing On-Site Conditions / Vegetation / Tree Protection

The property is relatively flat with no natural water courses running through the property. Ground elevations range from approximately 7 feet above sea level along the shores of Clear Lake to just over 11 feet above sea level in the southeast corner, as shown in Exhibit C.

Overall, the property is largely mowed grass and sporadic trees throughout the property. There are some submerged structures in the northeast corner in Clear Lake. All of the vegetation and any existing structures will be cleared and removed during the clearing/construction phase for the infrastructure.

A Tree Disposition Plan has been submitted for the property. The Tree Disposition indicates there is a total of 865 caliper inches of protected trees on the property, in which 346 caliper inches (40%) may be removed without mitigation, resulting in 519 caliper inches (60%) of trees requiring mitigation. When applying the tree mitigation ratio (1.3 caliper inch replacement for each caliper inch of removal), a total of 674.4 caliper inches of trees are required to mitigate the removed trees.

Any tree mitigation shall follow the tree mitigation requirements of the Subdivision and Development Ordinance. Mitigation shall begin by placing as many trees as is reasonably possible, with greatest chance of survivability, within all of the restricted reserves of the development only. Should the planting of trees not fully fulfill the mitigation requirement, the remainder shall be mitigated by paying a fee into the Tree Fund. Both mitigations shall be in accordance with League City’s Tree Preservation Ordinance (Chapter 102 of the League City Code of Ordinances). The mitigation will occur during the development phase of the project. The City Arborist shall have the discretion to approved or deny a location for a tree based on professional standards of arbor care. The City Arborist must approve a Tree Planting Plan prior to the installation of any trees to be calculated towards mitigation. Any mitigated trees that die and/or are removed from the development must be replaced with a similar tree of the same caliper size at the time of removal.

C. Existing Physical Constraints

A summary of the existing physical constraints that affect the property are depicted in Exhibit C and listed below:

- A 10-foot-wide waterline easement located along the southern property line of the large rectangular tract and between an easement along the eastern side of Enterprise Drive to the west and the southern right-of-way of West Drive.
- A 10-foot-wide utility easement that lies along the eastern property lines of Lots 1 thru 15, Block 9 of the Lakeside Subdivision and directly adjacent to and along the western right-of-way line of Lakeside Drive.

DRAFT

III. Project Description

A. Pre-Development Approval(s)

The Town Harbour Estates PUD proposes to construct a central canal (via dredging) while utilizing the dredged soil to raise the development above the proposed based flood elevation, both of which requires approval from the United States Army Corps of Engineers (USACE), Texas General Land Office (GLO) and the Federal Emergency Management Agency (FEMA). Prior to any approvals by the City of League City for construction on the site, the applicant must provide the City written approval from the USACE and FEMA.

B. Compliance with Comprehensive Plan

League City's Future Land Use Plan, classifies the area in which Town Harbour Estates is proposed as "Enhanced Auto Dominant Residential." The intent of the Enhanced Auto Dominant Residential character district is to fully accommodate automobiles around which all other traits revolve. Driveways take up a larger percentage of the roadway frontage, front setbacks are deep enough to allow for parking and garages are a more prominent portion of the front façade of the residences. Landscaping remains as important as in more suburban character area, yet lot coverage and distance between properties is smaller than those of a suburban character.

C. Description

The 37.40-acre Town Harbour Estates project is a gated, water-front/water-accessible residential master planned community comprised of 73 single-family residential lots as depicted in Exhibit D. Town Harbour Estates' most recognizable feature will be the Grand Canal, a 140-foot wide private, navigable man-made canal which will extend over 2,000 feet from Clear Lake, southwards along the center of the property terminating in the Harbour House Community Center, the gathering place for the development. The residential properties will consist of:

- 6 Residential Lake Lots along the shore of Clear Lake with a minimum lot size ranging in size from 70'-72' wide and 191' – 288' in length;
- 54 Residential Canal Lots set along both sides of the Grand Canal with a minimum lot size being approximately 70' in width and 172.5' in length;
- *13 Residential Lots located along Lakeside Drive and West Drive with a minimum lot size being approximately 65' in width by 127' in length.

*The residential lots along Lakeside Drive and West Drive will not be located within the 33.4-acre privately gated portion of the development.

a. Justification for PUD Overlay District

The intent of this PUD document is to encourage high quality development in the City by providing additional flexibility to take advantage of special site characteristics and its location in accordance with the PUD regulations of the Zoning Ordinance.

A Planned Unit Development (PUD) Overlay district is being sought for the Town Harbour Estates for greater flexibility in developing the master plan over the course of the project to adjust and adapt to various design issues. In return for allowing such flexibility, this PUD document will meet or exceed the minimum requirements of League City's development ordinances through specific architectural, design and engineering standards such as:

- Potentially partnering with League City to expand (dedicating 10 feet or right-of-way) and reconstruct approximately 1,700 feet of Lakeside Drive between Marina Bay Drive (FM 2094) and West Drive. This will be subject to a proposed developer's agreement to be considered separately by City Council at a later date.

- Reconstructing approximately 250 feet of West Drive to incorporate the gated entry.
- Reconstructing the western portion of the intersection of Lakeside Drive at Marina Bay Drive (FM 2094) to incorporate dedicated turn lanes.
- Installing hardscaping and landscaping along the entry roads (Lakeside Drive and West Drive) leading into the center of the development.
- Installing hardscaping and heavily landscaping the interior of the development with view sheds towards Clear Lake inclusive of passive and active parks including docks, seating areas, raised gardening and bird watching.
- Installing a separate 6-foot wide fitness trail with exercise stations designed for the development.
- The large central tract along with the houses to be constructed will be raised to the base flood elevation of the proposed FEMA floodplain maps.

Items specified in this document are enforceable since the PUD document is attached to the ordinance approving the overlay. Any necessary interpretations shall be made by the City Planner or designee. All items that are not specifically discussed within this PUD document shall be addressed through the League City Zoning Ordinance.

b. Development Schedule / Proposed Population

The applicant estimates that it would take approximately 3 years once the plat is recorded for the Town Harbour Estates PUD to be completed with 25 residences being completed per year with a proposed overall population of approximately 205 residents.

c. Proposed Land Uses / Zoning

The Land Use Table below provides a detailed tabulation of each land use and their respective acreages and percentage of the gross land area.

Land Use Category		Acreage (In Acres)	% of Gross Acreage
Constraints		6.54	17.49
Streets		6.22	
Dedication of Right-of-way (Lakeside Drive)		0.32	
Community Elements		11.14	29.79
Community Center Harbour House		0.15	
Pocket Parks (Bird/Butterfly/Urban Gardens)		1.95	
Waterside Park		0.47	
The Commons (Multi-Use Open Space)		1.08	
Green Spaces		0.14	
Water Amenity (Canal)		7.35	
Single-Family Residential	# of Lots	19.72	52.72
Lake Lots	6	2.26	
Canal Lots	54	14.97	
Land Lots (Off Water Ungated Lots)	13	2.49	
Total	73	37.40	100.00

The base zoning district for the PUD will be changed to “RSF-7” (Single-Family Residential with a minimum lot size of 7,000 square feet) for the 33.34 acres currently zoned “CM” (Commercial Mixed Use). The remaining 4.06 acres will remain “RSF-5” (Single-Family Residential with a minimum lot size of 5,000 square feet) as shown in Exhibit E. The lots shall develop with the development standards from the base zoning district except as noted in Section III.D., discussing PUD variances.

Zoning Designation	Acreage	% of Gross Acreage
Residential Single Family 5 (RSF-5)	4.06	10.86%
Residential Single Family 7 (RSF-7)	33.34	89.14%
Total	37.40	100.00%

d. Access & Mobility

The project will have primary access from Marina Bay Drive (FM 2094), via Lakeside Drive, West Drive and private local streets. Secondary access will be provided via two emergency only gated accesses; one from Enterprise Avenue to the west and one from Bluebonnet Street to the east.

e. Park Dedication and Open Space

The development is required to dedicate approximately 0.811 acres of HOA parkland and parks fees based on the 60 new residences being created. The remaining 13 lots are not required to pay parks fees since they already exist. The Town Harbour Estates PUD proposes to dedicate approximately 3.75 acres of parkland and dedicate the required parks fees during the platting phase of the project. All residences, including residences outside of the gated area, will have access to all parks, facilities and amenities across the entire Town Harbour Estates development.

1. Additional Amenities

In addition to the minimum parks and fees required by the League City Parks Ordinance, the project proposes landscaping and hardscaping throughout the community. The landscaping and hardscaping is in addition to any mitigated trees on the property and will be reviewed at the same time as the public infrastructure plans. All parks and associated amenities shall be completed upon acceptance of public infrastructure. Several of the proposed enhancements are listed below.

- An aesthetically pleasing view down the Grand Canal shall be created with a community gathering area, Harbour House Park, an open-air gazebo and community docks looking north along the canal and further to Clear Lake. The canal shall be lined with a limestone bulkhead and a shelf adjacent to the limestone walls where lush wetland plants will be located.
- Many of the additional green spaces and parks within the community shall have passive and active areas constructed, such as:
 - Decks for fishing,
 - Areas for outdoor grilling,
 - Seating areas around the interior of the development,
 - Raised herb and vegetable garden boxes, and;
 - The installation of at least 30 birdhouses for the local bird population.
 - Commons Park, adjacent to the landscaped main entrance from Marina Bay Drive, will be a community-wide gathering space in which to hold picnics, private/public events such as National Night Out or peewee soccer/football games.
 - A 6-foot-wide fitness trail shall be constructed adjacent on the west side of the private street on the west side of the gated area to connect parks and provide at least 12

locations for outdoor exercise stations exclusively designed for the development. All other required sidewalks will be 6 feet wide and designed to meet the City's requirements and connect to the fitness trail and parks and continue along the front of the lots on West and Lakeside drives providing a connected walking/running trail then connecting to the future trail on Hwy 2094.

f. Subdivision Signage

All signs within the PUD shall be installed in accordance with the League City Sign Ordinance with the exceptions listed below:

1. Primary Entry Sign

Town Harbour Estates PUD will have its primary monument sign facing both directions along Marina Bay Drive (FM 2094). The entrance from Marina Bay Drive into Town Harbour Estates will be identified by a lighthouse style monument being approximately 8-feet wide at its base and 20-feet tall. This entry shall be landscaped with a row of trees at the rate of 1 tree for each 20 linear feet along Lakeside Drive (or clustered for a natural look) of tropical native plants designed to be an aesthetically pleasing entrance into the community.

2. Secondary Entry Sign

A secondary entry sign will be affixed to one of two walls located at the gated entry into the community along West Drive. The maximum allowable signage will be 12 square feet in size with a maximum height of 8-feet. Any exterior lighting shall be downlit only and of a sufficient level so as not to have any direct lighting spill onto adjacent nearby properties, cause glare to the neighborhood or traveling public.

3. Amenity Signs

The Town Harbour Estates PUD proposes small amenity signs throughout the development to identify parks, marina, directions, usage rules, emergency contacts, plant species, etc. The amenities signs will be less than 4½ square feet in area and located outside the rights-of-way in accordance with the Sign Ordinance. No sign permits will be required for the amenity signs.

g. Utilities

The Town Harbour Estates PUD will be designed and constructed in conformance with criteria by the City of League City General Design & Construction Standards, Harris County Flood Control, Galveston County Engineering Department, and the Texas Commission on Environmental Quality (TCEQ).

1. Water Distribution System

The overall water system within the development will be a looped system to ensure that all service connections are provided with an ample supply of water at adequate pressure. One (1) Equivalent Dwelling Unit (EDU) is equivalent to 308 gallons of water per day. The Town Harbour Estates PUD shall have a maximum of 115 EDUs (35,420 gallons) of water for the development.

2. Wastewater Collection System

The proposed wastewater collection system will connect with the City of League City's nearby sanitary sewer lines as shown on Exhibit M. One (1) EDU is equivalent to 250 gallons of sewage per day in which the development shall have a maximum of 115 EDUs (28,750 gallons) of sanitary sewer for the development.

3. Storm Drainage System

The storm drainage system will be public and designed in accordance with state and municipal standards.

4. Flood Levels and Potential Flooding

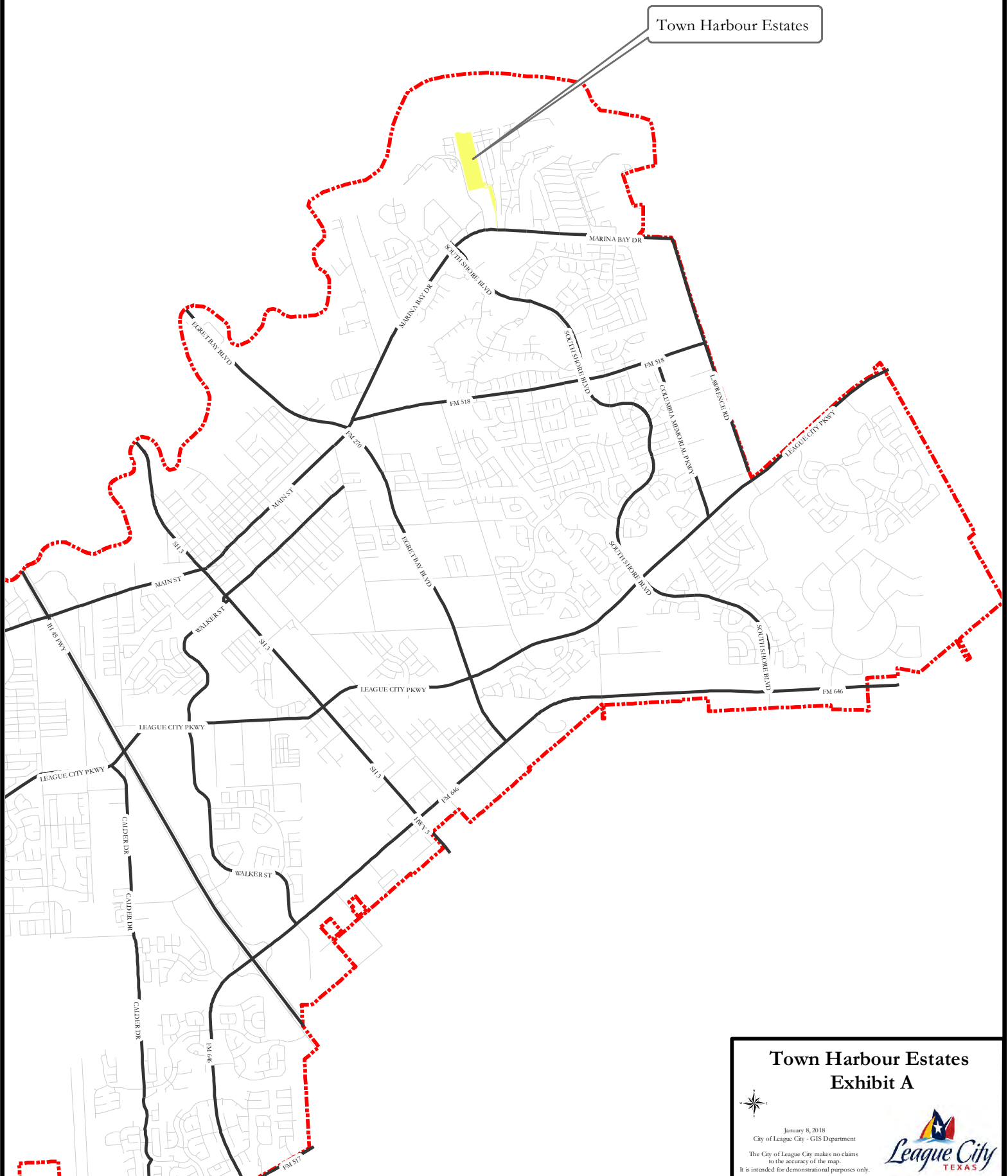
The preliminary FEMA floodplain maps for Galveston County show that the entire project will be in the 100-year floodplain (AE Zone). The developer will raise the building pads of Town Harbour Estates to the new base flood elevation of the preliminary flood maps currently published by FEMA. Soil excavated during the creation of the canal will be used to raise the property. The final LOMR letter from FEMA shall be provided to the Director of Engineering prior to the acceptance of any public infrastructure or recordation of any plats.

D. Exceptions (Variances)

The Town Harbour Estates PUD shall meet all the City's Code of Ordinances with the following exceptions:

1. Concept Plan: The Town Harbour Estates Master Plan shall be substituted for the Conceptual Plan since it is an exclusively residential PUD.
2. Block Length: the private street on the eastern side of the Grand Canal will have a block length greater than 1,200 feet to accommodate the design for the Grand Canal and emergency access so long as the distance is no greater than what is proposed on the master plan.
3. Cul-de-Sac Length: The private street extending on the western side of the Grand Canal shall have a cul-de-sac length greater than 880 feet so long as the distance is no greater than what is proposed on the master plan.
4. Primary Entry Sign: The primary entrance sign shall have a lighthouse themed monument which will be approximately 8 feet wide at its base and 20 feet in height. Any exterior lighting shall be downlit only and of a sufficient level so as not to have any direct lighting spill onto adjacent nearby properties, cause glare to the neighborhood or traveling public.
5. Secondary Entry Sign: A secondary entry sign will be permitted on one of two walls located at the gated entry into the community along West Drive. The maximum allowable signage will be 12 square feet in size with a maximum height of 8-feet. Any exterior lighting shall be downlit only and of a sufficient level so as not to have any direct lighting spill onto adjacent nearby properties, cause glare to the neighborhood or traveling public.

Exhibit A



Town Harbour Estates Exhibit A



January 8, 2018
City of League City - GIS Department
The City of League City makes no claims
to the accuracy of the map.
It is intended for demonstrational purposes only.



Exhibit B



Subject Properties

PUD-17-0006



July 8, 2018

City of League City - GIS Department

The City of League City makes no claims to the accuracy of the map.
It is intended for demonstrational purposes only.



Exhibit D

TOWNE HARBOUR ESTATES

DEVELOPED BY: AXIS-POINT DEVELOPERS L.L.C.

PREPARED BY: M2L ASSOCIATES INC.

APRIL 2017

Lot	Area (S.F.)
1	628 S.F.
2	706 S.F.
3	647 S.F.
4	65 S.F.
5	94 S.F.
6	891 S.F.
7	31 S.F.
8	22 S.F.
9	3 S.F.
10	24 S.F.

628 S.F.
076 S.F.
647 S.F.
65 S.F.
94 S.F.
891 S.F.
31 S.F.
22 S.F.
3 S.F.
024 S.F.

DEVELOPED BY: AXIS-POINT DEVELOPERS L.L.C.

APRIL 2017

The City of League City makes no claims to the accuracy of the map.
It is intended for demonstrational purposes only

