

**Town Harbour Estates  
Planned Unit Development Overlay District**

**Prepared for:  
Axis Point Developers**

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



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## **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 Attachment 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 Attachment 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 Attachment 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.

### **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 Attachment 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
<b>Constraints</b>		<b>6.54</b>	<b>17.49</b>
Streets		6.22	
Dedication of Right-of-way (Lakeside Drive)		0.32	
<b>Community Elements</b>		<b>11.14</b>	<b>29.79</b>
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	
<b>Single-Family Residential</b>	<b># of Lots</b>	<b>19.72</b>	<b>52.72</b>
Lake Lots	6	2.26	
Canal Lots	54	14.97	
Land Lots (Off Water Ungated Lots)	13	2.49	
<b>Total</b>	<b>73</b>	<b>37.40</b>	<b>100.00</b>

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 Attachment E. The lots shall develop with the development standards from the base zoning district except as noted in Section III.D., discussing PUD variances.

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

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. 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 a combination of private and public and designed in accordance with state and municipal standards.

4. Flood Levels and Potential Flooding

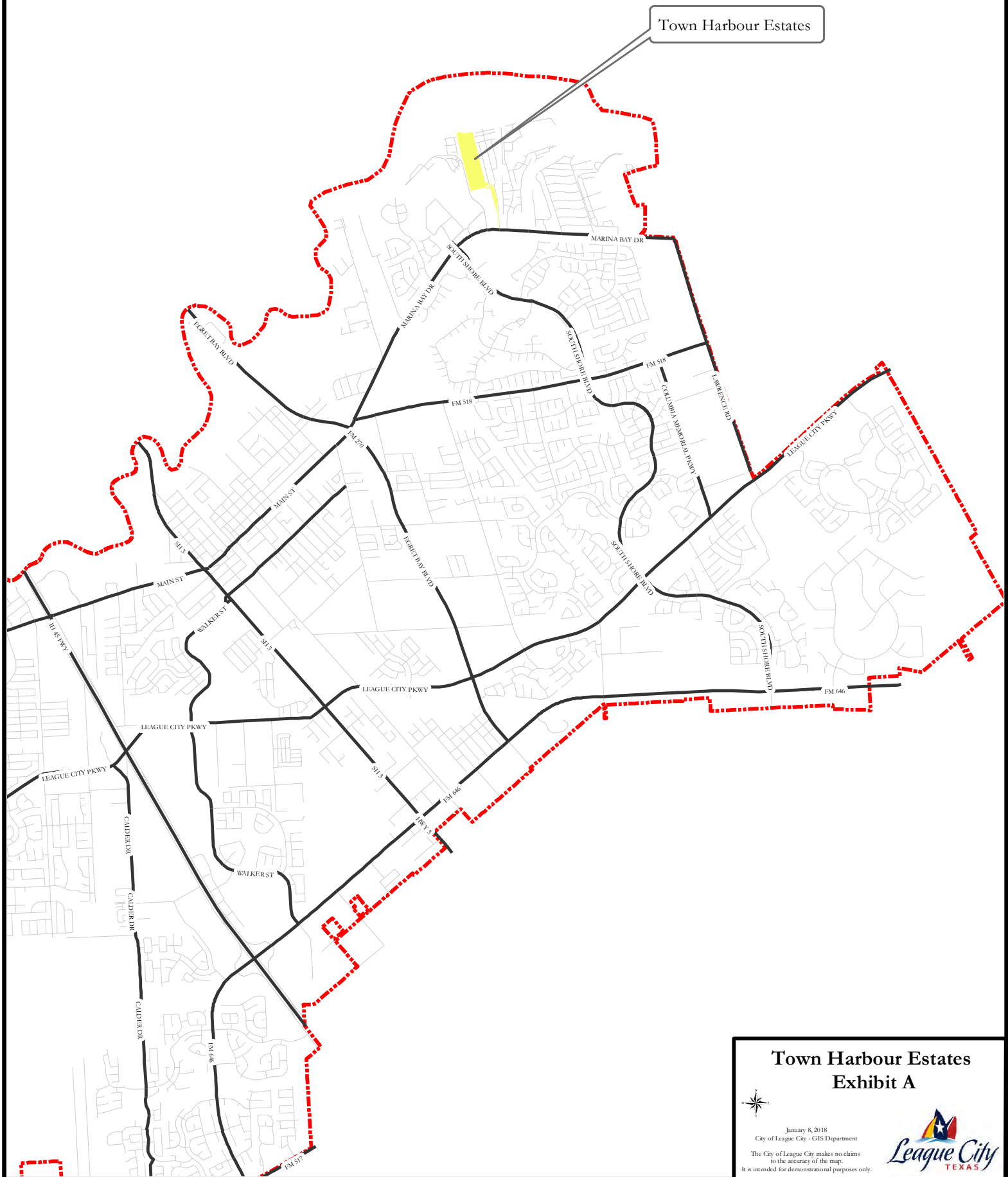
The preliminary FEMA floodplain maps for Galveston County show that the entire project will be in the 100-year floodplain (AE Zone). The developer will raise the building pads of Town Harbour Estates to the new base flood elevation of the preliminary flood maps currently published by FEMA. Soil excavated 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.
6. Sidewalks will be required on the west side of Lakeside, the south side of Road Street Lane, and the west side and east side of the internal streets adjacent to the canal.

# Attachment 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.





# Attachment 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.









[illegible]

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



# Attachment E

